Chourasiya Pankaj & Associates

Chartered Accountants

L-219, Second Floor, Dumroan Palace, Faser Road, Patna-800001
Telephone: - 0612 3145990
Mobile: - +91 8789860781, +91 8541957276
E-Mail: -acapankajkmr@gmail.com

NET WORTH CERTIFICATE

We hereby certify below the position of Assets & Liabilities of the person mentioned hereunder as on **31.03.2025**

The same has been verified from the records & other details produced before us:

Name	:	DEO JYOTI HOMES
PAN	:	**AAPFD3159A**
Date of Incorporation	:	**03/10/2018**
Permanent Address	:	Road No 4, Arpana Bank Colony Ram Jaipal Road, Behind DPS, Bailey Road, Danapur Patna- 801503

(A) Total Value of Immoveable Property:
*(This includes **beneficial share** owned in Land, Building, Flat, Factory, Shop, House etc.)*

Nature of Property	Location with Complete Address	Value at Cost (₹)
	NIL	
TOTAL		

(B) Total Value of Partners Capital:

Name of Partners	Particulars	Capital Balance as on 31-03-2025
Shree Brajesh Kumar	Partner's Capital	₹1342056.00
Anil Kumar Ojha	Partner's Capital	₹792097.00
Mithilesh Kumar Mishra	Partner's Capital	₹792097.00
Rajeev Kumar	Partner's Capital	₹0.00
TOTAL		**₹ 2926250.00**

(C) Total Liabilities:

Borrowed From	Amount & Securities offered	Purpose	O/s as on date (₹)
	NIL		
TOTAL			

(D) Net Worth: (A + B – C) = ₹ 2926250.00
(In words : Rupees Twenty Nine Lakh Twenty Six Thousand Two Hundred Fifty Only)

For Chourasiya Pankaj & Associates
Chartered Accountants

(Pankaj Kumar)
Proprietor
Membership Number: 450737
Date: 08-01-2026
Udin: 26450737EKEFNM7873

Chourasiya Pankaj & Associates

Chartered Accountants

4th Floor, Raghubansh Market, Exhibition Road, Patna-800001
Mob: - 8789860781,8541957276
E-Mail: -acapankajkmr@gmail.com

NET WORTH CERTIFICATE

We hereby certify below the position of Assets & Liabilities of the person mentioned hereunder as on **31.03.2023**

The same has been verified from the records & other details produced before us:

Name : **Anil Kumar Ojha**
PAN : **AAKPO 7824 Q**
Permanent Address : At- MAURYA PATH, KHAJPURA, NEAR HOPE ARYA APARTMENT, B.V. COLLEGE, PATNA - 800 014

(A) Total Value of Immoveable Property:
*(This includes **beneficial share** owned in Land, Building, Flat, Factory, Shop, House etc.)*

Nature of Property	Location with Complete Address	Value at Cost (Lacs)
Residential Land & Building	At – Maurya Path, Khajpura, Near Hope Arya Apartment, B.V.College, Patna - 800014	98.13
Land	Mustafapur Plot No 896, Area 2400 (Joint)	12.97
Land	Mustafapur Plot No 896 (Self)	17.19
Land	Naubatpur Gopalpur Hirachak 5.5729 D	18.10
Land	Naubatpur Gopalpur Hirachak 6.0104 D	19.45
Land	Naubatpur Gopalpur Hirachak 9.1666 D	19.86
Land	Land at Mustafapur Plot No 896 (Triple Joint)	5.51
Mobile		0.19
TOTAL		**191.42**

(B) Total Value of Other Assets:
(This includes Cash, Bank balance, Gold, Other Jewellery, Investment in Shares/Mutual Funds/FD's/LIC etc, Vehicles, Capital in Business etc.)

