



A K Salampuria & Associates

Chartered Accountants

CHARTERED ACCOUNTANT'S CERTIFICATE (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project _____ Bihar

RERA Registration Number

BRERAP195928070226110829E00

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,	3,13,00,000/-
	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 charge, registration fees etc.; and 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 rehabilitating including site development and infrastructure for the same as certified by Engineer. (ii) Actual Cost of construction of rehabilitating incurred as per the books of accounts as verified by the CA. 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 encumbrance 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 maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	
	Sub-Total of Land Cost	3,13,00,000/-



Head Office:

1st Floor, Above Mica Sales, Near Chanakya Cinema
Exhibition Road, Patna 800001 (Bihar)

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8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.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 [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.	4,06,13,486/-
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Yours Faithfully,

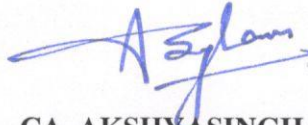
For **A.K. Salampuria & Associates**

Chartered Accountants

F.R.N004285C

Date - 16/10/2026

Place - Patna



CA. AKSHYASINGHANIA

Partner

Membership No - 424348

UDIN: 26424348CQHQLK8384



(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)	8,18,22,207/-

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) (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	
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 firm Patwari Projects 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 A.K. Salampuria & Associates

Chartered Accountants

F.R.N004285C

Date -16/10/2026

Place - Patna



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