A . K . SINHA & CO.
CHARTERED ACCOUNTANTS
PROP:- ANIL KUMAR SINHA
F.C.A, DISA (ICAI) CCA.

Mangla Gauri Road
Narayan Chuan
Chand Choura
Gaya.
☎ :- 9934063534 (O)
9430058318 (P)
yashee08@gmail.com

To,
Real Estate Regulatory Authority,
Bihar

Sub: Certificate for ASSETS AND LIABILITIES 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 : Renu Kumari
PAN : BGNPK4294E
Date of Birth :
Permanent Address : **Sujata Bypass, Anand Vihar Colony, Bodhgaya, Gaya**

(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 (` In Lacs)
Other Fixed assets		1.24
TOTAL		**1.24**

(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	Qty.	Value at Cost (` In Lacs)
LIP	Lip Investment		20.48
Investment	Shares		2.40
Inventories			23.83
Other receivable			1.80
Cash and bank			0.44

A.K. SINHA & CO. CA M. No. 75438 GAYA CHARTERED ACCOUNTANTS

Advance against Land			5.00
TOTAL			**53.95**

(C) Total Liabilities:

Particulars	**Amount & Securities offered**	**Purpose**	**O/s as on date (` In Lacs)**
Creditors for goods			9.76
Advance from Customers			6.56
Unsecured Loan			6.00
TOTAL			**22.32**

(D) Net Worth: (A + B – C) = /- Lacs 32.87
(In words Thirty two lacs eighty seven thousand only)
He is the Guarantor for various Borrowings by his/her friends / relatives / firm(s) / company(s) as detailed below:

Guaranteed to	**For the Borrowings by**	**Purpose**	**Amount Guaranteed (` In Lacs)**
TOTAL			

For A.K.SINHA & CO
Chartered Accountants

A.K. SINHA & CO. CHARTERED ACCOUNTANTS M. No. 075138 GAYA

Proprietor
Membership Number: 075138
UDIN:- 23075138BGXUTI6263
Date: 15.12.2023

A . K . SINHA & CO.
CHARTERED ACCOUNTANTS
PROP:- ANIL KUMAR SINHA
F.C.A, DISA (ICAI) CCA.

Mangla Gauri Road
Narayan Chuan
Chand Choura
Gaya.
☎ :- **9934063534 (O)**
9430058318 (P)
yashee08@gmail.com

To,
Real Estate Regulatory Authority,
Bihar

Sub: Certificate for ASSETS AND LIABILITIES CERTIFICATE

We hereby certify below the position of Assets & Liabilities of the person mentioned hereunder as on 31.10.2023

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

Name : Satyendra Kumar
PAN : AMZPK6086B
Date of Birth :
Permanent Address : **Sujata Bypass, Anand Vihar Colony, Bodhgaya, Gaya**

(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 (` In Lacs)**	
Land	At different locations	165.64	
Other Fixed assets		1.35	
Flats		16.70	
TOTAL (taken market value of assets)		**183.69**	

(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**	**Qty.**	**Value at Cost (` In Lacs)**
LIP	Lip Investment		19.26
Shares	Shares		5.10
FDR & Bank	RD		0.63
Loans & others			16.05
Advance for land			35.95
Cash and bank			38.27
TOTAL			**115.26**

A.K. SINHA & CO. CHARTERED ACCOUNTANTS M. No. 075139 GAYA

(C) Total Liabilities:

Particulars	Amount & Securities offered	Purpose	O/s as on date (` In Lacs)
Bank loan	Flats	Business	60.06
Creditors for goods			13.81
Advance from Customers			82.01
Others			0.72
Unsecured Loans			16.09
TOTAL			**192.69**

(D) Net Worth: (A + B – C) = /- Lacs 106.26
(In words _One crore and six lacs and twenty six thousand only)
He is the Guarantor for various Borrowings by his/her friends / relatives / firm(s) / company(s) as detailed below:

Guaranteed to	For the Borrowings by	Purpose	Amount Guaranteed (` In Lacs)
	NIL		
TOTAL			

For A.K.SINHA & CO
Chartered Accountants

A.K. SINHA & CO. CHARTERED ACCOUNTANTS M. No. 075138 GAYA

Proprietor
Membership Number: 075138

UDIN:- Unique Document Identification Number (UDIN) for this document is
23075138BGXUTM7798

Date: 15.12.2023

A . K . SINHA & CO.
CHARTERED ACCOUNTANTS
PROP:- ANIL KUMAR SINHA
F.C.A, DISA (ICAI) CCA.