Nature of Asset	Particulars of Asset/ Complete Description	Value at Cost (Lacs)
Investment in Business	**Sharde Unihomes (Firm)**	2.32
Investment	Insurance	73.88
Investment	Mutual Fund	17.06
Investment	Sip Hdfc	3.01
Investment	SIP SBI	3.96
Investment	Tata AIA	1.50
Bank FD	Bank FD & Accured Insurance	24.40
Bank		**111.20**
Cash	Cash in Hand	00.45
TOTAL		**237.79**

FRN No:- 026685C

(C) Total Liabilities:

Borrowed From	Amount & Securities offered	Purpose	O/s as on date(`)
Bank & Others	NIL		184.95
TOTAL			**184.95**

(D) Net Worth: (A + B – C) = 244.26
(In words: Rupees Two Crore Forty four Lacs Twenty six Thousand only)

For Chourasiya Pankaj & Associates
Chartered Accountants



(Pankaj Kumar)
Proprietor
Membership Number: 450737
Date: 16-02-2024
UDIN: 24450737BKCKSQ5930

SPVR & Co.
Chartered Accountants

L-215 , Dumraon Place
Fraser Road, Patna – 800 001[Bihar]
Mobile no. 9234777863
Email : spvr.cafirm@gmail.com

To whomsoever it may concern

We have verified the financial records and documents produced by Mr MITHLESH KUMAR MISHRA S/O LATE RAJDEO MISHRA residing at ARPANA BANK COLONY, PHASE-1, RAMJAIPAL PATH,NEW BAILEY ROAD,DANAPUR, PATNA, BIHAR, 801503in order to certify the value of his Net worth as on 31.03.2025 Based upon the audit procedure performed by our Firm on verification of financial statements and the title documents of the properties being held by Mr. MITHLESH KUMAR MISHRA and to the best of our knowledge we hereby certify that the market value of the Assets held by him as on 31.03.2025 are as follows:

SNo	Name of Asset	Complete Address of Property	Market Valuation
A)	Immovable Assets (SEPARATE SHEET ATTACHED)		Rs. 3,95,57,900.00
B)	Movable Assets (SEPARATE SHEET ATTACHED)		Rs. 44,49,590.00
		Total Assets (A+B)	Rs 4,40,07,490.00
	Liabilities		
A)	Short Term (SEPARATE SHEET ATTACHED)		Rs. 5,80,610.00
B)	Long Term (SEPARATE SHEET ATTACHED)		Rs 1,35,888.00
		Total Liabilities (A+B)	Rs 7,16,498.00
Net Worth (Total Assets – Total Liabilities)			Rs. 4,38,71,602.00

For and behalf of

FOR SPVR & CO.

Chartered Accountants

Priya Ranjan

PRIYA RANJAN
(Partner)

M.No-421675

UDIN NO. 25421675BMOMZJ5594

Place: Patna
Date: 22.10.2025

MITHLESH KUMAR MISHRA

DETAIL OF IMMOVABLE ASSETS

LAND & BUILDING BANK COLONY BAILEY ROAD PATNA	15,080,000.00
LAND IN KHASHPUR ,NAUBATPUR PATNA (27.8 DICIMALS)	1,310,000.00
LAND IN PINJROI,BHOJPUR (506.52 DICIMALS)	18,060,900.00
LAND IN SHAHPUR ,BHOJPUR (133.53 DICIMALS)	5,107,000.00
	39,557,900.00

DETAIL OF MOVABLE ASSETS

CASH/BANK BALANCE	325,990.00
GOLD/ORNAMENT	583,600.00
INVESTMENT	1,880,900.00
FIXED DEPOSIT	600,000.00
CAR	1,059,100.00
	4,449,590.00
TOTAL ASSETS(A+B)	44,007,490.00

DETAIL OF LOAN & LIABILITY

SHORT TERM LIABILITY

BANK OVERDRAFT	580,610.00
OTHER LIABILITY	0.00
LONG TERM LOANS	135,888.00
TOTAL LIABILITY	716,498.00
NET WORTH(TOTAL ASSETS -TOTAL LIABILITY)	43,871,602.00

SPVR & CO. CA INDIA CHARTERED ACCOUNTANTS

D. Jha & Associates
First Floor, Bombay Dyeing Building
Colony More, Kankarbagh, Patna-20
Mob. 9304622565
E-mail : keshav907@gmail.com

