CHARTERED ACCOUNTANT'S CERTIFICATE

RERA Registration No.: BRERAP00098-7/417/R-275/2018

Subject: Certificate of amount incurred on **"Sai Vrindavan Garden"** project situated on Plot bearing Khesra No/ Survey no. / Plot no672,673, 671,674, 665, Khata No. 25,43,70,75, Tauzi No. 5065, Thana No. 34, Mauza Ashopur, Danapur, District Patna, being developed by **M/S Aastik Buildcon Pvt Ltd.**

Cost of land & on site construction of Real Estate Project *(All figures in Rs Lakh)*

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 fromLocal 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.	1,36,50,750.50	1,36,50,750.50
	SUB TOTAL LAND COST (in Rs)	**1,36,50,750.50**	**1,36,50,750.50**

S. No.	Particulars	Estimated	Incurred
1	2	3	4
1 (ii)	**Cost of Development / Cost of construction** (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) (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. (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;	18,00,00,000.00	1,29,44,855.50
	SUB TOTAL DEVELOPMENT COST (in Rs)	**18,00,00,000.00**	**1,29,44,855.50**
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	19,36,50,750.50	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	2,65,95,606.00	
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	**13.73% (Approx)**	
5	Amount which can be withdrawn from the Designated Account - Total Estimated Cost * Proportion of cost incurred (S. no. 2 * S. no. 4)	2,65,95,606.00	
6	Less: Amount withdrawn till date of this certificate As per the books of accounts and the bank statement	28,71,268.00	
7	Net Amount which can be withdrawn from the Designated Bank account under this certificate (S no. 5-S no. 6)	2,37,24,338.00	

This certificate is being issued for RERA Bihar compliance for the Company ***M/S Aastik Buildcon Pvt. Ltd.*** 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 JHA N K & ASSOCIATES
CHARTERED ACCOUNTANTS

JHA NK & ASSOCIATES PATNA CHARTERED ACCOUNTANTS

Dated at Patna
The 21st day of October' 2026

(CA. NARSINGH KR JHA)
PROPRIETOR
MRN.455664
FRN. 036500C
UDIN: 26455664JCAGIU9267

Sr. No.	Particulars	Amount (2) 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)	**16,70,55,144.00**
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)	**3,85,91,619.00**
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	31,096.25/- Sq.ft. 18,65,77,500.00
4	Estimated receivables of ongoing project. Sum of 2+3 (ii)	22,51,69,119.00
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	15,76,18,383.00 (4 is greater than 1)

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Yours Faithfully
FOR JHA N K & ASSOCIATES
CHARTERED ACCOUNTANTS

JHA N K & ASSOCIATES PATNA CHARTERED ACCOUNTANTS

Dated at Patna
The 21st day of October' 2026

(CA. NARSINGH KR JHA)
PROPRIETOR
MRN.455664
FRN. 036500C
UDIN: 26455664JCAGIU9267

Annexture A

Statement for Calculation of Receivable from the Sale of the ongoing Real Estate Project Sold Inventory

Sr.No	Flat No.	Carpet Area (Sq. Fts)	Unit Consideration As per Agreement/Letter Of Allotment with GST	Received amount	Balance Receivable
01	02	03	04	05	06
1	301	905	4100000.00	246134.00	3853866.00
2	302	938	4225000.00	196629.00	4028371.00
3	304	802	4457500.00	1609313.00	2848187.00
4	306	716	3556250.00	337729.00	3218521.00
5	307	802	3662500.00	50495.00	3612005.00
6	310	938	3500000.00	50495.00	3449505.00
7	317	537	2333500.00	149505.00	2183995.00
8	318	625	3815000.00	1513940.00	2301060.00
9	501	872	3500000.00	50495.00	3449505.00
10	504	752	3463750.00	320118.00	3143632.00
11	510	965	3450000.00	148514.00	3301486.00
12	511	872	3350000.00	148514.00	3201486.00
Total			**4,34,13,500.00**	**48,21,881.00**	**3,85,91,619.00**



(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate
Of the Residential premises Rs.6,000/- per sq.feets

Sr.No	Flat No.	Carpet Area (in sq.ft)	Unit Consideration as per Read Reckoner
01	02	03	04
1	101	905	5430000.00
2	102	1008	6048000.00
3	103	988.25	5929500.00
4	104	802	4812000.00
5	105	935	5610000.00
6	106	754	4524000.00
7	107	802	4812000.00
8	110	938	5628000.00
9	112	511	3066000.00
10	113	511	3066000.00
11	114	511	3066000.00
12	115	421	2526000.00
13	116	511	3066000.00
14	117	511	3066000.00
15	118	681	4086000.00
16	303	882	5292000.00
17	305	829	4974000.00
18	308	860	5160000.00
19	309	878	5268000.00
20	314	511	3066000.00
21	315	421	2526000.00
22	316	511	3066000.00
23	502	965	5790000.00
24	515	421	2526000.00
25	512	537	3222000.00
26	513	624	3744000.00
27	514	624	3744000.00
28	516	624	3744000.00
29	517	624	3744000.00
30	506	716	4296000.00
31	507	752	4512000.00
32	505	829	4974000.00
33	508	860	5160000.00
34	509	878	5268000.00
35	503	882	5292000.00
36	518	625	3750000.00
37	701	872	5232000.00

38	702	965	5790000.00
39	703	882	5292000.00
40	705	829	4974000.00
41	706	716	4296000.00
42	714	565	3390000.00
43	718	625	3750000.00
Total		**31,096.25**	**18,65,77,500.00**

