R K B Y & CO
Chartered Accountants

CA INDIA

LG 11 Ground Floor, Adison Arced
Frazer Road, Patna-800001 (Bihar)
: 9810857805, 7277602775
Carajeev@rediffmail.com

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

Cost of Real Estate Project State RERA Registration Number BRERAP00143-010/78/R-1716/2024

Project Name

Sr. No.	Particulars		Amount (in Rs.)	
			Estimated	Incurred & 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	Amount 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 rats (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 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		

Branch Office :

1. Prem Sandesh Bhawan, Gali No-2, Line Par, Mirazapur Nawadah, Bihar 805110
   Mob.: 9300448164, Email : ravindra.rkyadav@gmail.com
2. House No- D1, Friends Complex, Rahamat Colony, Doranda, Ranchi, Jharkhand 834002
   Mob.: 9065348392, Email : cafaisalkhan@gmail.com

	(iii)	Cost towards clearance of land of all or any encumbrance including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation of 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		
	ii	Development Cost/Cost of Construction:		
	a (i)	Estimated Cost of Construction as certified by Engineer (Column – A)		
	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)		
	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, 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	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		
2		Total Estimated Cost of the Real Estate Project (1 (i) + (ii) of Estimated) Column – A		
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + (ii) of Incurred) Column - B		



4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)		
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 and paid (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.		

This certificate is being issued for RERA compliance for the Company Abhinav Awas Pvt. Ltd. for ABHINAV HEIGHTS 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 R K B Y & Co.
Chartered Accountants

Patna
Dated:-13.10.2026

(RAJEEV KUMAR BHARATI)
Partner
Membership No. 518038
UDIN: **26518038KQLUQW7369**

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.		Particulars	Block A	Block B
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred	2,19,55,613.00	6,21,15,480.00
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)	1,69,16,000.00	26,49,000.00
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts	5,11,48,400.00	9,17,98,000.00
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	5,11,48,400.00	9,17,98,000.00
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	6,80,64,400.00	9,44,47,000.00
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.	100%	100%

This certificate is being issued for RERA compliance for the Company Abhinav Awas Pvt. Ltd. for ABHINAV HEIGHTS 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 R K B Y & Co.
Chartered Accountants

Patna
Dated:-13.10.2026

(RAJEEV KUMAR BHARATI)
Partner
Membership No. 518038
UDIN: **26518038KQLUQW7369**

(Unsold Inventory Valuation)

Of the Residential/commercial premises Rs. 2,800/- per sqft.* (Super Build-up)

(Amount in Rs.)

Sr. No.	Flat/Shop No.	Carpet Area (in Sq. Ft.)	Super Build-up Area (in Sq. Ft.)	Unit Consideration as per* Minimum Circle Value
1	A 102	865	1410	3,666,000
2	A 103	865	1352	3,785,600
3	A 104	865	1352	3,785,600
4	A 205	875	1383	3,872,400
5	A 206	720	1115	3,122,000
6	A 301	870	1470	4,116,000
7	A 302	865	1410	3,948,000
8	A 303	865	1352	3,785,600
9	A 406	720	1115	3,122,000
10	A 503	865	1352	3,785,600
11	A 602	865	1410	3,948,000
12	A 603	865	1180	3,304,000
13	A 604	865	1352	3,785,600
14	A 606	720	1115	3,122,000
15	B 101	908	1474	4,127,200
16	B 102	722	1183	3,312,400
17	B 106	890	1433	4,012,400
18	B 204	743	1196	3,348,800
19	B 205	895	1433	4,012,400
20	B 301	908	1474	4,127,200
21	B 302	722	1183	3,312,400
22	B 305	895	1433	4,012,400
23	B 306	895	1433	4,012,400
24	B 403	733	1180	3,304,000
25	B 404	743	1196	3,348,800
26	B 405	895	1433	4,012,400
27	B 501	908	1474	4,127,200
28	B 502	722	1183	3,312,400
29	B 506	890	1433	4,012,400
30	B 601	908	1474	4,127,200
31	B 605	895	1433	4,012,400
32	B 606	890	1433	4,012,400
33	B 701	908	1474	4,127,200
34	B 702	722	1183	3,312,400
35	B 703	733	1180	3,304,000
36	B 704	743	1196	3,348,800
37	B 705	895	1433	4,012,400
38	B 706	895	1433	4,012,400
39	A 02	205	405	1,134,000
		31,953		142,946,400

*** As per minimum circle value**

2800

Annexure - A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

(Amount in Rs.)

Sr. No.	Flat No.	Carpet Area (in Sq. Ft.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	A 201	870	4,450,000	1,211,000	3,239,000
2	A 601	870	4,000,000	1,500,000	2,500,000
3	A 501	870	4,451,000	3,400,000	1,051,000
4	A 502	865	4,450,000	2,711,000	1,739,000
5	A 504	865	4,450,000	2,461,000	1,989,000
6	A 401	870	3,500,000	1,251,000	2,249,000
7	A 405	870	3,300,000	1,251,000	2,049,000
8	A 304	865	3,000,000	900,000	2,100,000
					0
					0
9	B 203	733	3,000,000	351,000	2,649,000
					0
					0
					0
Total		7678	34,601,000	15,036,000	19,565,000