Keshav Kumar Jha
B.Com., LL.B., FCA, DISA, FAFD
(Chartered Accountant)

This is to certify that the Net worth of **Mr. BRIJESH KUMAR (PAN-AGTPK2265L)** **Address-** M/S MITHILA TRACTOR SPARES, LG -4, SHYAM CENTRE EXIBITION ROAD, PATNA-800001(BIHAR) as on **31/03/2025** is Rupees **97,64,431/-** (Ninety-Seven Lakhs Sixty-Four Thousand Four Hundred Thirty-One Rupees Only) as per the statement of computation of even date annexed hereto. It is further certified that the computation of Net worth, based on my / our scrutiny of the books of accounts, records and documents, is true and correct to the best of my / our knowledge and as per information provided to my/our satisfaction.

For, D. Jha & Associates
(Chartered Accountants)
Keshav K. Jha
CA Keshav Kumar Jha
(Partner)
MR.NO.408751

D. JHA & ASSOCIATES * CHARTERED ACCOUNTANTS *

Place: Patna
Date: 04/11/2025

UDIN: **25408751BMJIBF5548**

Computation of Net worth

The net worth has been computed as per the format given below for the Financial Year ending 31ST MARCH 2025.

ASSETS	Rs. In Lakh
Residential House at Maa Gayatri Residency, Mahua Bagh Patna(A)	Rs.22,000,00/-
Residential House at Laxmi Palace Exhibition Road (B)	Rs. 45,00,000/-
Investment in Mutual Fund (C)	Rs. 1,83,061/-
Investment to Deo Jyoti Homes (D)	Rs.13,50,000/-
Vehicle Scooty (Aviator)(E)	Rs. 34,736/-
Vehicle Motor Cycle (Royal Enfield) (F)	Rs. 1,49,000/-
Fixed Deposit (G)	Rs. 26,20,051/-
PPF Deposit (H)	Rs.10,75,262/-
Saving Account /Bank Balance(I)	Rs.41,13,482/-
Vehicle Car (J)	Rs.13,00,000/-
Total (A+B+C+D+E+F+G+H+I+J)	Rs. 1,75,25,592/-
LIABILITES	**Rs. In Lakh**
Secured Loan (K)	Rs. 17,78,163/-
Sundry Creditors (L)	Rs. 59,82,998/-
Total (K+L)	Rs.77,61,161 /-
TOTAL NET WORTH	**Rs.97,64,431/-**

For D. Jha & Associates
(Chartered Accountants)

CA Keshav Kumar Jha
(Partner)
MRN408751

D. JHA & ASSOCIATES * CHARTERED ACCOUNTANTS *

Place: Patna

Date: 04/11/2025

UDIN: **25408751BMJIBF5548**

R.N SINGH & CO.
Chartered Accountants
502/407, Hem Plaza, Fraser Road, Patna, Bihar-800001
Email : chanakya@rnsinghandco.in , patna@rnsinghandco.in
Mob no.: 7707000444, 9955369970

To Whomsoever It May Concern

This is to certify that we have verified the books of accounts, records, and other relevant documents of **SRI RAJEEV KUMAR** , S/O SRI RAM NARESH SHARMA, resident at Aparna Colony, Ram Jay Pal Road, Phase 2 , Danapur, Danapur cum Khagaul, Patna, Bihar-801503 having Aadhar No. **904922762053** and PAN-**CLSPK3853Q.**

Based on our verification and according to the information and explanations given to us, we hereby certify that the **Net Worth** as on **31/03/2025** is **Rs. 1,23,000** (One Lakh Twenty Three Thousand only).

Details of Net Worth Calculation:

Particulars	**Amounts(In INR)**
i)FD A/C No. 757700DP00036706 with PNB	23,000/-
ii)Land Advance to Land Owner	17,09,000/-
iii)Bank Balance	49,000/-
iv)Cash Balance	22,000/-
TOTAL WORTH	**18,03,000/-**
Less: Unsecured Loan	16,80,000/-
NET WORTH	**1,23,000/-**

This certificate is issued on the request of SRI RAJEEV KUMAR for the purpose of Document filings with RERA.

