

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	LLP DETAILS AAO-1853	Name of Firm	VANASTHALI HOME LLP
Firm Address :	FLAT NO. 202 TINKUS KD VIHAR APARTMENT, EAST BORING CANAL ROAD, PATNA-800001		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA	03 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	N/A	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP90932-1/ 1321/R-1110/2021	Name of Project/Phase of Registered Project	URMILA TOWER
Name of Promoter	VANASTHALI HOME LLP	Project Address	URMILA TOWER, NEAR PGS MORE, KHAGAUL ROAD, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	10/12/2025		
Starting date of Project or Phase of the Project	28/01/2021		
Type of Project or Phase of the Project	Residential-cum- Commercial		
Period of validity of map by the Competent Authority	3 YEARS		

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Kumar Aditya
Designated Partner

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS						
Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - Flat -15	Total Number of Apartments in Landowner's share - Flat-15
	1. 1 BHK	02	636.00	Flat-30	1. Booked / Allotted -07	3. Booked/ Allotted-NIL
	2. 2 BHK, -	28	28550.00		2. Sold-NIL	Sold -NIL
	3. 3 BHK					
	4. Shop		14064.00			
	5. commercial					
	6. Bungalow					
	7. Plot etc.					
					Percentage of booking 47%	Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.			
Association of allottees name			
Details of allottees - Name, Address, Email id (if any), contact number.			
These details may not be available to common people			
Name	Address	contact number	Email id (If any)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES				
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:		
		1. Booked/Allotted	-	07
	53	2. Sold	-	NIL

V. DETAILS OF BUILDING APPROVALS					
(If already filed along with Registration Application, then there is no need of further filing)					
S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	N/A			
2.	Fire N.O.C.				
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 124/19-20

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	99%	10/12/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	70% 70% 0% 0%	10/12/2025 10/12/2025 10/12/2025 10/12/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	10/12/2025 10/12/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	98% 95% 10%	10/12/2025 10/12/2025 10/12/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 10% 0%	10/12/2025 10/12/2025 10/12/2025 10/12/2025

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11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale.	0%	10/12/2025
		100%	10/12/2025
		0%	10/12/2025
		0%	10/12/2025
		0%	10/12/2025
		0%	10/12/2025
	Any other activities	0%	10/12/2025

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	10/12/2025
2.	Water Supply	YES	5%	10/12/2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	10/12/2025
4.	Storm Water Drains	NO	N/A	
5.	Landscaping & Tree Planting	YES	0%	10/12/2025
6.	Street Lighting	YES	0%	10/12/2025
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	

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9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	10/12/2025
11.	Energy Management	YES	0%	10/12/2025
12.	Fire Protection and Fire Safety Requirements	YES	0%	10/12/2025
13.	Closed Parking	YES	0%	10/12/2025
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	10/12/2025
16.	Others (Option to Add More)	NO		

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			

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9.	Energy Management			
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IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	



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X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	040405008914
2.	Estimated Cost of the Project including land cost at the start of the Project	14,73,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	7,93,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project.	N/A
5.	Amount received during the Quarter	69,65,000=00
6.	Actual Cost Incurred during the Quarter	32,76,312=00
7.	Net amount at end of the Quarter	1,30,96,784=53
8.	Total expenditure on Project till date	6,89,22,559=23
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	6,89,22,559=23

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XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS

A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
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Weather the project in progress is as per time schedule or lagging behind?
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XIV UNITS ALLOCATION DETAILS

Total Number of sanctioned apartments 1 BHK-02 2 BHK, - 3 BHK-28 4 BHK - Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc		Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc FLAT. NO. 405- 3BHK
	FLAT NO.	FLAT TYPE	
	401	3 BHK	
	402	3 BHK	
	403	3 BHK	
	601	3 BHK	
	602	3 BHK	
	702	3 BHK	
	606	3 BHK	

XV. BROCHURE /Prospectus

VANASTHALI HOME LLP

Kumar Aditya
Designated Partner

XVI Grievance Redressal Officer**Name :** SUMESH SINHA**Contact No :** 9931443199**Email id :** SINHASUMESH@YAHOO.COM**Address :** 202 TINKUS KD VIHAR APARTMENT, EAST BORING CANAL ROAD, PATNA**Undertaking:**

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

VANASTHALI HOME LLP

Kumar Aditya
Designated Partner

Signature of Promoter

Name: KUMAR ADITYA

Date: 14/04/25

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

To,

Date: 8-4-2025

VANASTHALI HOME LLP,

Address: 202, TINKU'S K.D. VIHAR APARTMENT

EAST BORING CANAL ROAD, PATNA-800001

Subject: Certificate of Percentage of Completion of Construction Work of **URMILA TOWER**
No. of Building(s)/ **ONE** of the Project [Bihar RERA Registration Number] - **BRERAP90932-1/1321/R-1110/2021** situated on the **Survey Plot bearing 706, Khata No-262, Tauzi-5276, Thana No.-36, Mauza-MUSTAFAPUR, Saguna More, Danapur, Pargana- Phulwari, Patna, Bihar.**

