FORM NO. 3
[See Regulation 3]

CHARTERED ACCOUNTANTS CERTIFICATE

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

Cost of Real Estate Project : **SHREE GANESH LATA TOWER**
Bihar RERA Registration Number: **BRERAP15647-2/159/R-1462/2022**

Sr. No.	Particulars	Amount (In Rs) Estimated/ Incurred
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.	6,333,333.00
	b. Amount of premium payable to obtain development rights, FSI, Fungible Area, and Authority or State Government or any Statutory Authority.	NIL
	c. Acquisition cost of TDR (if any) GST Payable on TDR (construction service of Land owner portion)	NIL
	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,; and	570,720.00
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL
	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 C.A.	NIL
	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.	NIL
	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.	NIL
	Sub - Total of Land Cost	**6,904,053.00**

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M.No:076873
Patna

Sr.No.	Particulars	Amount ( ) Estimated Incurred
Ii	**Development Cost/ Cost of Construction :**	
	a. (i) Estimated Cost of Construction as certified by Engineer.	53,800,000.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A.	44,159,805.78
	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 roadsetc.), 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 of the project registered.	181,450.00
	a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	1,554,650.00
	b) 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	**45,895,905.78**
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	**53,800,000.00**
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	**52,799,958.78**
4.	% Completion of Construction Work (As per project Architect's Certificate)	**100%**
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	**98.14**
6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)**	52,799,958.78
	Total Receipts in RERA Designated Account from Lata Tower Project (i.e 100% of Collection Amount)	69,325,210.09
	70% of Total Collection required to be transfer in RERA Designated Account	48,527,647.06
7.	Total Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. **The amount includes the withdrawal agianst 100% collection amount instead of 70% and this is net of amount refunded (Rs 34.50 Lacs) which is refunded against cancellation of flat.**	69,012,551.16
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. **(As per prescribed calculation Method)**	4,272,311.72

This certificate is being issued for RERA compliance for the Company (ORB DEVELOPER PRIVATE LIMITED Project Name -Shree Ganesh Lata Tower) and the above information is calculated, based upon the information sought in above annexure and records and documents produced before me and subsequently explanations provided to me by the management of the Company. The Balance in RERA Account as on 31st December 2025 is Rs 13,398.84 and amount can be with drawn as per above calculation is Rs 42,72,313.05 it means the promoter used balance fund from own sources on this project . **NOTE : The company doesn't maintained separate collection account and RERA A/c to allocate the receipts in the ratio of 70:30. The 100% Amount deposited into RERA A/c instead of 70% of Receipts. Hence the amount shown seperatly in above anenxure to calculate the row 8 figure.**

Yours Faithfully,

For Arun Kumar Bal Krishna Prasasd & Co.
Chartered Accountants (FRN 008087C)

(Arun Kumar)
Proprietor

ARUN KUMAR BAL KRISHNA PRASAD & CO. M.No:076873 Patna

Place: Patna
Date : 22/1/26 M No 076873
UDIN no : 26076873ELRSTN1073

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)		
Sr. No.	**Particulars**	**Amount ( ) Estimate Incurred**
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)	1,000,041.22
2.	Balance amount of receivables from sold apartments (As per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	4,769.96
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (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	-
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	4,769.96
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 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	4,769.96

This certificate is being issued for RERA compliance for the ORB DEVELOPER PRIVATE LIMITED PROJECT : SHRE GANESH LATA TOWER and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For Arun Kumar Bal Krishna Prasasd & Co.

Chartered Accountants (FRN 008087C)

(Arun Kumar)
Proprietor

ARUN KUMAR BAL KRISHNA PRASAD & CO. M.No:076873 Patna

Place: Patna
Date : 22/11/26 M No 076873
UDIN no : 26076873ELRSTN1073

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. ft)	Unit Consideration as per Agreement/Letter of Allotment (including GST)	Received Amount (Including GST)	Balance Receivable (including GST)
1	301	1,440	8,454,601.00	8,454,601.00	-
2	302	1,440	5,168,100.00	5,168,100.00	-
3	303	1,440	6,301,166.00	6,301,166.00	-
4	304	1,440	11,550,001.05	11,545,229.09	4,771.96
5	401	1,440	8,925,000.00	8,925,000.00	-
6	402	1,440	10,094,112.00	10,094,112.00	-
7	403	1,440	9,597,000.00	9,597,001.00	(1.00)
8	404	1,440	9,240,000.00	9,240,001.00	(1.00)
			Total	**69,325,210.09**	**4,769.96**

(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.ft.)	Unit Consideration as per Read Reckoner
1	NIL	NIL	NIL
2			
3			
4			
5			
6			
7			
8			
9			