We have relied on the information and records produced before us.

For and on Behalf of
R.N SINGH & CO.
Chartered Accountants
FRN:032206[illegible]

CHANAKYA SHREE
(Partner)
Mem.No.079322
Date: 24/10/2025
Place: Patna

UDIN: **25079322BMIYFS5619**

Sl. No. 577
Date 17/1/26

WELFARE STAMP ₹25 बिहार BIHAR पच्चीस रुपये Rs. Twenty Five

NOTARY B. K. Nandan R.No.-6920/J-17-12 DANAPUR PATNA Ex.DL-15-9-27 Govt. Of Bihar (India)

Affidavit Regarding Financial Worth

(To be submitted by the Promoter (Company/Firm/ Proprietorship etc.) and by all its directors/partners etc as the case may be separately in this format)

Name of the Person who is swearing the affidavit:- Mithilesh Kumar Mishra

And /or

Name of the entity for which the affidavit is being sworn : MS DEO JYOTI HOMES

I,Mr. Mithilesh Kumar Mishra ,S/o- Late Rajdeo Mishraaged 62 years, resident of Arpana bank colony ,phase-1,Ramjaipal path, Near bailey road Danapur patna 801503.presently holding the position as partner in the firm**MS DEO JYOTI HOMES** do hereby furnish the details of immovable properties and liabilities of entity /self (strike out whichever is not applicable) as on date, given here is below:-

A. Details of Immovable Properties:

In case any property is owned jointly the percentage of ownership, the value of share in the property and the name of other co-owners may be mentioned .

S. No.	Type Of immovable properties (Land/building/flat/shop/ agricultural land etc)	Details Of Properties				
		Full Detailed address of properties -Flat No, Name of apartment in case of flat. -in case of house ,address and land details - Village, Anchal, District and state in which property is situated	Mauza, Khata No- Plot No, etc	Area (Unit to be Specified)	Estimated value in INR (as per Circle rate)	Remarks
	(1)	(02)		(03)	(4)	(5)
1	BUILDING	BANK COLONY BAILEY ROAD	PATNA	2400 SF	150.80LAKH	
2	LAND	KHASHPUR ,NAUBATPUR	PATNA	27.8 DICIMALS	13.10 LAKH	
3	LAND	SHAHPUR, BHOJPUR	BHOJPUR	133.53 DICIMALS	51.07 LAKHS	
4	LAND	PINJROI, BHOJPUR	BHOJPUR	506.52 DICIMALS	180.60 LAKH	

Total A = 395.57 LAKH

NOTARY B. K. Nandan R.No.-6920/J-17-12 DANAPUR PATNA Ex.DL-15-9-27 Govt. Of Bihar (India)

B. Details of liabilities :

(in case of any liability created jointly, then the percentage of liability, the value of the share of liability and the name of co-lenders must be mentioned)

Sl No	Type of liabilities(Loans/Advances other ,liabilities)	Name of lender	Current Value in INR	Remarks
1	OVER DRAFT	PNB	5.80 LAKH	
2	HOUSING LOAN	SBI	1.35 LAKH	

Total B =7.16 LAKH

C. Financial Worth –(A-B) =Rs 388.41 LAKH

D. Estimated Development cost of the Project (in Rs) as mentioned in the Application Rs 16,00,00,000 .00 CR

E. Percentage of Financial Worth respect to the Estimated Development cost (C / D x 100) = 24.27

I solemnly affirm that the above details are true to the best of my knowledge and belief and nothing has been concealed.

Date: 17/01/26

NOTARY
B. K. Nandan
R.No.-6920J-17-12
DANAPUR
PATNA
Ex.Dt.-15-9-27
Govt. of Bihar (India)

M.K. Mishra

Signature:

Place: Patna

Name - Mithilesh Kumar Mishra.

