



SUBODH GOEL & CO.

Chartered Accountants

Head Office : 202, Rani Plaza, Exhibition Road, Patna - 800001 (Bihar)

Tel. : 0612 - 4000268

Mob. : 9334488021, 9431019121
9223353651 (MH), 7004012355 (Gaya)

E-mail : skgoelfca@gmail.com

skgoel_fca@rediffmail.com

BRANCH 1 : 301, Krishna Plaza, A CHS, 3rd Floor, Above Krishna Sweets, Near Railway Station, Thane West - 400602 (Maharashtra)

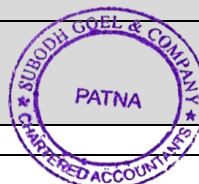
BRANCH 2 : Matuk Babu Compound, Beside Sudha Dairy, Near HDFC Bank, G. B. Road, Gaya - 823001 (Bihar)

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project State RERA Registration Number BRERAP00057-2/30/R-1368/2022

Sr. No.	Particulars		Amount (in Rs.)	
			Estimated	Incurred & Paid
1			(Column - A)	(Column - B)
	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	68,00,000.00	68,00,000.00
	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	-	-
	c	Acquisition cost of TDR (if any)	-	-
	d	Amounts payable to State Government of competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	93,03,761.00	93,03,761.00
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment 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-A)	-	
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) of (ii) is to be considered)		-
	(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.	-	-
	(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.	-	-
	Sub-Total of Land Cost		1,61,03,761.00	1,61,03,761.00
	ii	Development Cost/Cost of Construction:		
	a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	1,70,00,00,000.00	
	a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column - B) Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		86,10,07,279.24
	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.		
	b	Payment of Taxes, cess, fees, charges premiums, interest etc. to any Statutory Authority.		1,08,36,324.44
	c	Interest payable to financial institutions scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:		5,66,68,396.54
	Sub-Total of Development Cost			92,85,12,000.22



2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column – A)	1,71,61,03,761.00
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column – B	94,46,15,761.22
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project) (30.06.2025)	Architect's Certificate has not been provided by the company.
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	55.04%
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)	94,46,15,761.22
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	60,45,24,178.17
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	34,00,91,583.05

This certificate is being issued for RERA compliance for the Company (Project- Surya Signature at Bihar) upto 30 June 2026 and is based on the records and documents produced before us and explanations provided to us by the management of the Company.

Note : The amount as given in Point No. 7 above is as per the information being provided to us by the management. We can not verify the amount given in Point No.7.

Yours Faithfully,

For **SUBODH GOEL & CO**

Chartered Accountants,

Subodh

Kumar Goel

(**SUBODH KUMAR GOEL**)

Partner

M. No. 074835

FRN: 006103C

UDIN: 26074835AAKEDC2214

Digitally signed by Subodh
Kumar Goel
Date: 2026.07.23 17:25:42
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Place : Patna.

Date : 23-07-2026