



JHANK & ASSOCIATES

CHARTERED ACCOUNTANT

Annexure A

**List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)**

**FORM No. 3
[See Regulation 3]**

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

Project Name : ASHIANA GREEN CITY PHASE II
Promoter Name : Ashiana Creators Pvt. Ltd
Bihar RERA Registration No. : BRERAP00237-2/122/R-1253/2021
Project Address: Mainpura shankar (Khesra/Plot No-406,408,426,427,429,431,433 Khata No-104,134,35
Thana No -24, Mauza-Mainpur Shankar)
Promoter Office Address: 405/406, Verma Center,Boring Road Crossing
Patna- 800001

Cost of Real Estate Project: Rs. 9090.77 Lakhs

Cost Incurred & Fund Utilization for Quarter Ending 30.09.2026

1. Cost of Real Estate Project

i. Land Cost:

	Particulars	Amount (₹) Estimated In Lacs	Amount (₹) Actual In Lacs
A.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	39.77	39.77
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	Nil	Nil
C	Acquisition cost of TDR (if any)	Nil	Nil
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	Nil	Nil
E	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	Nil	Nil
F	Under Rehabilitation Scheme:		
i	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA	NA
ii	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NA	NA
	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,	NA	NA
iv	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	NA	NA
Sub-Total of Land Cost		39.77	39.77

Add: Deepak Market Opp. Road No -10 Rajeev Nagar , Patna -Bihar,800024

Gmail : jhankassociates@gmail.com Contact : 7061273964 , 8210978388

ii. **Development Cost/ Cost of Construction:**

	Particulars	Amount (INR) Estimated In Lacs	Amount (INR) Actual In Lacs
A (i)	Estimated Cost of Construction as certified by Engineer.	7100.00	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		7,037.77
	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, ie. salaries, consultant fees, site overheads, development works, cost of services (including water, electricity, sewage, drainage, layout roads etc.), cost of machinery and equipment including its hire and maintenance costs, consumables etc	Included A (ii)	Included A (ii)
	All costs directly incurred to complete the (i) construction of the entire phase of the project registered.		Nil
B	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority		Included A (ii)
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	1982.36	910.17
Total Development Cost (Actual Incurred)		9082.36	7,947.94

	Particulars	Amount (₹) Estimated	Amount (₹) Actual
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	9,122.13	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Column Incurred		7,987.71
4	% completion of Construction Work		
	(as per Project Architect's Certificate)		
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)		87.56%
6	Amount Which can be withdrawn from the Designated Account		7,987.71
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		6,174.70
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		1,813.01

This certificate is being issued for RERA compliance for the above-mentioned project and is based on books of accounts and documents produced before me and explanations provided by management of the Company.

Yours Faithfully,



(Signature)

(CA. NARSINGH KR JHA)
PROPRIETOR
MRN.455664
FRN. 036500C

UDIN:- 26455664AMXWUDU2051

Dated at Patna
the 8th of Oct'2026

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹) Estimate Incurred in Lacs
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)	1,134.42
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)	2,373.24
3 (i)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	Area 3485.45 Sq.mt
3(ii)	Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of	1,334.66
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,707.90
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 of the balance receivables of ongoing project will be deposited in designated Account	2,595.53

This certificate is being issued for RERA compliance for the above-mentioned project and is based

Yours Faithfully,



A handwritten signature in blue ink, appearing to read "Narsingh Kr Jha".