Sri/Smt... Mithilesh Kumar Mishra
who is identified by Sri..... Rinku
Advocate solemnly affirmed and declared before me.

17/1/26
Brajesh Kumar Nandan
Notary Public Danapur (Patna)

I identify the deponent, Executant who has signed/Put-L.T.I./R.T.I in my presence

Renu Kumari
Advocate
17/01/26

No. 519
Date 17/1/26

WELFARE STAMP ₹25 BIHAR Twenty Five Rs. 15 Jan 2026

NOTARY A.K. Dwivedi DANAPUR R.No.-4925/03 Ex.Dt.10-12-2028 Govt. of Bihar (India)

Affidavit Regarding Financial Worth

(To be submitted by the Promoter (Company/Firm/ Proprietorship etc.) and by all its directors/partners etc as the case may be separately in this format)

Name of the Person who is swearing the affidavit:-RAJEEV KUMAR

And /or

Name of the entity for which the affidavit is being sworn :

I,Rajeev Kumar,S/o- Sri Ram Naresh Sharma, aged 52years, resident of Aparna Bank Colony, Ram Jaipal Road, Road No-11, Bailey Road, Danapur, Patna- 801503, presently holding the position as partner in the firm M/s Deo Jyoti Homes do hereby furnish the details of immovable properties and liabilities of entity /self (strike out whichever is not applicable) as on date, given here is below:-

A. Details of Immovable Properties:

In case any property is owned jointly the percentage of ownership, the value of share in the property and the name of other co-owners may be mentioned .

S. No.	Type Of immovable properties (Land/building/flat/shop/ agricultural land etc)	Details Of Properties				
		Full Detailed address of properties -Flat No, Name of apartment in case of flat. -in case of house ,address and land details - Village, Anchal, District and state in which property is situated	Mauza, Khata No- Plot No, etc	Area (Unit to be Specified)	Estimated value in INR (as per Circle rate)	Remarks
	(1)	(02)		(03)	(4)	(5)
1	NIL					

Total A =NIL

NOTARY A.K. Dwivedi DANAPUR R.No.-4925/03 Ex.Dt.10-12-2028 Govt. of Bihar (India)

B. Details of liabilities :

(in case of any liability created jointly, then the percentage of liability, the value of the share of liability and the name of co-lenders must be mentioned)

Sl No	Type of liabilities(Loans/Advances other ,liabilities)	Name of lender	Current Value in INR	Remarks
1				

	NIL			
2				

Total B = NIL

C. Financial Worth –(A-B) =Rs NIL/-

D. Estimated Development cost of the Project (in Rs) as mentioned in the Application Rs.16,00,00,000.00

E. Percentage of Financial Worth respect to the Estimated Development cost (C / D x 100) = 0%

I solemnly affirm that the above details are true to the best of my knowledge and belief and nothing has been concealed.

Date: 17-01-2026 **Signature:** Rajeev kumar

Place: Patna **Name -** Rajeev kumar

I identify the Signature/ L.T.I of the deponent who has Signed/ L.T.I. in my presence

Advocate

17.1.26.

NOTARY
A.K. Dwivedi
DANAPUR
R.No.-4925/03
Ex.Dt.10-12-2028
Govt. of Bihar (India)

Sh/Smt. Rajeev Kumar who is identified by Sri. Ashok Kr Advocate solemnly affirmed and declared before me.

17/1/26

A. K. Dwivedi
Notary Public Danapur

Sl. No. 578
Date 17/1/26

WELFARE STAMP
बिहार BIHAR
पच्चीस रूपये Rs. Twenty Five

B. K. Nandan R.No.-6920J-17-12 DANAPUR PATNA Ex.Dt.-15-9-27 Govt. of Bihar (India)

Affidavit Regarding Financial Worth

(To be submitted by the Promoter (Company/Firm/ Proprietorship etc.) and by all its directors/partners etc as the case may be separately in this format)

Name of the Person who is swearing the affidavit:- ANIL KUMAR OJHA

And /or

Name of the entity for which the affidavit is being sworn :

I, Anil Kumar Ojha, S/o- Late Radhe Shyam Ojha, aged 54 years, resident of Maurya Path, Khajpura, Near Hope Arya Apartment, Bailey Road, Patna- 800014, presently holding the position as partner in the firm M/s Deo Jyoti Homes do hereby furnish the details of immovable properties and liabilities of entity /self (strike out whichever is not applicable) as on date, given here is below :-

A. Details of Immovable Properties:

In case any property is owned jointly the percentage of ownership, the value of share in the property and the name of other co-owners may be mentioned .

