CHARTERED ACCOUNTANT'S CERTIFICATE (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project _____ Bihar

RERA Registration Number

BRERAP00020-006/81/R-1722/2024

Sr. No.	Particulars	Amount(₹) Estimated Incurr
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. b. Amount of Premium payable to obtain development rights,	10,49,51,000/-
	FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority. c. Acquisition cost of TDR(if any) d. Amounts payable to State Government or competent authority of any other statutory authority of the State or Central Government, towards stamp duty, transfer charges registration fees etc.; and e. Land Premium payable as per annual statement of rates (ASR) fore development of land owned by public authorities. f. Under Rehabilitation Scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer. (ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA. **Note:** (for total cost of construction incurred, Minimum of (*i*)or(*ii*) is to be considered). (iii) Costtowardsclearanceoflandofalloranyencumbrance sincludingcostofremovaloflegal/illegaloccupants,co stforprovidingtemporary transit accommodation or rent in lieu of Transit Accommodation overhead cost, (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or anyamountwhatsoeverpayabletoanyauthoritiestowa rdsandinprojectofrehabilitation. **Sub-Total of Land Cost**	10,49,51,000

Sr. No.	Particulars	Amount(₹) Estimated Incurr
ii	**Development Cost/Cost of Construction:** a. (i) Estimated Cost of Construction as certified by Engineer. (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).** (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, developmentworks,costofservices(includingwater,electricity,sewerage,drainage,layoutroadsetc.),cost of Machineries and equipment including its hire and	15,50,00,000/- 7,97,01,124/-
	Maintenance costs, consumables etc. All costs directly incurred to complete the (i) construction of the entire phase of the project registered. a) Payment of Taxes, cess, fees, charges, premiums, interest etc.to any statutory Authority. b) 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; **Sub-Total of Development Cost**	15,50,00,000/-
2.	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)]of Estimated Column.	25,99,51,000/-
3	Total Cost Incurred of the Real Estate Project[1(i)+1(ii)] of Incurred Column.	18,46,52,124/-
4	%Completion of Construction Work (As per Project Architect's Certificate)	51.42%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2%)	71.03%
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost* Proportion of cost incurred (Sr.number2*Sr.number5)**	18,46,43,195/-
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	3,32,51,781/-
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	15,13,91,414/-

A.K. Salampuria & Associates ★ PATNA ★ Chartered Accountants

This certificate is being issued for RERA compliance for M/s Patwari Projects and is based on there cords and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For **A.K. Salampuria & Associates**

Chartered Accountants

F.R.N004285C

Date - 08/07/2026

Place - Patna

CA. SHUBHAM KHANDELIA

Partner

Membership No - 453596

UDIN: - 26453596USDYWU4381

A.K. Salampuria & Associates * PATNA * Chartered Accountants

(ADDITIONALINFORMATIONFORONGOINGPROJECTS)

Sr. No.	Particulars	Amount (₹)Estimate Incurred
1.	(Difference of Total Estimated Project cost less Cost incurred) (Calculated as per the Form IV)	7,52,98,876/-
2.	Balance amount of receivables froms old apartments (As per Annexure A to this certificate(as certified by Chartered Accountant as verified from there cords and books of Accounts)	
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from there cords and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments(calculated asperASRmultipliedtounsoldareaasonthedateofcertificate,to becalculatedandcertifiedbyCA)asperAnnexureAtothiscertificate	
4.	Estimatedreceivablesofongoingproject.Sumof2+3(ii)	
5.	Amount to be deposited in Designated Account–70%or100% If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account If4islesserthan1,then100%oftheofthebalancereceivables Of ongoing project will be deposited in designated Account	

This certificate is being issued for RERA compliance for the firm Patwari Projects 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 **A.K. Salampuria& Associates**

Chartered Accountants

F.R.N004285C

Date - 08/07/2026

Place - Patna

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