Ankit Chaturvedi & Associates
Chartered Accountants

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C/o Sri Dhanendra Chaubey,
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Sinha Library Road,
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Patna – 800001. (Bihar).

Annexure A

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost

FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Name of Firm - Nutan Construction

Cost of Real Estate Project Real Estate Regulatory Authority, Bihar, Registration Number- BRERAP00041-009/195/R-1674/2024. (Add. - Gola Road, Patna)

Sr No.	Particulars	Amount (Rs.) Estimated.	Amount (Rs.) Incurred
1.	**i. Land Cost :**	-	
	a. Acquisition Cost of Land lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	-	-
	b. Amount of Premium payable to obtain CLU, FAR additional FAR and any other incentive from Local Authority or State Government or any Statutory Authority	-	-
	c, Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc;	2,100,000.00	2,003,025.00
	ii. Development Cost/ Cost of Construction :		
	a. (i)Estimated Cost of Construction as certified by Engineer	433,080,000.00	-
	(ii)Actual Cost of construction incurred as per the books of accounts as verified by the CA		193,856,981.00

Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)

	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	28,020,000.00	9,300,845.00
	All costs directly incurred to complete the construction of the entire phase of the project registered.	-	-
	b. Payment of Taxes, cess, fees, charges, Premiums, interest etc. to any statutory Authority	-	-
	c. Principal sum and interest payable to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction :	-	-
	Sub-Total of Development Cost		**205,160,851.00**
2	**Total Estimated Cost of the Real Estate Project [I(i) + I(ii)] of Estimated Column**	**463,200,000.00**	
3	**Total Cost Incurred of the Real Estate Project [I(i) + I(ii)] of Incurred Column**		205,160,851.00
4	**% completion of Construction Work (as per Project Architect's Certificate)**		
5	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2%)**	-	-
6	**Amount Which can be withdrawan from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		205,160,851.00
7	**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**		68,139,992.00
8	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**		137,020,859.00

This certificate is being issued for RERA compliance for the Company[Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Date: 30-07-2026

Place: Patna

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr No.	Particulars	Amount (Rs.)
1	Estimated Balance cost to Complete the Real Estate Project(difference of Total Estimated Project Cost less Cost Incurred) (calculated as per the Form IV)	258,039,149.00 -
2	Balance amount of receivables from sold apartments as per Annexture A to this certificate (as certified by Chartered Accountent as verified from the record and book of Accounts)	66,361,006.00
3	(i) Balance Unsold area (as certified by Chartered Accountant as verified from the records and books of Accounts) (to be certified by Management and to be verified by CA from the records and books of accounts)	Res-93294 Sq.ft.&EWS Res.21505 Sq.ft.
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	462,833,000.00
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	529,194,006.00
5	Amount to be deposited in Designated Account — 70% or 100%	
	IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	
	IF 4 is lesser than l, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	
	%	

This certificate is bein issued for RERA compliance for the Company (Promoter's Name) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For Ankit Chaturvedi & Associates
Chartered Accountants

(CA Ankit Chaturvedi)
Proprietor
Membership No.-422506

Date: 30.07.2026
Place: Patna

ANKIT CHATURVEDI & ASSOCIATES * CHARTERED ACCOUNTANTS * PATNA