



Chourasiya Pankaj & Associates

Chartered Accountants

L-219, Second Floor, Dumroan Palace, Faser Road, Patna-800001

Telephone: - 0612 3145990

Mobile: - +91 8789860781, +91 8541957276

E-Mail: -acapankajkmr@gmail.com

CHARTERED ACCOUNTANT'S CERTIFICATE

RERA Registration No:- BRERA P00459-4/147/R-1763/2024

Date:-30-06-2026

Subject: Certificate of amount incurred on **SHARDE ENCLAVE** project situated on PGS School Road, Khagaul Road, Patna, the Plot bearing Khata No. 109, Plot No. 896(P), demarcated by its boundaries (Latitude and longitude of the end points)

25°60'28.97", 85°04'46.98" to the North, **25°60'25.90", 85°04'50.82"** to the South,

25°60'25.91", 85°04'50.86" to the East, **25°60'29.01", 85°04'45.43"** to the West, Division Danapur, Village- Mustafapur, Block- Danapur, District- Patna, Pin- 801105, admeasuring **2314.06 sq. mts** area being developed by the Promoter **SHARDE UNI HOMES**.

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

S. No.	Particulars	Estimated	Incurred
1	2	3	4
1(i)	<u>Land Cost</u> (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.	3,18,460/-	3,18,460/-
	SUB TOTAL LAND COST (in Rs)	3,18,460/-	3,18,460/-



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)		
Sr. No.	Particulars	Amount Incurred
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)	3,41,04,260/-
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)	9,00,000/-
3	(i) Balance unsold area (to be cerified 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.	9039 sqft 4,51,95,000/-
4	Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	4,60,95,000/-
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 will 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.	6,30,000/-

This Certificate is being issued for RERA compliance for the Company **M/S SHARDE UNI HOMES** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Place: Patna
Date: 30-06-2026

For, Chourasiya Pankaj & Associates
Chartered Accountant



(Handwritten signature of Pankaj Kumar)

(Pankaj Kumar) Proprietor
M. No – 450737,
FRN – 029685C
UDIN:- 26450737UVFJCZ2632