



S Kumar Mishra And Company

Chartered Accountants

From No. 3			
CHARTERED ACCOUNTANT'S CERTIFICATE			
Cost of Real Estate Project- RAM SHYAM ENCLAVE			
Bihar RERA Registration :-BRERAP194928050126250131E00			
For the Quarter Ended on : 30-06-2026			
S. No.	Particulars	Amount (In Rs.)	
		Estimated	Incurred & Paid
		Column- A	Column- B
1			
1	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.	Nil	Nil
b	Amount of premium payable to obtain development rights, FSI additional FSI, fungible area any other incentive under DCR from Local Authority or State Government or Statutory Authority.	Nil	Nil
c	Acquisition Cost of TDR (if any)	Nil	Nil
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.	236568	236568
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of Land owned by Public Authorities.	Nil	Nil
f	Under Rehabilitation Scheme:		
1	Estimated construction cost of rehab building (i) including site development and infrastructure for the same as certified by Engineer (in Column-A)	NA	NA
2	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the by CA (in Column-B) Note: (for total cost of construction incurred, Minimum of(i) or (ii) is to be considered)	NA	NA
3	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	Nil	Nil
4	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.	Nil	Nil
	Sub Total of Land Cost (Development Charge)	236568	236568

Place: Jamal Road, Patna

Date: 16th day of July, 2026

For S Kumar Mishra and Company
Chartered Accountants
FRN:023206C

(S K Mishra)

Partner

M.No.-528981

UDIN:26528981ZHFKWC2817





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S. No.	Particulars	Amount (In Rs.)	
		Estimated	Incurred & Paid
		Column- A	Column- B
2	Development Cost / Cost of Construction:		
a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	52190622	
a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column B)		3862475
a (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.	2500000	156619
b	Payment of Taxes, cess , fees, charges, premiums, interest etc. to any Statutory Authority.	Nil	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	Nil
	Sub-Total of Development Cost	54690622	4019094

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S. No.	Particulars	Amount (In Rs.)
2	Total Estimated Cost of the Real Estate Project { 1(i) +(ii)} of Estimated Column -A	54927190
3	Total Cost Incurred and Paid of the Real Estate Project { 1(i) +(ii)} of the incurred Column -B	4255662
4	Percentage of completion of Construction Work (as per Project architect's Certificate on completion of project)	8%
5	Proportion of the Cost Incurred on Land Cost and Construction Cost to the total estimated cost (3/2) %	8%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost Incurred and Paid (Sr. Number 2* Sr. Number 5)	4255662
7	LESS: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	511000
8	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	3744662
Note A : The Estimated Cost is taken as per the management representation, chartered Engineer Certificate and RERA portal Cost Incurred & Paid is inclusive of advance to suppliers and net creditors against supplies. This Certificate is being issued for RERA compliance for Shree Developers and is based on the record and documents produced before me and explanations provided to us by the management of the Firm		

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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)		
S.	Particulars	Amount (Rs.)
1	Estimated balance cost to complete the real estate project (Difference of Total	50671528
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	5489000
3	(i) Balance Unsold area to be certified by management and to be verified by CA from the records and books of accounts (in Sq. mtr.)	763.64
	(ii) Estimated amount of sale proceeds in respect of unsold apartments (Calculated as per average booking rate multiplied to unsold area as on date of certificate to be calculated and certified by CA) as per Annexure- A to this certificate.	0
4	Estimated Receivables of ongoing Project Sum of 2+3 (ii)	5489000
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 balance receivables of ongoing project will be deposited in Designated Account.	3842300
This Certificate is being issued for RERA compliance for Shree Developers and is based on the Records and documents produced before me and explanations provided to us by the management of the company.		

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Annexure- A

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

Sold Inventory					
S. No.	Flat No.	Carpet Area (In Sqm.)"	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	101	94.11	6000000	511000	5489000
Total			6000000	511000	5489000

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(Unsold Inventory Valuation)

Details of unsold inventory as per average Rate as on date of certificate of Residential Project

(Amount in Rs.)			
S. No.	Flat No.	Carpet Area (In Sqm)	Unit Consideration as per percent average booking rate/ market Scenario
1	102	102.19	
2	103	89.65	
3	104	89.65	
4	202	103.12	
5	303	90.11	
6	304	90.58	
7	401	95.22	
8	402	103.12	
Total		763.64	

Place: Jamal Road, Patna

Date: 16th day of July, 2026

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