M/S VIVEKANAND ASHISH PRANAY & CO.
CHARTERED ACCOUNTANTS

Ref. :..... Date :.....

FORM-3

[Seesection4(2)(l)(D)ofRERAAct]

CHARTERED ACCOUNTANT'SCERTIFICATE

(FORWITHDRAWALOFMONEY)

RERA Registration number BRERAP13549-2/72/R-1377/2022(ProjectName-~~Geneva Residency~~ Mala Devi Tower)

Forthequarterending30stSept 2025

Sr.No.	Particulars			Amount(Rs.InLakh)	
				Estimated	Incurred
	LandCost:				
	a	AcquisitionCostofLandorDevelopmentRights,leasePremium,leaserent,interestcostincurredorpayableonLandCostandlegalcost		-	-
	b	AmountofPremiumpayabletoobtaindevelopmentrights,FSI,additionalFSI,fungibleArea,andanyotherincentiveunderDCRfromLocalAuthorityorStateGovernmentoranyStatutoryAuthority		-	
	c	AcquisitioncostofTDR(ifany)			-
	d	AmountspayabletoStateGovernmentorcompetentauthorityoranyotherstatutoryauthorityoftheStateorCentralGovernment,towardsstampduty,transfercharges,registrationfeesetc;and		Includedin pointno.t(i)(a)	Includedin pointno. l(i)(a)
	e	LandPremiumpayableasperannualstatementofrates(ASR)forredevelopmentoflandownedbypublicauthorities.			
	f	UnderRehabilitationscheme:		-	
		(i)	Fstimatedconstructioncostofrehab building including sitedevelopmentandinfrastructure for the same as certified	-	-

2nd Floor, Jugal Smriti, Opp. Khajpura Shiv Mandir, Bailey Road, Patna - 800 014
E-mail : vappatna@yahoo.com | Contact No. : +91 9905706807 / +91 9801487055 / +91 7677565215

		(ii)	ActualCostofconstructionofrehabbuildingincurredasperthebooksofaccountsasverifiedby		-
			theCA	-	-
	Note(fortotalcostofconstructionincurred,Minimumof(i)or(ii)istobeconsidered)				
		(iii)	Costtowardsclearanceoflandofall or any encumbrancesincluding cost of removal oflegaljillegaloccupants, cost forproviding temporary transitaccommodation orrentinlieuofTransit	-	
		(iv)	CostofASRlinkedpremium,fees,chargesandsecuritydepositsormaintenancedeposit,oranyamountwhatsoeverpayabletoanyauthoritiestowardsandinprojectofrehabilitation.	-	
			Sub-TotalofLandCost		

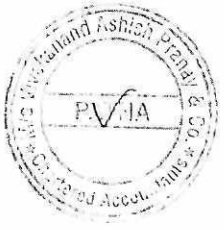
Sr.No.	Particulars			Amount(Rs.InLakh)	
				Estimated	Incurred
I(ii)	DevelopmentCost/CostofConstruction:				
	a	(i)	EstimatedCostofConstructionascertifiedbyEngineer	200.00	
		(ii)	ActualCostofconstructionincurredasperthebooksofaccountsasverifiedbytheCA		31.18
	Note(foraddingtototalcostofconstructionincurred,Minimumof(i)or(ii)istobeconsidered)				

Sr.No.	Particulars			Amount(Rs.InLakh)	
				Estimated	Incurred
		(iii)	On-siteexpenditurefordevelopmentofentireprojectexcludingcostofconstructionasper(i)or(ii)above.i.e.salaries,consultantsfees,siteoverheads,developmentworks,costofservices(includingwater,electricity,sewerage,drainage,layoutroadsetc.),costofmachineriesandequipmentincludingitshireandmaintenancecosts,consumablesetc.Allcostsdirectlyincurredtocompletetheconstructionoftheentirephaseoftheprojectregistered.		
	b		PaymentofTaxes,cess,fees,charges,premiums,interestetctoanystatutoryAuthority.		
	c		Principalsumandinterestpayable to financialinstitutions,scheduledbanks,non-bankingfinancialinstitution(NBFC)ormoneylendersonconstructionfundingormoneyborrowedforc		
			Sub-TotalofDevelopmentCost	200.00	31.18

Sr.No.	Particulars	Amount(Rs.InLakh)
2	TotalEstimatedCostoftheRealEstate Project [1(i)+1(ii)]ofEstimatedColumn	200.00
3	TotalCostIncurredoftheRealEstateProject[1(i)+1(ii)]ofIncurredColumn	31.18

4	%completionofConstructionWork(asperProjectArchitect'sCertificate)	Asperform1attached
5	ProportionoftheCostincurredonLandCostand - %ConstructionCosttotheTotalEstimatedCost.(3/2%)	15.59%
6	AmountWhichcanbewithdrawnfromtheDesignatedAccount TotalEstimatedCost*Proportionofcostincurred(Sr.nu	

Sr. No.	Particulars	Amount(Rs.InLakh)
7	Less:Amountwithdrawntilldateofthiscertificateasperth eBooksofAccountsandBankStatement	31.18
8	NetAmountwhichcanbewithdrawnfromtheDesignatedBankAccountunder thiscertificate	-



Inviewofnoformatforwithdrawalofmoneyunder BiharRERAAct,thecalculationsandformathasbeen adoptedfromtheformatofForm3givenundertheMaharashtraRealEstateRegulatoryAuthority(General) Regulations,2017

Yours Faithfully

For

VIVEKANAND ASHISH PRANAY & CO

Vivekanand

(CA VIVEKANAND)

CharteredAccountants

FRN:0019292C

M.NO.-306338

Date:-30102025

M/s Vivekanand Ashish Pranay & Co. PATNA Chartered Accountants