Mangla Gauri Road
Narayan Chuan
Chand Choura
Gaya.
☎ :- 9934063534 (O)
9430058318 (P)
yashee08@gmail.com

To,
Real Estate Regulatory Authority,
Bihar

Sub: Certificate for ASSETS AND LIABILITIES CERTIFICATE

We hereby certify below the position of Assets & Liabilities of the Company mentioned hereunder as on 31.10.2023

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

Name : Vastu Vastaya Builder Private Limited.
PAN : AAECV7670G
Date of Incorporation : **03.03.2014**
Permanent Address : **Sujata Bypass, Anand Vihar Colony, Bodhgaya, Gaya**

(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 (` In Lacs) Book Value**	
Land	At different locations	482	
Other Fixed assets		238	
Flat		200	
TOTAL (Taken market value of assets)		**920**	

(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**	**Oty.**	**Value at Cost (` In Lacs) Book Value**	
FDRS	Fdrs		60.28	
Loans & others			419	
Cash and bank			184	

A.K. SINHA & CO. CHARTERED ACCOUNTANTS M. No. 075138 GAYA

TOTAL			**663.28**	

(C) Total Liabilities:

Particulars	**Amount & Securities offered**	**Purpose**	**O/s as on date (` In Lacs)**	
Bank loan	Flats	Business	773	
Creditors for goods & Others			127.78	
TOTAL			**900.78**	

(D) Net Worth: (A + B – C) = /- Lacs 682.50
(In words _Six Crores eighty two lacs and fifty thousand only)
He is the Guarantor for various Borrowings by his/her friends / relatives / firm(s) / company(s) as detailed below:

Guaranteed to	**For the Borrowings by**	**Purpose**	**Amount Guaranteed (` In Lacs)**
TOTAL			

For A.K.SINHA & CO
Chartered Accountants

A.K. SINHA & CO. CHARTERED ACCOUNTANTS M. No. 075138 GAYA

Proprietor
Membership Number: 075138
UDIN:- Unique Document Identification Number (UDIN) for this document is **23075138BGXUTN3511**
Date: 15.12.2023

A . K . SINHA & CO.
CHARTERED ACCOUNTANTS
PROP:- ANIL KUMAR SINHA
F.C.A, DISA (ICAI) CCA.

Mangla Gauri Road
Narayan Chuan
Chand Choura
Gaya.
☎ :- 9934063534 (O)
9430058318 (P)
yashee08@gmail.com

To,
Real Estate Regulatory Authority,
Bihar

Sub: Certificate for NET WORTH CERTIFICATE

We hereby certify below the position of Net Worth of the Company mentioned hereunder as on 31.10.2023

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

Name : Vastu Vastaya Builder Private Limited.
PAN : AAECV7670G
Date of Incorporation : **03.03.2014**
Permanent Address : **Sujata Bypass, Anand Vihar Colony, Bodhgaya, Gaya**

(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 (` In Lacs) Book Value**	Market value as per valuation report by the registered Valuer (in lacs)
Land	At different locations	482	765 (Market value)
Other Fixed assets		238	238 (Book value)
Flat		200	200 (Book value)
TOTAL (Taken market value of assets)		**920**	**1203**

(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**	**Oty.**	**Value at Cost (` In Lacs) Book Value**	
FDRS	Fdrs		60.28	
Loans & others			419	
Cash and bank			184	

A.K. SINHA & CO. CHARTERED ACCOUNTANTS M. No. 075138 GAYA

TOTAL			**663.28**	

(C) Total Liabilities:

Particulars	**Amount & Securities offered**	**Purpose**	**O/s as on date (` In Lacs)**	Market value as per valuation report by the registered Valuer
Bank loan	Flats	Business	773	
Creditors for goods & Others			127.78	
TOTAL			**900.78**	

(D) Net Worth: (A + B – C) = /- Lacs 965.50
(In words _Nine Crores sixty five lacs and fifty thousand only)
He is the Guarantor for various Borrowings by his/her friends / relatives / firm(s) / company(s) as detailed below:

Guaranteed to	**For the Borrowings by**	**Purpose**	**Amount Guaranteed (` In Lacs)**
TOTAL			

For A.K.SINHA & CO
Chartered Accountants

A.K. SINHA & CO. CHARTERED ACCOUNTANTS M. No. 075138 GAYA

Proprietor
Membership Number: 075138
UDIN:- Unique Document Identification Number (UDIN) for this document is **23075138BGXUTJ9707**
Date: 15.12.2023

A . K . SINHA & CO.
CHARTERED ACCOUNTANTS
PROP:- ANIL KUMAR SINHA
F.C.A, DISA (ICAI) CCA.

