



CHAUDHARY SAH & CO.

CHARTERED ACCOUNTANTS

NALANDA COLONY, EAST OF RMS COLONY, KANKARBAG,

LOHIA NAGAR, PATNA-800020.

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

Cost of Real Estate Project State RERA Registration Number- BRERAP182828070325251229E00

Cost of Real Estate Project as per RERA Registration No: 6,12,08,000.00/-

Project Name: J K Residency (GEN X Infracon Private Limited)

Address: KOTHWAN,DANAPUR, PATNA , Block- Danapur Mauja - District – Patna

Sr.No	Particulars		Amount (in Lakh)	
			Estimated	Incurred & Paid
			(Column - A)	(Column - B)
1				
	i	Land Cost:		
	a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cot incurred or payable on Land Cost and legal cost	1,00,12,000.00	45,00,000.00
	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		
	c	Acquisition cost of TDR (if any)		
	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.		
	e	Land Premium payable as per annual statement of rates (ASR) FOR Redevelopment of land owned by Public Authorities.		
	f	Under Rehabilitation Scheme:		
	(i)	Estimated construction cost of rehab building including sit development and infrastructure for the same as certified by Engineer (in column - A)		
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA (in Column - B) 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 encumbrabces including cost of removal of legal/illegal occupants, cost for providing temporary transit accomodation or rent in lieu of Transit Accomodation, overhead cost.		
	(iv)	Cost of ASR linked premium,fees, charges and security deposits or maintainance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
	Sub- Total of Land Cost		1,00,12,000.00	45,00,000.00
	ii	Development Cost/Cost of Construction:		

	a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)	5,00,00,000.00	2,85,20,402.79
	a (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 equipments including its hire and maintenance costs consumables etc. All construction of the entire phase of the project registered.		
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory authority.		
	c	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		5,00,00,000.00	2,85,20,402.79

2		Total Estimated Cost of the Real Estate Project (1(i) + (ii) of Estimated Column - A	6,00,12,000.00
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B	3,30,20,402.79
4		Percentage of completion of Construction Work (As Per Project Architect's Certificate on completion of project)	50.00%
5		proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	55.02%
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)	3,30,20,402.79
7	Less:	Amount withdrawn till date of this certificate as per the books of Accounts and Bank Statement	
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	3,30,20,402.79

This certificate is being issued for RERA compliance for the Company **GEN X Infracon Private Limited for Project J K Residency** 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 Choudhary Sah & Co

Chartered Accountants



Gopal Kumar

Partner
M No: 524042

Date: 12-10-2026
Place Patna
UDIN: 26524042OCXHMF2084

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	2,69,91,597.21
2		Balance amount of recieveables from sold apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records and books of accounts)	5,63,45,944.00
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts	52.04
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate	49,10,600.00
4		estimated recieveables of ongoing project. Sum of 2 + 3 (ii)	6,12,56,544.00
5		Amount to be deposited in Designated Account - 70% or 100% if 4 is greater than 1, then 70% of the balance recieveables of ongoing project will be deposited in designated Account. IF 4 is lesser than 1, then 100% of the balance recieveables of ongoing project will be deposited in designated Account.	3,94,42,160.80

This certificate is being issued for RERA compliance for the Company **GEN X Infracon Private Limited** for Project **J K Residency** 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 Choudhary Sah & Co
Chartered Accountants



Gopal Kumar
Partner
M No: 524042

Date: 12-10-2026
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Annexure-A

**Statement for calculation of Receiveables from the Sales of the Ongoing Real estate
Project Sold Inventory**

(Amount in Rs)

Sr. No	Flat/Bungalow/ Office No	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/Letter of allotment	Received Amount	Balance Amount
1	101	91.23	60,96,000	1,42,857	59,53,143
2	102	69.02	70,00,000	9,52,381	60,47,619
3	103	58.81	71,09,200.00	48,57,145.00	22,52,055.00
4	104	58.81	60,00,000.00	31,80,952.00	28,19,048.00
5	105	89.19	1,92,23,810.00	1,71,42,858.00	20,80,952.00

6	301	91.23	57,15,000.00	9,52,381.00	47,62,619.00
7	302	69.02	60,01,000.00	51,00,850.00	9,00,150.00
8	303	58.81	55,00,000.00	43,34,286.00	11,65,714.00
9	304	58.81	60,00,000.00	29,52,381.00	30,47,619.00
10	305	89.19	51,25,000.00	20,00,000.00	31,25,000.00
11	501	91.23	66,67,500.00	2,85,714.00	63,81,786.00
12	502	69.02	38,31,000.00	4,76,190.00	33,54,810.00
13	503	58.81	66,00,000.00	56,10,000.00	9,90,000.00
14	504	58.81	32,94,000.00	4,76,190.00	28,17,810.00
15	505	89.19	1,16,00,000.00	9,52,381.00	1,06,47,619.00
Total		1,101.18	10,57,62,510.00	4,94,16,566.00	5,63,45,944.00

(Unsold Inventory Valuation) of the Residential/commercial premises Rs. 46236/- per sm.

Sr. No	Flat/Bungalow/ Office No	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/Letter of allotment
1	SHOP	52.04	49,10,600.00
Total		52.04	49,10,600.00

For Choudhary Sah & Co

Chartered Accountants



Gopal Kumar

Partner

M No: 524042

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