

Form No. 3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project - Sharda Complex

Bihar RERA Registration Number BRRERAP35321-2/07/R-1547/2023

For the Quarter Ended on July 15, 2025

S. No	Particulars		Amount (In Rs.)	
			Estimated	Incurring & Paid
			Column -A	Column -B
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 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.	666,463	666,463
	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 (in Column-A)		
	(ii)	Actual Cost of Construction of Rehab building incurred as per 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 encumbrances including cost of removal of 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 Maintainance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
	Sub-Total of Land Cost		666,463	666,463

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H588D Pocket C, 2nd Floor

Opposite Cosmo Executive Apartment

Palm Vihar, Gurugram, Haryana 122017

ii	Development Cost/ Cost of Construction:	
a(i)	Estimated cost of construction at the start of the project (Refer Note A)	25,000,000
a(ii)	Actual cost of construction incurred^ as per the books of accounts as verified by the CA	25,102,475
a(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above i.e. Salaries, Consultant 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 construction of the entire phase of the project registered.	-
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-
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.	-
Sub-Total of Development Cost		25,102,475
2	Total Estimated Cost of the Real Estate Project (1(i)+1(ii)) of Estimated Column - A	25,666,463
3	Total Cost Incurred and Paid^ of the Real Estate Project (1(i)+1(ii)) of the incurred Column -B	25,768,938
4	Percentage of completion of Construction Work (as per project architect's certificate on completion of project)	100.00%
5	Proportion of the Cost Incurred on Land Cost and Construction Cost to the total estimated cost. (3/2)%	100.00%
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)	25,666,463
7	Less: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	6,972,350
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	18,694,113

Note A: The Estimated Cost is taken as per the management representation & last QPR filed with RERA and is after reducing the actual cost incurred on land.

^ Cost Incurred & Paid is inclusive of advance paid to suppliers Rs.75, 25,620.00 against supplies.

This Certificate is being issued for RERA compliance for SSI Developers. and is based on the records and documents produced before me and explanations provided to us by the management of the company.

For M/S NARAYAN M & CO

Firm Registration No. 39058N

Chartered Accountants

Monika Narayan
Proprietor

Membership Number: 429648

Date: 15.10.2025

UDIN: 25429648BMUKCA3062

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NARAYAN**

Digitally signed by MONIKA
NARAYAN
DN: cn=MONIKA NARAYAN,
c=IN, st=Bihar, o=Personal,
serialNumber=3627DA5EC4
FBEE25044E5DBE879A7CE
7C40A75DB5378F8F87853D
36DA59AA046

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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

S. No.	Particulars	Amount (Rs.)
1	Estimated balance cost to complete the real estate project (Difference of Total Estimated Project Cost less Cost Incurred)	(102,475)
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)	-
3	(i) Balance Unsold area to be certified by management and to be verified by CA from the records and books of accounts (in Sq. Ft.)	4,200.00
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (Calculated as per ASR multiplied to unsold area as on date of certificate to be calculated and certified by CA) as per Annexure-A to this certificate.	31,080,000
4	Estimated Receivables of ongoing Project sum of 2+ 3(ii)	31,080,000
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 balance receivables of ongoing project will be deposited in Designated Account.	21,756,000

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For M/S NARAYAN M & CO
Firm Registration No. 39058N
Chartered Accountants

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serialNumber=3627DA5EC4,
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7C40A75DB5378F8F87853D
36DA59AA046

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Proprietor
Membership Number: 429648
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Annexure-A

Statement of Calculation of Receivables from the Sales of Ongoing Real Estate Project

Sold Inventory

(Amount in Rs.)

S. No.	Flat No.	Carpet Area (In Sq. Ft.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount*	Balance Receivable
1	204	735.00	5,500,000	5,500,000	-

* Additional amount of Rs. 45,00,000/- has been received in RERA Bank Account. The Management has informed us that agreement for sale has not been executed and hence it has been treated as Earnest Money Received from Customer(s). Thus, the same has not been reported under Sold Inventory and the flat(s) to be allotted is included in Unsold Inventory.

(Unsold Inventory Valuation)

Ready Reckoner Rate as on date of certificate of the Residential Premises

Rs. _____/- Per Sq. Ft. of Carpet Area

(Amount in Rs.)

S. No.	Flat No.	Carpet Area (In Sq. Ft.)	Unit Consideration as per Agreement/ Letter of Allotment	
1	G-01	340.00	-	2,544,000
2	201	820.00	-	6,136,000
3	202	825.00	-	6,173,000
4	203	660.00	-	4,939,000
5	301	820.00	-	6,136,000
6	304	735.00	-	5,500,000
Total		4,200.00	-	31,428,000.00

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