(CA. NARSINGH KR JHA)
PROPRIETOR
MRN.455664
FRN. 036500C

UDIN:- 26455664AMXWDU2051

Dated at Patna
the 8th of Oct'2026

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.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	A-201	99.03	93,00,000.00	85,49,855.68	7,50,144.32
2	A-205	98.94	89,10,800.00	38,92,914.26	50,17,885.74
3	A-206	99.03	36,89,385.00	2,09,524.76	34,79,860.24
4	A-207	99.03	36,89,385.00	2,09,523.81	34,79,861.19
5	A-301	99.03	1,03,67,000.00	1,90,476.19	1,01,76,523.81
6	A-302	99.03	86,53,890.00	72,29,143.08	14,24,746.92
7	A-306	99.03	79,07,550.00	63,33,019.54	15,74,530.46
8	A-310	99.87	1,06,04,600.00	4,76,191.43	1,01,28,408.57
9	A-401	99.03	57,02,550.00	47,28,719.37	9,73,830.63
10	A-402	99.03	77,50,050.00	66,33,379.18	11,16,670.82
11	A-405	98.94	85,62,750.00	68,68,390.05	16,94,359.95
12	A-406	99.03	95,01,450.00	76,16,160.25	18,85,289.75
13	A-407	99.03	35,67,300.00	20,41,666.66	15,25,633.34
14	A-409	99.87	76,78,597.50	61,54,994.09	15,23,603.41
15	A-501	99.03	70,59,990.00	63,32,554.41	7,27,435.59
16	A-502	99.03	39,90,002.10	36,23,503.20	3,66,498.90
17	A-506	99.03	63,00,000.00	60,91,678.08	2,08,321.92
18	A-510	99.87	52,50,000.00	49,63,148.35	2,86,851.65
19	A-601	99.03	84,00,000.00	61,94,829.71	22,05,170.29
20	A-602	99.03	94,50,840.00	84,66,666.29	9,84,173.71
21	A-603	99.87	47,78,550.00	45,99,525.64	1,79,024.36
22	A-605	98.94	47,78,550.00	45,97,951.23	1,80,598.77
23	A-606	99.03	69,00,600.00	62,44,979.21	6,55,620.79
24	A-610	99.87		76,190.48	-
25	A-701	99.03	52,59,870.00	1,06,857.13	51,53,012.87
26	A-702	99.03	52,59,870.00	63,619.04	51,96,250.96
27	A-706	99.03	1,06,69,680.00	95,95,936.15	10,73,743.85
28	A-707	99.03	95,28,750.00	86,26,804.47	9,01,945.53
29	A-708	98.94	41,33,700.00	38,47,142.86	2,86,557.14
30	A-709	99.87	50,52,300.00	76,666.67	76,666.67
31	A-710	99.87	57,75,000.00	46,48,571.53	11,26,428.47
32	A-801	99.03	47,81,700.00	3,69,295.25	44,12,404.75
33	A-802	99.03	47,81,700.00	3,54,761.90	44,26,938.10
34	A-805	98.94	74,60,800.00	44,23,143.31	30,37,656.69
35	A-806	99.03	52,59,870.00	29,90,124.65	22,69,745.35

36	A-807	99.03	35,67,300.00	20,41,666.67	15,25,633.33
37	A-901	99.03	95,53,950.00	86,27,282.33	9,26,667.67
38	A-902	99.03	-	73,333.33	-
39	A-903	99.87		7,61,191.42	-
40	A-904	99.87	69,54,780.00	62,54,174.53	7,00,605.47
41	A-905	98.94	49,75,750.00	7,08,792.38	7,08,792.38
42	A-906	99.03	49,33,500.00	7,49,110.48	7,49,110.48
43	A-1001	99.03	41,13,165.00	1,50,000.00	39,63,165.00
44	A-1002	99.03	41,13,165.00	1,45,238.10	39,67,926.90
45	A-1005	98.94	67,13,280.00	41,19,047.64	25,94,232.36
46	A-1006	99.03	93,42,060.00	69,51,098.93	23,90,961.07
47	A-1007	99.03	1,08,22,400.00	1,07,19,711.34	1,02,688.66
48	A-1101	99.03	47,81,700.00	1,48,215.24	46,33,484.76
49	A-1102	99.03	47,81,700.00	1,48,214.29	46,33,485.71
50	A-1106	99.03	45,54,000.00	46,11,142.86	46,11,142.86
51	A-1107	99.03	45,54,000.00	46,12,095.24	46,12,095.24
52	B-101	76.37	56,97,500.00	52,82,728.48	4,14,771.52
53	B-107	98.94	78,74,500.00	78,74,500.00	-
54	B-108	98.94	78,74,500.00	78,74,500.00	-
55	B-110	110.18	57,75,000.00	55,53,695.31	2,21,304.69
56	B-111	97.18	1,02,90,000.00	90,79,211.56	12,10,788.44
57	B-112	97.18	1,02,90,000.00	93,18,903.86	9,71,096.14
58	B-202	86.68	44,35,200.00	39,79,466.66	4,55,733.34
59	B-207	98.94	75,85,200.00	68,00,069.11	7,85,130.89
60	B-208	98.94	52,14,825.00	41,13,998.09	11,00,826.91
61	B-209	110.18	86,54,100.00	10,30,612.23	76,23,487.77
62	B-210	110.18	71,33,280.00	20,90,809.52	50,42,470.48
63	B-211	97.18	63,00,000.00	53,45,469.68	9,54,530.32
64	B-212	97.18	70,16,625.00	56,29,416.92	13,87,208.08
65	B-302	86.68	75,14,000.00	69,18,283.46	5,95,716.54
66	B-304	76.37	57,60,300.00	51,58,769.88	6,01,530.12
67	B-305	97.18	53,00,137.50	48,34,579.33	4,65,558.17
68	B-307	98.94	77,17,500.00	69,10,771.18	8,06,728.82
69	B-309	110.18	88,30,080.00	68,81,608.37	19,48,471.63
70	B-310	110.18	50,58,900.00	33,53,333.33	17,05,566.67
71	B-311	97.18	47,25,000.00	46,12,804.76	1,12,195.24
72	B-312	97.18	47,25,000.00	42,53,333.33	4,71,666.67
73	B-403	76.37	61,03,650.00	54,68,040.11	6,35,609.89
74	B-406	97.18	-	9,52,380.95	-
75	B-409	110.18	88,30,080.00	70,98,182.52	17,31,897.48
76	B-410	110.18	72,12,240.00	57,80,645.38	14,31,594.62