Demarcated by its boundaries latitude and longitude of the end points **Lat-25.60555 Long-85.043228** to the North, **Lat-25.604875 long-85.043112** to the South, **Lat-25.605272 Long-85.043839** to the East, **Lat-25.605328 Long-85.042892** to the West of Division admeasuring **1619.32 sq.mts.** area being developed by **VANASTHALI HOME LLP**

Sir,

I/ We **Smriti Architects Pvt. Ltd** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Project **URMILA TOWER** No. of Building(s) **ONE** of the of the Project [Bihar RERA Registration Number] - **BRERAP90932-1/1321/R-1110/2021** situated on the **Survey Plot bearing 706, Khata No-262, Tauzi-5276, Thana No.-36, Mauza-MUSTAFAPUR, Saguna More, Danapur, Pargana- Phulwari, Patna, Bihar** admeasuring **1619.32 sq.mts.** area being developed by **VANASTHALI HOME LLP**

1. Following technical professionals are appointed by Owner / Promoter :—

- (i) **M/s Smriti Architects Pvt Ltd, Architect-AR. KHUSHBOO SMRITI RAJE** as Architect;
- (ii) **Shri Er. BRAJESH KUMAR SINHA** as Structural Consultant
- (iii) **Mr. SATYENDRA KUMAR and UNITECH ASSOCIATES** as MEP Consultant
- (iv) **Mr. KUNDAN SINGH** as Site Engineer

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number under _____ Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

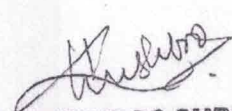

AR. KHUSHBOO SMRITI RAJE
CA/2015/69697

Table-A

Building/ Wing number.....(to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100 %	COMPLETED
2.	Basements(if any)	100%	COMPLETED
3.	Podiums(if any)	NA	----
4.	Plinth	100%	COMPLETED
5.	Stilt Floor	NA	----
6.	Slabs of Super Structure	99%	10-12-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	35%	10-12-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	10-12-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	70%	10-12-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10%	10-12-2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	10-12-2025

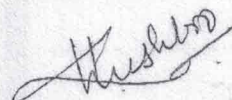
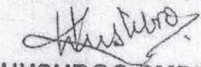

AR. KHUSHBOO SMRITI RAJE
CA/2015/69697

TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads & Footpaths	YES	0	10-12-2025
2.	Water Supply	YES	5%	10-12-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	10-12-2025
4.	Storm Water Drains	YES	0	10-12-2025
5.	Landscaping & Tree Planting	YES	0	10-12-2025
6.	Street Lighting	YES	0	10-12-2025
7.	Community Buildings	NO	NA	----
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NA	----
9.	Solid Waste Management & Disposal	NO	NA	-----
10.	Water Conservation/Rain Water Harvesting	YES	0	10-12-2025
11.	Energy Management	YES	0	10-12-2025
12.	Fire Protection and Fire Safety Requirements	YES	0	10-12-2025
13.	Electric Meter Room	YES	0	10-12-2025
14.	Any Other Amenities Closed/Covered Parking	YES	0	10-12-2025

Yours Faithfully,


AR. KHUSHBOO SMRITI RAJE
CA/2015/69697

Signature & Name (IN BLOCK LETTERS) of Architect

(Registration No./License No)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 08-04-2025

To,

VANASTHALI HOME LLP.

Address: 202, TINKU, S K.D. VIHAR APARTMENT

EAST BORING CANAL ROAD, PATNA-800001

Subject: Certificate of Cost Incurred for Development of [Project Name] URMILA TOWER for Construction of ONE building(s)/ ONE Wing(s) of the _____ Phase (Bihar RERA Registration Number) BRERAP90932-1/1321/R-1110/2021 situated on the Plot bearing Survey Plot no 706 Khata No-262, Tauzi – 5276, Thana No.- 36, Mauza – MUSTAFAFPUR, Saguna More, Danapur, Pargana – Phulwari, Patna, Bihar, (latitude and longitude of the end points Lat-25.60555 Long-85.043228 to the North, Lat-25.604875 Long-85.043112 to the South, Lat-25.605272 Long-85.043839 to the East, Lat-25.605328 Long-85.042892 to the West admeasuring 1619.32 sq.mts area being developed by [Promoter] VANASTHALI HOME LLP

Ref: Bihar RERA Registration Number BRERAP90932-1/1321/R-1110/2021

Sir,

I/ We BRAJESH KUMAR SINHA have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being ONE Building(s)/ ONE Wing(s) of the _____ Phase situated on the plot bearing Survey Plot no 706 Khata No-262, Tauzi – 5276, Thana No.- 36, Mauza – MUSTAFAFPUR, Saguna More, Danapur, Pargana – Phulwari, Patna, Bihar admeasuring 1619.32 sq.mts. area being developed by [Owner/Promoter] VANASTHALI HOME LLP

1. Following technical professionals are appointed by Owner/Promoter:—

- (i) M/s Smriti Architects Pvt. Ltd., Architect – AR. KHUSHBOO SMRITI RAJE as Architect;
- (ii) Er. Brajesh Kr. Sinha as Structural Consultant
- (iii) Mr. JITENDRA KUMAR as MEP Consultant
- (iv) Mr. KUNDAN SINGH as Site Engineer

