



ABHIJIT DUTT & ASSOCIATES

CHARTERED ACCOUNTANTS
Address: 13/B, Jatin Bagchi Road, Kolkata - 700029

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Withdrawal from RERA Designated Account)

1. Name of the Promoter: Anandsri Construction Pvt. Ltd., Magistrate Colony, Vyas Nagar, Patna, Bihar
2. Name of the Project: Anand Enclave, Lekha Nagar, Danapur, Patna Bihar
3. BRERA Registration No. BRERAP55140-002/129/R-1683/2024
4. Cost of Real Estate Estate Project as per BRERA Registration No 7,00,00,000
5. Nagar Parishad, Danapur Nizamat Planing Authority Approval No-126/22-23
Dated 12/12/2022

(All figures in Rs. Lakh)

Sr. No.	Particulars		Amount (Rs.)	
			Estimated	Incurred
1	2		3	4
1.	i.	Land Cost:		
	a.	Acquisition Cost of Land, lease Premium, lease rent, interest cost incurred or payable on Land Cost (including legal cost). (as per Note-1)	150	150
	b.	Amount of Premium paid or payable to obtain FAR, additional FAR, and any other charges (including diversion charges) to Competent Authority.		
	c.	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; [if not included in (a) above]		
		Sub-Total of LAND COST	150	150
	ii.	Development Cost/ Cost of Construction:		
	a.	(i) Total Cost of Construction as certified by Engineer	550	398.50
		(ii) Actual Cost of construction incurred as per the		

Sr. No.	Particulars		Amount (Rs in Lacs.)	
			Estimated	Incurred
1	2		3	4
		books of accounts as verified by the CA Note: (for adding to 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 (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. Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to T&CP Dept. (c) Fees paid to Local Authority (Municipal/ Panchayat) (d) Consultant/Architect Fees (directly attributable to project) (e) Any other (specify)		4.84
	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	550	403.34
2.		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column		150.00
3.		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		403.34
4.		% completion of Construction Work (as per Project Architect's Certificate Annexure-17) Certificate No.: dated		90%
5.		Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost in percentage. (i.e. x 100)		79%

Sr. No.	Particulars		Amount (Rs.)	
			Estimated	Incurred
1	2		3	4
6		Amount Which can be withdrawn from the RERA Designated Account (Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5))		553
7		Less: Amount withdrawn as on the date of making application for registration of the project as per the Books of Accounts and Bank Statements (Note 2) plus subsequent withdrawals done from the RERA designated Account till date.		195
8		Amount which can be withdrawn from the RERA Designated Bank Account under this certificate in proportion to cost incurred (S.no 6-7)		358
9		Amount which has been withdrawn from the RERA Designated Bank Account for refund to allottees (70% of note 3)		0
10		Net Amount which can be withdrawn from the RERA designated Account (S.no 8 +9)		358

This certificate is being issued on specific request of Anandsri Construction Private Limited for BRERA compliance. The certificate is based on the information/records/documents/books of accounts of the Promoter and is true to the best of my knowledge and belief.

ABHIJIT DUTT & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN NO. 315049E



(CA, GORA CHAND MUKHERJEE)
PARTNER
M.NO. 017630
DATE: 15/12/2025
UDIN: 25017630BMIHIL5878

Additional Information

1. Estimated Balance Cost to Complete the Real Estate Project -1,47,00,000
2. Balance Amount of Receivables from booked Apartments as per Annexure to this Certificate 1,03,43,000
3. i) Balance un-booked area -8748 Sqft. (To be certified by the Management and to be verified by CA from the records and books of accounts)
ii) Estimated amount of Sale proceeds in respect of unbooked apartments as per Annexure to this Certificate -2,79,93,600
4. Estimated receivables of the Project 3,83,36,600

This certificate is being issued for RERA compliance for the Company Anandsri Construction Private Limited (Project-Anand Enclave) and is based on the records and documents produced before us and explanation provided to us by the Management of the Company based on the verification of books of accounts till date.

Details of RERA Account:

Bank Name: Axis Bank

Branch Name: Raza Bazar, Patna

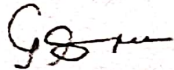
Account No- 923020001983359

IFSC Code- UTIB0001290

Opening Balance -51000 (As on 13/01/2023)

Closing Balance -13,67,934.31 (As on 12/12/2025)

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Annexure "A"

Statement for Calculation of Receivables from the Sales of the Ongoing Real Estate Project:

Booked Inventory

S.No	Block	Flat	Carpet Area	Area of Exclusive Balcony	Unit Amount Consideration as per Agreement	Received Amount (In Rs.)	Balance Amount (In Rs.)
1	Single Block	5	455.22 Sq Mtr	62.98 Sq. Mts	N.A	2,07,18,200	62,81,800

Total Proposed -10

Total Booked -5

No of Covered Parking – 10

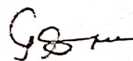
No of Open Parking-0

Un-Booked Inventory Valuation

Of the Residential Premises Rs. Per Sq. Mts.

S.No	Block	Flat	Carpet Area (In Sq Mts)	Area of Exclusive Balcony (In Sq. Mts.)	Estimated Amount of Sale Proceeds
1	Single	5	464.42 Sq.mts	65.77	2,79,93,600

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