

CHARTERED ACCOUNTANT'S CERTIFICATE

RERA Registration No.: BRERAP83345-1/145/R-1322/2022

Subject: Certificate of amount incurred on LILA MAITREYEE PALACE project situated on Plot bearing Khesra No / Survey no. / Plot no 949, Khata No. 224, Thana No. 21, Mauza-Danapur Shahjadpur, Sub division/District Danapur, District Patna- 801503 being developed by M/s Maitreyee Vastunirman LLP.

Cost of land & on site construction of Real Estate Project Date-30.09.2026 (All figures in Rs)

S. No.	Particulars	Estimated	Incurred
1	2	3	4
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.	93,70,000.00	1,18,18,933.00
	SUB TOTAL LAND COST	93,70,000.00	1,18,18,933.00



S. No.	Particulars	Estimated	Incurred
1	2	3	4
1	<u>Cost of Development / Cost of construction</u>		
(ii)	(a)	13,35,00,000.00	
	(i) Estimated cost of construction as certified by engineer (Column 3)		
	(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA (Column 4); Note: (For total cost of construction incurred, minimum of (i) or (ii) is to be considered)		3,84,79,509.68
	(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.		1,02,61,043.45
	(b) Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		63,27,607.52
	(c) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
	SUB TOTAL DEVELOPMENT COST	13,35,00,000.00	5,36,32,910.21
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	14,28,70,000.00	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	6.68.87.093.65	
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	45.82 %(approx)	
5	Amount which can be withdrawn from the Designated Account - Total Estimated Cost * Proportion of cost incurred (S. no. 2 * S. no. 4)	6.68.87.093.65	
6	Less: Amount withdrawn till date of this certificate As per the books of accounts and the book statement	5,84,54,401.00	
7	Net Amount which can be withdrawn from the Designated Bank account under this certificate (S no. 5-S no. 6)	84,32,692.64	

This certificate is being issued for RERA Bihar compliance for the Company/ LLP **Maitreyee Vastunirman LLP** and is based on the records and documents produced before me and explanations provided to me by the management of the Company/ LLP.

Signature of Chartered Accountant with seal
UDIN : 26069482ZTIAST9301
Place: Patna
Date: 15.10.2026

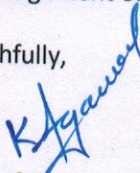


(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

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)	7,59,82,906.35
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))	9,93,68,625.00x
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	20330 Sq.Fts 8,31,29,370.00
4	Estimated receivables of ongoing project. Sum of 2+3 (ii)	18,24,97,995.00
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	12,77,48,596.50

This certificate is being issued for RERA compliance for the Company **Maitreyee Vastunirman 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

Membership Number--- 069482



Annexure A
Statement for Calculation of Receivable from the Sale of the ongoing Real Estate Project
Sold Inventory

Sr.No	Flat No.	Carpet Area(Sq.Fts)	Unit Consideration As per Agreement/Letter Of Allotment	Received amount	Balance Receivable
01	02	03	04	05	06
1	202 A	791	4475000	447501	4027499
2	104 A	641	4900000	1936667	2963333
3	201 A	1127	5000000	476190	4523810
4	203 A	958	5790000	1937000	3853000
5	204 A	641	4400000	2420000	1980000
6	206 A	918	6500000	4028571	2471429
7	207 A	558	4400000	1089109	3310891
8	208 A	958	3900000	495050	3404950
9	209 A	791	4450000	2447501	2002499
10	210 A	1127	6000000	2666667	3333333
11	211 A	952	4481250	2464665	2016585
12	301 A	1127	6400000	3398096	3001904
13	302 A	791	3700000	2031040	1668960
14	303 A	958	6000000	3185716	2814284
15	304 A	641	4495000	2472251	2022749
16	308 A	958	4490000	198020	4291980
17	309 A	791	6000000	285714	5714286
18	310 A	1127	6001000	571429	5429571
19	312 A	791	6380000	285714	6094286
20	104 B	918	6340000	3487000	2853000
21	101 B	962	5000000	572382	4427618
22	102 B	575	3500000	2419802	1080198
23	103 B	962	6000000	904762	5095238
24	105 B	558	4385000	2513565	1871435
25	106 B	918	6737000	4197010	2539990
26	108 B	962	6300000	4529978	1770022
27	109 B	575	4451375	3783667	667708
28	110 B	962	7100000	676191	6423809
29	111 B	952	4495000	3344521	1150479
30	201 B	962	4460000	3790317	669683
31	302 B	575	4497500	3818423	679077
32	304 B	918	4490000	3078624	1411376
33	309 B	575	4495000	3142050	1352950
34	G-7 B	625	4000000	2772277	1227723
35	G-9 B	625	3800000	2577030	1222970



(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate
Of the Residential premises Rs 4089.00/-per sq.Fts

Sr.No	Flat No.	Carpet Area (in sq.Fts)	Unit Consideration as per Read Reckoner
01	02	03	04
1	G-8 A	1006	4113534
2	G-9 A	1011	4133979
3	G-10 A	911	3725079
4	G-11 A	1224	5004936
5	G-12 A	991	4052199
6	311 A	846	3459294
7	G-1 B	952	3892728
8	G-4 B	1016	4154424
9	G-6 B	992	4056288
10	G-8 B	992	4056288
11	G-10 B	1021	4174869
12	G-11 B	1021	4174869
13	G-12 B	1006	4113534
14	107 B	1016	4154424
15	301 B	558	2281662
16	303 B	962	3933618
17	308 B	962	3933618
18	310 B	962	3933618
19	311 B	962	3933618
20	312 B	952	3892728
21	G-8 A	967	3954063

