



[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

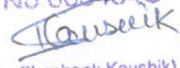
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY (1st Qtr. 30th June-2026)

Cost of Real Estate Project Bihar RERA Registration Number **BRERAP93029-1/220/R-1517/2023**

Sl. No.	Particulars	Amount (Rs.) Estimated Incurred
(1)	(2)	(3)
1.	i. 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.	0.00
	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.	0.00
	c. Acquisition cost of TDR (if any)	0.00
	d. Amount 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	13,50,000.00
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00
	f. Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the C.A.	0.00
	Note: (For total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	0.00
	(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,	0.00
	(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.	0.00
	Sub – Total of LAND COST	13,50,000.00
	ii. Development Cost/Cost of Construction:	
	a. (i) Estimated Cost of Construction as Certified by Engineer.	8,00,27,000.00
	(ii) Actual Cost of Construction incurred as per the books of account as verified by the C.A.	6,48,42,729.26



	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 (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.	77,92,854.94
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	15,09,344.00
	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;	13,88,337.00
	Sub- Total of Development Cost:-	7,64,60,698.79
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	8,13,77,000.00
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	7,78,10,698.79
4	% completion of Construction Work (as per Project Architect's Certificate)	82.18%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)	95.61%
6.	Amount which can be withdrawn from the Designated Account.	
	Total Estimated Cost * Proportion of cost incurred (Sr. Number 2* Sr. Number 5)	7,78,10,698.79
7.	Less: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement : 6,92,30,124.79 Out of the Own contribution of the promoters And other collection : <u>85,80,574.00</u>	7,78,10,698.79
8.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate. This Certificate is being issued for RERA compliance for the Company [SHANGRI-LA ESTATES PVT. LTD.] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	16,46,973.20

Yours Faithfully,
For S. Kaushik & Associates
Chartered Accountants
Firm Registration No 008484C

 (Ca Shashank Kaushik)
 Proprietor
 Membership No -077711

Place : Patna

Date: 13/07/2026

UDIN-26077711SXDUVP6191

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

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)	35,66,301.21
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)	3,33,56,122.00
3.	(i) 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 apartment (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.	522.06 Sq.Mts. 2,54,98,977.00
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	5,88,55,099.00
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	100%

This certificate is being issued for RERA compliance for the Company [Shangri-La Estates 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 K. R. Associates
Chartered Accountants
Firm Registration No 008484C

Kaushik

(Ca Shashank Kaushik)
Proprietor
Membership No -077711

UDIN- 26077711SXDUVP6191

Place : Patna

Date: 13/07/2026

Annexure A

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

Sold Inventory.

Sl. No.	Flat No.	Carpet Area (in Sq.mts.)	Flat Value	Receipt	Balance
1	102	104.6	70,20,000.00	39,04,760.00	31,15,240.00
2	203	99.77	47,42,400.00	47,42,398.00	2.00
3	207	109.16	82,42,000.00	64,86,040.00	17,55,960.00
4	209	114.27	55,81,290.00	10,47,619.00	45,33,671.00
5	210	110.36	61,05,000.00	60,95,236.00	9,764.00
6	211	127.55	75,00,000.00	47,14,287.00	27,85,713.00
7	301	104.6	59,28,000.00	51,25,816.00	8,02,184.00
8	302	104.6	48,36,000.00	34,95,237.00	13,40,763.00
9	304	99.77	53,35,200.00	36,27,618.00	17,07,582.00
	306		Flat Cancel	13,33,330.00	0.00
10	306	104.23	66,43,500.00	56,19,048.00	10,24,452.00
11	308	109.16	75,00,000.00	32,85,714.00	42,14,286.00
12	403	99.97	44,50,000.00	95,238.00	43,54,762.00
13	405	104.23	57,50,000.00	54,87,619.00	2,62,381.00
14	407	104.23	74,33,600.00	53,62,856.00	20,70,744.00
15	409	109.16	42,40,000.00	8,49,524.00	33,90,476.00
16	410	114.27	53,72,400.00	36,19,046.00	17,53,354.00
17	411	110.36	62,20,500.00	59,85,712.00	2,34,788.00
	Total	1725.69	10,28,99,890.00	7,08,77,098.00	3,33,56,122.00



(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential / Commercial Premises Rs.....
Per Sq. Mts.

Sl.No.	Flat No.	Carpet Area (in Sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	101	104.60	51,08,978.00
2	104	99.77	48,73,066.00
3	106	104.23	50,90,906.00
4	108	109.23	53,35,121.00
5	205	104.23	50,90,906.00
	Total	522.06	2,54,98,977.00

