

FORM NO. 3
(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project : 23,87,00,000.00
Bihar RERA Registration Number : BRERAP93357-1/1258/R-1091/2021

Sr. No.	Particulars	Amount (₹) Estimated Incurred
(1) i Land Cost:		
a)	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	67,00,000.00
b)	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	
c)	Acquisition cost of TDR (if any)	
d)	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 ;	
e)	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	
f)	Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	
	Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	
	(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	
	(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation	
	Sub Total of Land Cost	67,00,000.00



Sr. No.	Particulars	Amount (₹) Estimated Incurred
II Development Cost/Cost of Construction:		
a) (i)	Estimated Cost of Construction as certified by Engineer (As per Rera Approval)	23,20,00,000.00
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA as on 30.09.2026	11,83,09,198.65
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.		
All costs directly incurred to complete the (i) 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, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	
	Sub-Total of Development Cost	11,83,09,198.65
(2)	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	23,87,00,000.00
(3)	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	12,50,09,198.65
(4)	% completion of Construction Work (as per Project Architect's Certificate)	37.54%
(5)	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	52.37%
(6)	Amount which can be withdrawn from the Designated Account.	12,50,09,198.65
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)	
(7)	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. (Upto 30.09.26)	10,23,65,371.89
(8)	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	2,26,43,826.76
This certificate is being issued for RERA compliance for the Company Maa Tara City Homes Pvt. Ltd. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.		

Nitesh Kumar Singh

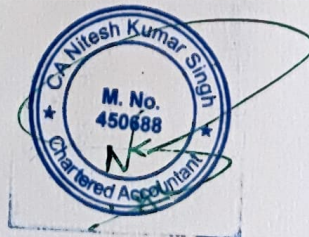
CA NITESH KUMAR SINGH
Membership No.- 450688
UDIN : 26450688QFOLOG5833

Place : Arrah
Date : The 16th day of October, 2026



Annexure A**Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory**

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	402	962 sq ft	4820000	3310000	1510000
2	706	962 sq ft	3500000	2290000	1210000
3	202	772 sq ft	4487500	660000	3827500
4	401	962 sq ft	4820000	3675000	1145000
5	304	924 sq ft	4700000	2950000	1750000
6	601	772 sq ft	4831250	2500000	2331250
7	607	620 sq ft	3900000	2866500	1033500
8	405	962 sq ft	5000000	3000000	2000000
9	505	962 sq ft	5000000	3000000	2000000
10	206	962 sq ft	5100000	37230000	1377000
11	306	962 sq ft	5100000	4274000	826000
12	506	772 sq ft	4700000	2448000	2252000
13	203	620 sq ft	2606250	1371250	1235000
14	906	910 sq ft	5000000	501000	4499000
15	501	772 sq ft	4831250	2710999	2120251
16	207	620 sq ft	3690000	2583000	1107000
17	703	620 sq ft	3220000	151000	3069000
18	205	962 sq ft	4820000	2892000	1928000
19	606	962 sq ft	3100000	1083000	1717000
20	407	620 sq ft	1650000	1650000	0
21	408	620 sq ft	1650000	1650000	0
22	404	620 sq ft	3580000	225000	3355000
23	201(A)	772 sq ft	Cancel	0	0



24	106	772 sq ft	4800000	1440000	3360000
24	407	772 sq ft	4000000	1080000	2920000
25	307	772 sq ft	4000000	1200000	2800000
26	105	924 sq ft	5150000	4326000	824000
27	201(A) Re Sele	772 Sq Ft	5000000	511001	4488999
28	404 (A)	769 sq ft	5000000	151000	4849000
29	802 (B)	769 sq ft	5100000	4100000	1000000

(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises Rs. per sq.mts.

Sr.No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04
Block -D	101	572	
	102	572	
	103	405	
	104	405	
	105	405	
	201	572	
	202	572	
	205	405	
	301	572	
	302	572	
	305	405	
	401	572	
	402	572	
	405	405	
	501	572	
	505	405	
	601	572	
	605	405	
	701	572	
	702	572	
	705	405	
	801	572	
	802	572	
	805	405	



	901		572		
	902		572		
	904		405		
	905		405		
Block A	303		769		
	304		769		
	305		772		
	403		769		
	404		769		
	405		772		
	503		769		
	504		769		
	505		772		
	507		769		
	603		769		
	604		769		
	701		772		
	702		772		
	703		769		
	708		769		
BLOCK -B	101		962		
	105		962		
	106		962		
	204		620		
	208		620		
	307		620		
	308		620		
	504		620		
	604		620		
	704		620		
	707		620		
	708		620		
	804		620		
	808		620		
BLOCK-C	101		924		
	102		924		
	202		924		
	205		924		
	302		924		
	403		910		
	405		924		
	503		910		
	505		924		
	605		924		
	703		910		



	803		910		
	903		910		
	904		924		