Mangla Gauri Road
Narayan Chuan
Chand Choura
Gaya.
☎ :- 9934063534 (O)
9430058318 (P)
yashee08@gmail.com

To,
Real Estate Regulatory Authority,
Bihar

Sub: Certificate for NET WORTH CERTIFICATE

We hereby certify below the position of Net Worth of the person mentioned hereunder as on 31.10.2023

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

Name : Satyendra Kumar
PAN : AMZPK6086B
Date of Birth :
Permanent Address : **Sujata Bypass, Anand Vihar Colony, Bodhgaya, Gaya**

(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 (` In Lacs)**	Market value as per valuation report by the registered Valuer (in lacs)
Land	*At different locations*	*165.64*	*255 (Market value)*
Other Fixed assets		1.35	1.35 (Book value)
Flats		16.70	110 (Market value)
TOTAL (taken market value of assets)		**183.69**	**366.35**

(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**	**Qty.**	**Value at Cost (` In Lacs)**
LIP	Lip Investment		19.26
Shares	Shares		5.10
FDR & Bank	RD		0.63
Loans & others			16.05
Advance for land			35.95
Cash and bank			38.27
TOTAL			**115.26**

A.K. SINHA & CO. M. No. 075138 GAYA CHARTERED ACCOUNTANTS

(C) Total Liabilities:

Particulars	Amount & Securities offered	Purpose	O/s as on date (` In Lacs)
Bank loan	Flats	Business	60.06
Creditors for goods			13.81
Advance from Customers			82.01
Others			0.72
Unsecured Loans			16.09
TOTAL			**192.69**

(D) Net Worth: (A + B – C) = /- Lacs 288.92
(In words _Tow crores eighty eight lacs and ninety two thousand only)
He is the Guarantor for various Borrowings by his/her friends / relatives / firm(s) / company(s) as detailed below:

Guaranteed to	For the Borrowings by	Purpose	Amount Guaranteed (` In Lacs)
	NIL		
TOTAL			

For A.K.SINHA & CO
Chartered Accountants

A.K. SINHA & CO. CHARTERED ACCOUNTANTS M. No. 075138 GAYA

Proprietor
Membership Number: 075138
UDIN:- Unique Document Identification Number (UDIN) for this document is **23075138BGXUTK6153**
Date: 15.12.2023

A . K . SINHA & CO.
CHARTERED ACCOUNTANTS
PROP:- ANIL KUMAR SINHA
F.C.A, DISA (ICAI) CCA.

Mangla Gauri Road
Narayan Chuan
Chand Choura
Gaya.
☎ :- 9934063534 (O)
9430058318 (P)
yashee08@gmail.com

To,
Real Estate Regulatory Authority,
Bihar

Sub: Certificate for NET WORTH CERTIFICATE

We hereby certify below the position of Net Worth of the person mentioned hereunder as on 31.03.2023

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

Name : Renu Kumari
PAN : BGNPK4294E
Date of Birth :
Permanent Address : **Sujata Bypass, Anand Vihar Colony, Bodhgaya, Gaya**

(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 (` In Lacs)
Other Fixed assets		1.24
TOTAL		**1.24**

(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	Qty.	Value at Cost (` In Lacs)
LIP	Lip Investment		20.48
Investment	Shares		2.40
Inventories			23.83
Other receivable			1.80
Cash and bank			0.44

A.K. SINHA & CO. CA M. No. 075138 GAYA CHARTERED ACCOUNTANTS

Advance against Land			5.00
TOTAL			**53.95**

(C) Total Liabilities:

Particulars	**Amount & Securities offered**	**Purpose**	**O/s as on date (` In Lacs)**
Creditors for goods			9.76
Advance from Customers			6.56
Unsecured Loan			6.00
TOTAL			**22.32**

(D) Net Worth: (A + B – C) = /- Lacs 32.87
(In words Thirty two lacs eighty seven thousand only)
He is the Guarantor for various Borrowings by his/her friends / relatives / firm(s) / company(s) as detailed below:

Guaranteed to	**For the Borrowings by**	**Purpose**	**Amount Guaranteed (` In Lacs)**
TOTAL			

For A.K.SINHA & CO
Chartered Accountants

A.K. SINHA & CO. CA M. No. 075138 GAYA CHARTERED ACCOUNTANTS

Proprietor
Membership Number: 075138
UDIN:- 23075138BGXUTL9402
Date: 15.12.2023

A . K . SINHA & CO.

CHARTERED ACCOUNTANTS

PROP:- ANIL KUMAR SINHA F.C.A, DISA (ICAI) CCA.

Mangla Gauri Road

Narayan Chuan

Chand Choura

Gaya.

☎ :- **9934063534 (O)**

9430058318 (P)

yashee08@gmail.com

To,

Real Estate Regulatory Authority,

Bihar

Sub: Certificate for non- collection of Advance in project namely Usha Height.

of Vastu Vastaya Builder Private Limited.

We hereby certify that on the basis of Company record submitted to us no advance has been received from any person under above project.

In this regard an affidavit from director of company considered into account. as on 15.12.2023

For A.K.SINHA & CO

Chartered Accountants

A.K. SINHA & CO. CA M. No. 075138 GAYA CHARTERED ACCOUNTANTS

Proprietor

Membership Number: 075138

UDIN:- Unique Document Identification Number (UDIN) for this document is **23075138BGXUTQ2768**

Date: 15.12.2023