VINDHAY VIHAR

Developers:- ANU DEVELOPERS (OPC) PVT. LTD
Add- R.k. Niwas, Road No-2 Extension, Rajbansinagar, Patna- 800023
Khata No- 308, Plot No- 577, Thana No.-08/07, demarcated by its boundary of the land situated in Mohalla- Rajbanshi Nagar, Mauja- Dhakanpura, P.S.- Shastri Nagar Dist- Patna.

RERA NO- - BRERAP05702-004/58/R-1591/2023
Quarterly Report From 01/10/2025 to 31/12/2025

1.	Quarterly up-to-date status of project (Physical and Financial)	VINDHAY VIHAR
	Status of the Project :-	On going
A	Status of construction of each building with photographs	On going
B	Status of construction of each Floor with Photographs	Attached
C	Status of construction of internal Infrastructure and common area with photographs	Attached
D	Details of the fund received through booking or other means (equity, loan etc.) money spent, balance available, the proposed plan for sourcing the funds etc.	a) Amount Received from Booking of Flats is 3,51,064.00.00 b) Money spent on material work is 49,900.00 c) Money spent on contractors on above mentioned Labour work is 60,000.00 d) Balance available is Rs. 83.24.00 e) Other administrative/Misc expense is Rs. 1,957.00 f) Bank Charges Rs. 124.00 g) Other Services Rs.0.00 Proposed plan for Sourcing the Funds by Raising Capital through Equity & from Booking of Flats. h) Remarks Rs. 3,50,000.00 Return to Previous Byers Against

		Cancellation of flat.
2.	Quarterly up-to-date list of number and types of apartments or plots, as the case may be, booked	0
A	List of number and type of apartments or plots, booked (Opening balance, booked during the quarter and closing balance):	Op. Booking= 4 Booked during the quarter= No -0 Cl. Booking = 4
B	List of Number of (Covered Only) booked (Opening balance, booked during the quarter and closing balance):	Op. Booking = 4 Booked during the quarter = No- 0 Cl. Booking = 4
3.	Quarterly up-to-date list of approvals taken and the approvals which are pending subsequent to commencement certificate	
	Status of approvals:-	
A	Approvals Received during the quarter	
B	Approvals applied and expected date of receipt	
C	Approvals to be applied and date planned for application	
D	Modifications, amendment or revisions, if any, issued by the competent authority with regard to any sanctioned plans, layout plans, specifications, license, permit or approval for the project.	

This certificate is being issued on specific request of Anu Developers (OPC) Pvt LTD The Certification is based on the information and records produced before me and are true to the best of my knowledge and belief.

For Mandavewala and associates
Chartered Accountants
FRN- 327768E

VIKASH SULTANIA

VIKASH SULTANIA

Partner
Membership No. : 302991

Place: Patna

Date: 14/01/2026

FORM NO. 3
[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
(Land + Development)

Cost of Real Estate Project _(19180000.00 + 23542000.00) = 4,27,22,000.00

Bihar RERA Registration Number BRERAP05702-004/58/R/1591/2023

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.	
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and 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,; and	4,04,860.00
	Map Approval Authority Fee/ Passing Fee	3,28,160.00
	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 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 C.A.	
	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	

2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	4,27,22,000.00
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	1,68,15,215.00
4.	% Completion of Construction Work (As per project Architect's Certificate)	100%
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	
6.	Amount Which can be withdrawn from the Designated Account. **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.	
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	

Details of Rera Account

A/C : 5382028264

IFSC: CBIN0281998

Central Bank Of India Rajbansi Nagar Branch

Opening Balance (As On 01/10/2025)= 99,964.00

Deposit During The Period Rs. 3,51,064.00.00

Withdrawals During The Period (01/10/2025 to 31/12/2025)= 4,50,944.76

Closing Balance As on 31/12/2025 Rs. 83.24

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

For Mandavewala and Associates
Chartered Accountants
FRN- 327768E

VIKASH SULTANIA Digitally signed by VIKASH SULTANIA Date: 2026.01.14 15:37:35 +05'30'

VIKASH SULTANIA
Partner
Membership No- 302991

Place: Patna
Date: 14/01/2026

(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)	4,00,000.00
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)	15,98,936.00
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 area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	NA
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	
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	

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

For Mandavewala and associates
Chartered Accountants
FRN- 327768E

VIKASH SULTANIA
Digitally signed by VIKASH SULTANIA
Date: 2025.01.14 13:37:25 +05'30'

VIKASH SULTANIA
Partner
Membership No- 302991

Place: Patna
Date: 15/10/2025

		legal/illegal occupants, cost for providing temporary 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 any amount whatsoever payable to any authorities towards and in project of rehabilitation.	
		Sub-Total of Land Cost	7,33,020.00

Sr. No.	Particulars	Amount ( ) Estimated / Incurred
Ii	**Development Cost/ Cost of Construction** :	
	a. (i) Estimated Cost of Construction as certified by Engineer.	4,27,22,000.00/1,68,15,215.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A.	
	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 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;	4,27,22,000.00/1,68,15,215.00
	Sub-Total of Development Cost	