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by _____ Quantity Surveyor* appointed by Developer/Engineer, and the assumption of

BK Sinha BRAJESH KUMAR SINHA
Registration No. _____

the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 7,93,00,000/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate/ Completion Certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _____ (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate/Completion Certificate from _____ (planning Authority) is estimated at Rs. _____ (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building/Wing bearing Number _____ or called _____
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ Date of Registration is	Rs. 7,93,00,000/-
2	Cost incurred as on <u>31-03-2025</u> (based on the Estimated cost)	Rs. 6,89,22,559/-
3	Work done in Percentage (as Percentage of the estimated cost)	%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,03,77,441/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____

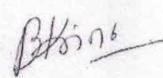
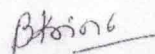

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 7,93,00,000 / -
2	Cost incurred as on <u>31-03-2025</u> (based on the Estimated cost).	Rs. 6,89,22,559/-
3	Work done in Percentage (as Percentage of the estimated cost).	
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 1,03,77,441/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,


 Signature of Engineer
BRAJESH KUMAR SINHA
 Registration No.
 BR/UDHD/SE/23-0071....)
 UDHD, Government of Bihar

*** Note:**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive



S B SHARMA & ASSOCIATES
CHARTERED ACCOUNTANTS

FORM No. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Cost of Real Estate Project Rs. 7,93,00,000/-

Bihar RERA Registration Number BRERAP90932-1/1321/R-1110/2021

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.	6,80,00,000 /-
	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.	N/A
	c. Acquisition cost of TDR (if any)	N/A
	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	14,68,025/-
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	N/A
	f. Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	N/A
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	N/A



111, 1st Floor, Ashiana Tower, Exhibition Road, Patna-800 001
Ph.: 0612-2323061, Mob.: +918521575999, +918294632100
E-mail :- sbsharmaandassociates@gmail.com / ca.shyambabu@gmail.com
website : sbsharmassociates.com

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, | N/A |
| | (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. | N/A |

Sub-Total of Land Cost	6,94,68,025 /-
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Sr.No.	Particulars	Amount (₹)
		Estimated Incurred

ii Development Cost/ Cost of Construction :

- | | | |
|----|--|----------------|
| a. | (i) Estimated Cost of Construction as certified by Engineer. | 7,93,00,000 /- |
| | (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA as on 31.03.2025 | 6,60,92,657/- |

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. | 28,29,902/- |
| 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; | N/A |

Sub-Total of Development Cost	6,89,22,559 /-
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2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	14,87,68,025 /-
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	6,89,22,559/-
4	% completion of Construction Work (as per Project Architect's Certificate)	70%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	46.33%
6	Amount Which can be withdrawn from the Designated Account.	
	Total Estimated Cost * Proportion of cost incurred (Sr.number 2 * Sr. number 5)	6,89,24,226/-
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	6,89,22,559 /-
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	1667/-

This certificate is being issued for RERA compliance for the Company [Promoter's Name] VANASTHALI HOME LLP. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Shyam Babu



Signature of Chartered Accountant
(Membership Number-512327)

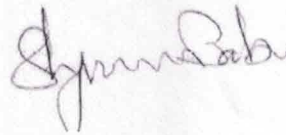
Name :- CA SHYAM BABU

(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)	1,32,07,343 /-
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))	1,60,72,143 /-
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 areas on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	9,30,00,000 /-
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	10,90,72,143 /-
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 balance receivables of ongoing project will be deposited in designated Account	70%

This certificate is being issued for RERA compliance for the Company [Promoter's Name] VANASTHALI HOME LLP. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,



Signature of Chartered Accountant,

(Membership Number-512327)

Name – CA SHYAM BABU

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	Balance Receivable
1	401	1099.14	75,57,000/-	56,66,668 /-	18,90,332/-
2	402	1041.42	80,45,000/-	47,62,000/-	32,83,000 /-
3	403	989.52	1,05,00,000/-	84,85,952/-	20,14,048/-
4	601	1099.14	1,05,00,000/-	96,28,809/-	8,71,191/-
5	602	1041.42	75,57,000/-	48,57,239/-	26,99,761/-
6	606	1046.34	1,05,00,000/-	76,28,809/-	28,71,191/-
7	702	1041.42	1,05,00,000/-	80,57,380/-	24,42,620/-
TOTAL		7,358.40	6,51,59,000/-	4,90,86,857/-	1,60,72,143/-

(Unsold Inventory Valuation)

**Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs 16,135.97/- approx. per sq.ft.**

Sr.No.	Flat No.	Carpet Area(in sq.ft.)	Unit Consideration as per Read Recknor
1	404	1002.13	1,05,00,000
2	405	970.12	1,05,00,000
3	406	1046.34	1,05,00,000
4	603	989.52	1,05,00,000
5	604	1404.91	1,50,00,000
6	605	970.12	1,05,00,000
7	703	989.52	1,05,00,000
8	704	1404.91	1,50,00,000
Total		8,777.57	9,30,00,000