77	B-411	97.18	37,12,500.00	34,81,904.76	2,30,595.24
78	B-412	97.18	85,55,137.50	76,66,157.29	8,88,980.21
79	B-501	76.37	51,50,775.00	45,57,678.08	5,93,096.92
80	B-502	86.68	56,30,100.00	28,63,809.52	27,66,290.48
81	B-503	76.37	40,02,075.00	28,31,547.61	11,70,527.39
82	B-504	76.37	50,66,199.60	48,31,628.57	2,34,571.03
83	B-507	98.94	69,62,025.00	63,81,613.92	5,80,411.08
84	B-508	98.94	52,50,000.00	47,57,309.52	4,92,690.48
85	B-509	110.18	39,38,600.00	1,48,571.10	37,90,028.90
86	B-510	110.18	39,38,600.00	1,47,619.24	37,90,980.76
87	B-511	97.18	90,00,000.00	76,28,699.64	13,71,300.36
88	B-602	86.68	67,62,000.00	54,20,272.00	13,41,728.00
89	B-604	76.37	71,95,125.00	57,67,455.57	14,27,669.43
90	B-609	110.18	86,54,100.00	69,36,938.18	17,17,161.82
91	B-610	110.18	75,64,200.00	65,04,570.37	10,59,629.63
92	B-611	97.18	1,02,70,312.50	82,30,922.82	20,39,389.68
93	B-612	97.18	98,80,500.00	86,32,778.62	12,47,721.38
94	B-701	76.37	30,03,000.00	21,36,461.90	8,66,538.10
95	B-702	86.68	71,77,800.00	62,49,996.92	9,27,803.08
96	B-708	98.94	74,27,175.00	66,67,756.20	7,59,418.80
97	B-709	110.18	88,30,080.00	70,77,999.48	17,52,080.52
98	B-710	110.18	85,84,800.00	68,81,388.80	17,03,411.20
99	B-711	97.18	49,89,600.00	39,75,921.43	10,13,678.57
100	B-712	97.18	98,80,500.00	88,50,105.01	10,30,394.99
101	B-801	76.37	71,95,125.00	57,11,777.87	14,83,347.13
102	B-802	86.68	67,62,000.00	54,20,500.46	13,41,499.54
103	B-803	76.37	61,59,500.00	61,59,500.00	-
104	B-807	98.94		1,46,913.10	-
105	B-808	98.94	82,68,225.00	66,96,572.46	15,71,652.54
106	B-809	110.18	68,01,060.00	47,10,715.25	20,90,344.75
107	B-810	110.18	63,00,000.00	45,27,432.17	17,72,567.83
108	B-811	97.18	89,44,950.00	80,84,576.91	8,60,373.09
109	B-812	97.18		49,71,423.07	-
110	B-901	76.37	62,24,925.00	24,61,833.33	37,63,091.67
111	B-902	86.68	81,48,000.00	65,31,555.05	16,16,444.95
112	B-904	76.37	49,50,000.00	38,57,380.85	10,92,619.15
113	B-907	98.94	58,02,825.00	42,59,453.33	15,43,371.67
114	B-908	98.94	92,15,850.00	83,30,963.03	8,84,886.97
115	B-909	110.18	94,50,000.00	75,65,882.18	18,84,117.82
116	B-910	110.18	39,38,600.00	35,45,721.90	3,92,878.10
117	B-911	97.18	64,26,000.00	12,57,334.27	51,68,665.73

