Kumar Akash & Associates

Chartered Accountants

CHARTERED ACCOUNTANT CERIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUESNT WITHRAWAL OF MONEY)

(Amount till 30.06.2026)

Project Name **HETAL HEIGHTS**

Cost of Real Estate Project Registration Number **3,00,39,000.00**

Bihar RERA Registration Number **BRERAP18532807052519122 9E00**

Sr No.	Particulars	Amount Rs.	
		Estimated	Incurred
1. i)	**Land Cost:**		
a)	Acqusition Cost of Land or Development Rights, lease Premium lease rent, interst cost incurred or payable on Land Cost and legal cost		
b)	Amount of Premium payable to obtain development rights, 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 or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, resgistration fees etc; and		
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities		
g)	Under Rehabilitation scheme:		
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	1,62,500.00	1,62,500.00
ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA Note: (for total cost of construction incurred, Minimum of (i) or (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 accomodation or rent in lien of Transit accomodation, overhead cost,		
iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.		
	Sub Total of LAND COST Rs	**1,62,500.00**	**1,62,500.00**

Kumar Akash & Associates * Chartered Accountants * Patna

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ii)	**Development Cost / Cost of Construction:**			
a (i)	Estimated Cost of Construction as certified by Engineer			
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be consudered)			
a.) (iii)	On-site expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the buildings/ wings of the project registered.	3,00,39,000.00	30,93,216.12	
b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.			
c)	Principal sum and interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;			
	Sub Total of Development Cost	**3,00,39,000.00**	**30,93,216.12**	
2	**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**		3,02,01,500.00	
3	**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**		32,55,716.12	
4	% completion of Construction Work (as per Project Architect's Certificate)		-	
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)		10.78%	
6	Amount which can be withdrawn from the Designated Account		31,32,500.00	
	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement		30,93,216.12	
7	Own Fund		-	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate **(5-6+7)**		39,283.88	

This certificate is being issued for RERA compliance for the Shirdi Sai Developers and is based on the records and documents produced before me and explanations provided to me by the firm.

For Kumar Akash & Associates
Chartered Accountants
FRN - 021057C



Akash Kumar Nirala
(Proprietor)
M.No. 413067
UDIN : 26413067HLWNKM8228

Date : 24.07.2026
Place : Patna

(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)		2,71,08,283.88
2	Balance amount of receivables from sold apartments as per annexure A to this Certificate (as certified by Charted Accountant as verified from the records and books of Accounts)		1,02,25,000.00
3 i	Balance unsold area (to be cerified by Management and to be verified by CA from the records and books of accounts)	Carpet Area - 423.06 Sq. mts	
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		2,32,68,300.00
4	Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)		3,34,93,300.00
5	Amount to be deposited in Designed Account - 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project wil be deposited in designated account If 4 is lesser than 1, than 100% of the balance receivables of ongoing project will be deposited in designated Account.		3,34,93,300.00

This Certificate is being issued for RERA compliance for the firm and is based on the records and documents produced before me and explanations provided to me by the firm.

For Kumar Akash & Associates
Chartered Accountants
FRN - 021057C



Akash Kumar Nirala
(Proprietor)
M.No. 413067
UDIN : 26413067HLWNKM8228

Date : 24.07.2026
Place : Patna

Annexure A

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

Sold Inventory

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	405	77.57	44,00,000.00	13,20,000.00	30,80,000.00
2	203	58.34	30,00,000.00	6,65,000.00	23,35,000.00
3	202	75.99	40,00,000.00	15,00,000.00	25,00,000.00
4	204	56.02	33,00,000.00	9,90,000.00	23,10,000.00
			1,47,00,000.00	**44,75,000.00**	**1,02,25,000.00**
Total Amount Received				44,75,000.00	
70% of the Amount Received				**31,32,500.00**	

(Unsold Inventory Valuation)

of the Residential / commercial premises Rs 55,000/- Per sq. mtrs

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	201	77.57	42,66,350.00
4	205	77.57	42,66,350.00
5	401	77.57	42,66,350.00
6	402	75.99	41,79,450.00
7	403	58.34	32,08,700.00
8	404	56.02	30,81,100.00
Total		**423.06**	**2,32,68,300.00**

