

**KIRAN AGARWAL****CHARTERED ACCOUNTANTS****CHARTERED ACCOUNTANT'S CERTIFICATE****RERA Registration No.: BRERAP05738-1/1167/R-973/2020**

Subject: Certificate of amount incurred on **BASUDEV MAITREYEE PALACE** project situated on Plot bearing Khesra No / Survey no. / Plot no 939, Khata No. 281, Thana No. 21, Mauza Danapur Shahjadpur, Sub division Danapur, District Patna- 801503 being developed by M/s Maitreyee Mahanirman LLP.

Cost of land & on site construction of Real Estate Project Date-30-06-2026(All figures in Rs)

S. No.	Particulars	Estimated	Incurred
1	2	3	4
1(i)	Land Cost (a) Acquisition cost of land or development rights, lease premium, lease rent, interest cost incurred or payable on legal costs or land cost; (b) Amount of premium payable to obtain development rights, FAR, additional FAR, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority; (c) Acquisition cost of TDR (Transfer of Development Rights), 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 development 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 3) (ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by CA (in column 4) Note: (For total cost of construction incurred, minimum of (i) or (ii) is to be considered) (iii) Cost towards clearance of land for all or any encumbrance incl. cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of transit accommodation, overhead costs. (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits or any amount whatsoever payable to any authority.	73,00,000.00	51,60,104.00
	SUB TOTAL LAND COST	73,00,000.00	51,60,104.00



OM KUNJ, LANGER TOLI GALI, NEAR SHARMA & SHARMA MOTOR CYCLES, PATNA – 800004

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S. No.	Particulars	Estimated	Incurred
1	2	3	4
1	Cost of Development / Cost of construction	9,73,50,000.00	
(ii)	(a)		
	(i) Estimated cost of construction as certified by engineer (Column 3)		
	(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA (Column 4); Note: (For total cost of construction incurred, minimum of (i) or (ii) is to be considered)		7,67,32,307.62
	(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 construction of the entire phase of the project registered.		79,54,459.95
	(b) Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		1.07.99.555.86
	(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 DEVELOPMENT COST	9,73,50,000.00	9,54,86,323.43
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	10,46,50,000.00	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	10,06,46,427.43	
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	96.17 %(approx)	
5	Amount which can be withdrawn from the Designated Account - Total Estimated Cost * Proportion of cost incurred (S. no. 2 * S. no. 4)	10,06,46,427.43	
6	Less: Amount withdrawn till date of this certificate As per the books of accounts and the book statement	9,78,11,236.00	
7	Net Amount which can be withdrawn from the Designated Bank account under this certificate (S no. 5-S no. 6)	28,35,191.43	



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This certificate is being issued for RERA Bihar compliance for the Company/ LLP **Maitreyee Mahanirman LLP** and is based on the records and documents produced before me and explanations provided to me by the management of the Company/ LLP.

K. Agarwal
9/7/26

Signature of Chartered Accountant with seal
KIRAN AGARWAL
MN 069482
UDIN 26069482DLKKG07054



Place: Patna
Date: 09.07.2026



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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (INR)
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)	39,93,572.57
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)	2,37,11,539.00
3	(1) 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	3439 Sqft 1,53,41,379.00
4	Estimated receivables of ongoing project. Sum of 2+3 (ii)	3,90,52,918.00
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 of the balance receivables of ongoing project will be deposited in designated Account	2,73,37,042.60

This certificate is being issued for RERA compliance for the the **Maitreye Mahanirman LLP** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Signature of Chartered Accountant,



Membership Number--- 069482

Name : KIRAN AGARWAL

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Annexure A

Statement for Calculation of Receivable from the Sale of the on-going Real Estate Project

Sold Inventory (BASUDEV MAITREYEE PALACE)

Sr.No	Flat No.	Carpet Area (Sq. Fouts)	Unit Consideration As per Agreement/Letter Of Allotment	Received amount	Balance Receivable
1	2	3	4	5	6
1	101	865	4400000.00	4362993	37007
2	104	579	4401500.00	4401500	0
3	105	858	4490000.00	396050	4093950
4	111	579	4401500.00	3905498	496002
5	201	828	4305000.00	2569307	1735693
6	204	579	4182500.00	3106371	1076129
7	206	865	4400000.00	4400000	0
8	208	727	4499000.00	4499000	0
9	211	579	3963500.00	3220984	742516
10	214	865	4450000.00	4263713	186287
11	215	727	4413000.00	4413000	0
12	216	727	4413000.00	4413000	0
13	301	865	4400000.00	3916040	483960
14	303	828	4490000.00	3721980	768020
15	307	727	4499000.00	4022171	476829
16	308	727	4472750.00	4472750	0
17	107	727	5300000.00	5025714	274286



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18	209	865	5773000.00	5773000	0
19	210	858	6344000.00	6057010	286990
20	212	828	7078000.00	5755419	1322581
21	306	865	4450000.00	3892079	557921
22	309	865	6092000.00	5808876	283124
23	310	858	6910000.00	5929095	980905
24	313	858	7165000.00	7165000	0
25	315	727	4771500.00	4771500	0
26	316	727	5200000.00	4227643	972357
27	302	858	4450000.00	4019802	430198
28	103	828	8124500.00	5714286	2410214
29	213	858	5460000.00	3866667	1593333
30	305	858	4300000.00	2683168	1616832
31	312	828	8124500.00	5238095	2886405

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential premises
Rs 4461/-per sq. Foots

(BASUDEV MAITREYEE PALACE)

Sr.No	Flat No.	Carpet Area (Sq. Foots)	Unit Consideration as per Read Reckoner
01	02	03	04
01	G-6	858	3827538
02	G-9	865	3858765
03	G-10	858	3827538
04	202	858	3827538



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