



FORM NO. 3

[Regulation 3]

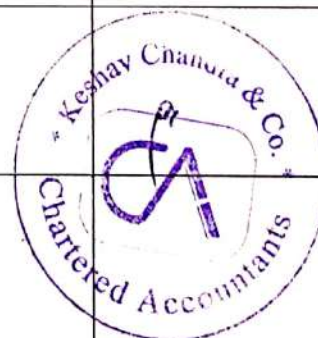
**Chartered Accountant's Certificate (On Letter Head) (For Registration of A
Project and Subsequent Withdrawal of Money)**

Cost of Real Estate Project – 7,57,71,000/-

Bihar RERA Registration Number-.-BRERAP00294-003/132/R-1644/2024

Sr. No.	Particulars	Amounts (Rs.) Estimated	Amounts (Rs.) Incurred
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1.i	Land Cost:	Nill	
	a. Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.		
	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.	Nill	
	c. c. Acquisition cost of TDR (if any)	Nill	
	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.	Nill	
	e. Land Premium payable as per annual statement rates (ASR) for redevelopment of land owned by public authorities.	Nill	
	f. Under Rehabilitation Scheme:		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	Nill	



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(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	Nil	
(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.	Nil	
(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		Nil	

Sr. No.	Particulars	Amounts (Rs.) Estimated	Amounts (Rs.) Incurred
1(ii)	Development Cost/ Cost of Construction:		
a (i)	Estimated Cost of Construction as certified by Engineer.	75771000/-	35082860.47/-
a(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA. Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		35082860.47/-



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a(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.		1043000.00/-
(b)	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.		2623662.11/-
(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;	Nil	Nil
	Sub-Total of Development Cost		38749522.58/-
2	Total Estimated Cost of the Real Estate Project [1 (i) + 1 (ii)] of Estimated Column.		75771000.00/-
3	Total Cost Incurred of the Real Estate Project [1 (i) + 1 (ii)] of Incurred Column.		
4	% Completion of Construction Work (As per Project Architect's Certificate)	52%	52%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		51.14%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		38749522.58/-
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		35651594.81/-

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8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	3097927.77
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This certificate is being issued for RERA compliance for the Company/Firm **M/S Abhishek Construction Promoter- Kanhaiya Prasad Singh** 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 Keshav Chandra & Co.
Firm Reg.No.-016296C


(CA Mritunjay Kumar)
Partner

Membership No.-417215
UDIN- 26417215IILXJP9046

Date:-30/07/2026

Place:-Patna



(Additional Information for ongoing Projects)

Sr. No.	Particulars	Amounts (Rs.) Estimated Incurred
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	37021477.42

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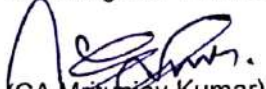
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2	Balance amount of receivables from sold apartments (As per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	18908051.90
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	9982 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	53157355.99
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	72065407.89
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.	50445785.52

This certificate is being issued for RERA compliance for the Company/ Partnership Firm **M/S Abhishek Construction**, Promoter- **Kanhaiya Prasad Singhand** is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For Keshav Chandra & Co.
Firm Reg.No.-016296C


(CA Mritunjay Kumar)
Partner

Membership No.-417215



Date:-30/07/2026

Place:-Patna

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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	Received Amount Exclusive of GST	Balance Receivable
1	306	705	3800000.00	3386138.62	790099.00
2	101	985	4925000.00	2819048.00	2105952.00
3	302	920	4450000.00	1411184.00	3236836.00
4	305	765	4000000.00	3168317.00	831683.00
5	304	922	4900000.00	4200000.00	700000.00
6	503	990	4950000.00	3535714.00	1414286.00
7	502	920	4450000.00	3465347.00	1974752.00
8	301	985	4925000.00	4221429.00	1407142.38
9	505	765	4000000.00	495049.50	3751510.00
10	506	705	4000000.00	1980198.00	2910891.09
11	104	990	7000000.00	3809523.81	4047619.05

Note:-Flat No. 103has been interchanged with Flat No. 104.

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential/ Commercial premises Rs.2352.87- per sq.ft.

Sr. No.	Flat No.	Carpet Area (in sq.ft.)	Unit Consideration as per Ready Reckoner(Minimum Circle Value)
1	102	920	2164648.00
2	103	990	2329345.00
3	107	920	2164648.00
4	202	920	2164648.00
5	303	990	2329345.00
6	307	920	2164648.00
7	501	985	2317580.00
8	507	920	2164648.00
9	702	850	1999950.00
10	703	802	1887009.00
11	105	705	1799944.00

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