118	B-912	97.18	96,46,612.50	58,47,517.41	37,99,095.09
119	B-1001	76.37	84,96,600.00	67,11,548.93	17,85,051.07
120	B-1003	76.37	82,25,962.50	74,26,869.06	7,99,093.44
121	B-1004	76.37	49,50,000.00	38,17,119.95	11,32,880.05
122	B-1009	110.18	65,68,800.00	46,80,291.21	18,88,508.79
123	B-1010	110.18	39,38,600.00	1,69,238.10	37,69,361.90
124	B-1012	97.18	73,28,800.00	60,89,462.02	12,39,337.98
125	B-1103	72.28	60,06,000.00	54,46,179.17	5,59,820.83
126	B-1104	76.37	80,57,500.00	6,86,357.14	73,71,142.86
127	B-1106	97.18	57,87,180.00	39,54,428.58	18,32,751.42
128	B-1108	98.94	-	10,00,990.48	10,00,990.48
129	B-1109	110.18	59,83,320.00	44,53,911.54	15,29,408.46
130	B-1110	110.18	84,44,100.00	74,38,225.42	10,05,874.58
131	B-1206	97.18	53,55,000.00	13,49,124.76	40,05,875.24
132	B-1209	110.18	-	4,85,714.29	-
133	D-304	73.58	44,60,000.00	41,91,624.55	2,68,375.45
134	D-305	43.66	22,63,000.00	11,45,634.63	11,17,365.37
135	D-404	73.58	44,60,000.00	38,02,766.52	6,57,233.48
136	C-709	56.21	-	95,142.86	-
137	C-710	27.87	-	95,238.10	-
Advance amount received but flat not allotted				12,70,025.10	
12,883.60			82,82,08,386.70	61,74,70,388.31	23,73,24,397.31



(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial
premises Rs.64283.95 /- per sq.ft.

Sr.No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
1	A-203	89.74	57,69,125.85
2	A-204	89.74	57,69,125.85
3	A-404	89.74	57,69,125.85
4	A-410	89.74	57,69,125.85
5	A-508	88.82	57,09,404.05
6	A-509	89.74	57,69,125.85
7	A-604	89.74	57,69,125.85
8	A-1003	99.03	63,66,039.37
9	A-1004	89.74	57,69,125.85
10	B-608	88.91	57,15,376.23
11	B-707	88.91	57,15,376.23
12	B-1207	88.91	57,15,376.23
13	B-1208	88.91	57,15,376.23
14	B-1210	100.06	64,32,037.83
15	D-301	39.02	25,08,315.59
16	D-302	39.02	25,08,315.59
17	D-303	39.02	25,08,315.59
18	D-401	39.02	25,08,315.59
19	D-402	39.02	25,08,315.59
20	D-403	39.02	25,08,315.59
21	D-405	39.02	25,08,315.59
		1544.88	9,93,11,076.20



(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate of the
Residential/Commercial premises Rs. 19375.02 per sq.mts.

Sr.no.	Flat No	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
1	C-101	27.87	5,40,000.00
2	C-103	27.87	5,40,000.00
3	C-104	27.87	5,40,000.00
4	C-105	27.87	5,40,000.00
5	C-106	27.87	5,40,000.00
6	C-107	56.21	10,89,000.00
7	C-108	56.21	10,89,000.00
8	C-110	27.87	5,40,000.00
9	C-501	27.87	5,40,000.00
10	C-502	27.87	5,40,000.00
11	C-503	27.87	5,40,000.00
12	C-504	27.87	5,40,000.00
13	C-505	27.87	5,40,000.00
14	C-506	27.87	5,40,000.00
15	C-507	56.21	10,89,000.00
16	C-508	56.21	10,89,000.00
17	C-510	27.87	5,40,000.00
18	C-704	27.87	5,40,000.00
19	C-705	27.87	5,40,000.00
20	C-706	27.87	5,40,000.00
21	C-707	56.21	10,89,000.00
22	C-709	56.21	10,89,000.00
23	C-710	27.87	5,40,000.00
24	C-801	27.87	5,40,000.00
25	C-802	27.87	5,40,000.00
26	C-803	27.87	5,40,000.00
27	C-804	27.87	5,40,000.00
28	C-805	27.87	5,40,000.00
29	C-806	27.87	5,40,000.00
30	C-807	56.21	10,89,000.00

Sr.no.	Flat No	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
31	C-808	56.21	10,89,000.00
32	C-809	56.21	10,89,000.00
33	C-810	27.87	5,40,000.00
34	C-901	27.87	5,40,000.00
35	C-902	27.87	5,40,000.00
36	C-903	27.87	5,40,000.00
37	C-904	27.87	5,40,000.00
38	C-905	27.87	5,40,000.00
39	C-906	27.87	5,40,000.00
40	C-907	56.21	10,89,000.00
41	C-908	56.21	10,89,000.00
42	C-909	56.21	10,89,000.00
43	C-910	27.87	5,40,000.00
44	C-1006	27.87	5,40,000.00
45	C-1007	56.21	10,89,000.00
46	C-1008	56.21	10,89,000.00
47	C-1009	56.21	10,89,000.00
48	C-1010	27.87	5,40,000.00
	Total	1762.84	3,41,55,000.00

