Alok K Singh & Co. ***P-3, 3rd Floor, Chandi Vyapar Bhawan,***
Chartered Accountants ***Exhibition Road, Patna. Ph: 9334275004.***

Annexure A

List of Extra/Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)

FORMNo.3

[SeeRegulation3]

CHARTEREDACCOUNTANT'SCERTIFICATE(On Letter Head)

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

Cost of Real Estate Project Bihar 6,89,36,000/-

RERA Registration Number:BRERAP004544/108/1755/2024

To,

The **Sai Ashray Nirman India Pvt Ltd** (Name & Address of Promoter),
1ST Floor, Raj Complex, New Dak Bunglow Road G.P.O , Patna 800001
[Project Name] SHREE GANESH PARMANAND ENCLAVE
Shiv Nagar, South Ghurdaur Road, Digha Patna 800012

S.r No	Land Cost Particulars	Amount Estimated	Incurred
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)	------	5,00,000
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; and	--------	27,85,481
e.	Land Premium payable as per annual statement of rates (ASR)		

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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. ------- -------

(ii) Actual Cost of construction of rehab building 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 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 maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation. -------- ----------

Sub Total of Land Cost ------- 32,85,481

S.r No	Particulars	Amount	Estimated Incurred
ii	Development Cost/Cost of Construction:		
	a. (i) Estimated Cost of Construction as certified by Engineer.	6,89,36,000	-----
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. (upto Sept.26)	-------	1,29,21,349.54
	Note : (for adding to total cost of constructio incurred, Minimum of (i) or (ii) i 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		

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roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.		NIL
All costs directly incurred to complete the (i) construction of the entire phase of the project registered.		
b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.		NIL
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;		NIL
Sub Total of Development Cost	6,89,36,000/-	1,29,21,349.54

2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	6,89,36000/-	------
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	--------	1 ,62,06,830.54
4.	% completion of Construction Work (as per Project Architect's Certificate)	--------	18.74%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)		23.51%
6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	---------	1,62,06,830.54
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	------	7,61,100/-
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	-------	1,54,45,730.54/-

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.

Yours Faithfully,

Alok K Singh & Co. * Chartered Accountants *

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(For **Alok K Singh & Co.**
Chartered Accountants

(Alok Kumar Singh)
Partner
M. No. – 099434

(ADDITIONALINFORMATIONFORONGOINGPROJECTS)

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)	5,60,14,650.46
2.	Balance amount of receivables from sold apartments (as per Annexure A to this certificate(as certified by Chartered Accountant as verified from the record sand books of Accounts)	61,49,000.00
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from there cord sand 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	2,64,74,247/-
4.	Estimatedreceivablesofongoingproject.Sumof2+3(ii)	3,26,23,247.00
5.	AmounttobedepositedinDesignatedAccount–70%or 100% If4isgreater than1,then70% of the balance receivables of ongoing project will be deposited in designated AccountIf4islesserthan1,then100%oftheofthebalance receivables Of ongoing project will be deposited in designated Account	

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.

Yours Faithfully,

Date 16/10/2026

(For **Alok K Singh & Co.**
Chartered Accountants

(Alok Kumar Singh)
Partner
M. No. – 099434
UDIN : 26099434OFFHNH4122

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Annexure A

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area(in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	302	81.847	40,00,000.00	1,00,000.00	39,00,000.00
2	204	68.469	63,00,000.00	40,51,000.00	22,49,000.00

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(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate

Of the Residential/ Commercial premises Rs. 31,453/-persq.mts.

Sr. No.	Flat No.	Carpet Area (insq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04
	201	83.706	26,32,874.00
	202	81.847	25,74,401.00
	203	86.585	27,23,383.00
	205	85.842	27,00,059.00
	206	89.559	28,16,973.00
	303	86.585	27,23,429.00
	304	68.469	21,53,612.00
	401	83.706	26,32,874.00
	405	85.842	27,00,059.00
	406	89.559	28,16,973.00

Alok K Singh & Co. ★ Chartered Accountants ★

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