S. No.	Type Of immovable properties (Land/building/flat/shop/ agricultural land etc)	Details Of Properties				
		Full Detailed address of properties -Flat No, Name of apartment in case of flat. -in case of house ,address and land details - Village, Anchal, District and state in which property is situated	Mauza, Khata No- Plot No, etc	Area (Unit to be Specified)	Estimated value in INR (as per Circle rate)	Remarks
	(1)	(02)		(03)	(4)	(5)
1	Land	Magistrate Colony, Bailey Road, Patna	Plot No 375, Khata No 354	4.8218 Dismil	4967525/-	
2	Land	Balua, Maner, Patna-801113	Plot No: 1228	46.8928375 Dismil	4257790/-	
3	Land	Balua, Maner, Patna-801113	Plot No 1241	5 Katha	1463310/-	
4	Land	Balua, Maner, Patna-801113	Plot No 1661 & 1662	19.5234 Dismil	2385850/-	
5	Land	Saguna More, Danapur, Patna- 801503	Plot No 130	12 Dhur 10 Dhurki	6001346/-	

NOTARY B. K. Nandan R.No.-6920J-17-12 DANAPUR PATNA Ex.Dt.-15-9-27

6	Land	Siwala Chowk, Danapur, Patna	Plot No 578	¼ th share of 8 Katha 11 Dhur 3 Dhurki 18 ½ Furki	2439262/-	
7	Land	Kothwa, Khagaul, Danapur, Patna	Plot No	4 Dismil	1031963/-	
8	Land	Balua, Maner, Patna-801113	Plot No 87	7 Katha 10 Dhur 8 Dhurki	1975000/-	
9	Land	Balua, Maner, Patna-801113	Plot No 259	9.950 Dismil	1000000/-	
	Land	Hirachak, Gopalpur, Naubatpur	Plot No 2089	5.5726 Dismil	1810000/-	
	Land	Hirachak, Gopalpur, Naubatpur	Plot No 2088	6.0104 Dismil	1945036/-	
	Land	Hirachak, Gopalpur, Naubatpur	Plot No 2062	9.1666 Dismil	1986155/-	
				Total A =	**3,12,63,237/-**	

B. Details of liabilities :

(in case of any liability created jointly, then the percentage of liability, the value of the share of liability and the name of co-lenders must be mentioned)

Sl No	Type of liabilities(Loans/Advances other ,liabilities)	Name of lender	Current Value in INR	Remarks
1	NIL			
2				

Total B = NIL

C. Financial Worth –(A-B) =Rs 3,12,63,237/-

D. Estimated Development cost of the Project (in Rs) as mentioned in the Application Rs . 16,00,00,000.00

E. Percentage of Financial Worth respect to the Estimated Development cost (C / D x 100) = 5.12%

I solemnly affirm that the above details are true to the best of my knowledge and belief and nothing has been concealed.

Date: 17/01/2026

Signature: Amit Kumar Ojha

Place: Patna

Name - Amit Kumar Ojha

NOTARY B.K. Nandan R.No.-6920J-17-12 DANAPUR PATNA Ex.Dt.-15-9-27 Govt. of Bihar (India)

Sri/Smt. Amit Kr Ojha who is identified by Sri. R. Kumar Advocate solemnly affirmed and declared before me.

17/1/26

Brajesh Kumar Nandan

Notary Public Danapur (Patna)

I identify the deponent, Executant who has Signed/Put-L.T.I./R.T.I in my presence

Renu Kumari Adv

Advocate

17/01/26