U.S. Prasad & Co.
CHARTERED ACCOUNTANTS

34, 4th Floor, Maa Durga Complex, Kavi Raman Path.
Nageshwar Colony, Near Gold's Gym, Boring Road Patna - 1
Mob : 9334087048 / 7979881326 / 9334205356
E-mail : causprasad1991@gmail.com / kumarmanoj1025@gmail.com

CHARTERED ACCOUNTANTS CERTIFICATE

To,
The Proprietor
M/s Lakshya Dhairya Builders, Patna

Cost of Real Estate Project State RERA Registration Number **RERA Registration No.- BRERAP94559-002/229/R-1798/2024.**

Project Name : Gayatri Residency (Quarter Ending September 2026)

Sr. No.	Particulars		Amount (In Rs.) Estimated (Coloumn – A)	Incurred & Paid (Coloumn – B)
I				
	i	**Land Cost :**		
	a	Acquisition Cost of Land or Development Rights Payable on Land Cost and Legal Cost	1,17,00,000/-	NIL
	b	Amount of Premiums 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	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.	12,00,000/-	NIL
	E	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	NIL	NIL
	F	**Under Affordable Housing Scheme:**	NOT APPLICABLE	NOT APPLICABLE
	I	Estimated construction cost of Affordable building including site development and infrastructure for the same as certified by Engineer (In Coloumn –A)	NIL	NIL
	Ii	Actual Cost of Construction of Affordable building incurred as per the books of accounts as	NIL	NIL

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		verified by the CA (in Coloumn – B)		
	Iii	Cost towards clearance of land of all or any encumbrances including costs of removal of lega/illegal occupants,cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.	NIL	NIL
	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.	NIL	NIL
Sub-Total of Land Cost			**1,29,00,000/-**	**NIL**
	Ii	**Development Cost/Cost of Construction :**		
	a (i)	Estimated Cost of Construction as Certified by Engineer (Column – A)	4,60,00,000/-	
	(ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column-B)		2,33,39,847/-
	(iii)	On –Site expenditure for development of entire project excluding cost of construction as per (i) and (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 equipments including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		NIL
	B	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority		NIL
	C	Interest Payable to financial institutions, scheduled banks, non-banking financial institution or money lenders on construction funding or money borrowed for construction.	NIL	NIL
	Sub-Total of Development Cost		**4,60,00,000/-**	**2,33,39,847/-**

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2		Total Estimated Cost of the Real Estate Project ((i) + 1(ii) of Estimated Column – A	5,89,00,000/-	
3		Total Cost Incurred and Paid of the Real Estate Project ((i) + 1(ii) of Incurred Column – B		2,33,39,847/-
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of Project)		64%
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)		-
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr.No.2*Sr.No.5)		2,33,39,847/-
7	Less	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement (		62,86,709/-
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		1,70,53,138/-

This certificate is being issued for RERA compliance for the Company **(Gayatri Residency Project)** and is based on the certificate issued by the engineer Sushil Kumar (F. No- BR/UDHD/SE/23-0111).

For U S PRASAD & Co.
(Chartered Accountant)
FRN-005980C

U. S. PRASAD & CO. * CHARTERED ACCOUNTANTS * PATNA

(CA.NISHITH SINHA)

Partner
Membership No – 418629

Date :26-10-2026
Place : Patna

UDIN : **26418629UKXLQL2634**