

Form No.3
[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

BIHAR RERA Registration Number: -BRERAP190728040925150430E00

Cost of Real Estate Project

Name: - **AANIKET URMILA COMPLEX**

Project Address: - Plot No. 708P, Khata No.732, Thana No.2, Thana- Patliputra, Mauza- Mainpura, Tauzi No.- 5732, Dist- Patna, Bihar.

being developed by

Promoter Name: - **SAI AANIKET INFRA LLP,**

Promoter Office Address: - Pratibha Niwas, East Jaganpura, P.O.- New Jaganpura, P.S-Ramkrishna Nagar, Patna, Bihar-800020.

As on 30.09.2026 (All figures in Rs)

S. No.	Particulars	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 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 from Local 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.	9,62,50,000.00	Rs.21,42,000.00
	SUB TOTAL LAND COST	9,62,50,000.00	Rs.21,42,000.00



This certificate is being issued for RERA Bihar compliance for the above mentioned project of the Company **Sai Aaniket Infra LLP** and is based on the records and documents produced before me and explanations provided to me by the management of the Company/ LLP.

K. Agarwal
13/10/26

Signature of Chartered Accountant with seal

KIRAN AGARWAL

M.N . 069482

UDIN : 26069482GNVUSC5837

Place: Patna

Date: 13.10.2026



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (INR)
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)	Rs.14,31,21,364.00
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)	Rs. 4, 39, 00, 000.00
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	553.54 Sq Mtr Rs. 4,91,11,430.00
4	Estimated receivables of ongoing project. Sum of 2+3 (ii)	Rs. 9,30,11,430.00
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	Rs. 9,30,11,430.00

This certificate is being issued for RERA compliance for the **Sai Aaniket Infra LLP** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Signature of Chartered Accountant,

KIRAN AGARWAL
M.N . 069482



Annexure A

**Statement for Calculation of Receivable from the Sale of the on-going Real Estate Project
Sold Inventory**

Sr.No	Flat No.	Carpet Area (Sq. Metre)	Unit Consideration As per Agreement/Letter Of Allotment	Received amount	Balance Receivable
1	2	3	4	5	6
1	201,202,203,204,205,206	553.54	45000000.00	1100000.00	43900000.00

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential / commercial premises Rs88,708/-per sq. Metres

Sr.No	Flat No.	Carpet Area (in Sq. Metre)	Unit Consideration as per Ready Reckoner
01	02	03	04
01	301	111.92	9928200
02	302	98.53	8740400
03	303	67.39	5978033
04	304	94.81	8410406
05	305	92.21	8187765
06	306	88.68	7866626
TOTAL	6 Units	553.54	49111430

