GAURAV P KUMAR & CO.
Chartered Accountants

FF-14, LUV KUSH TOWER
EXHIBITION ROAD
PATNA-800001
9852087084
cakmrgaurav@gmail.com

FORM NO. 3
[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration Number:- BRERAP90124-1/93/R-1399/2022 dated 27-05-2022, Project Name- SAI J.N GALAXY being developed by M/S SAI SV VENTURES PVT. LTD., having its registrered office at Flat No. 301/302, R. J. Sai Kutir, R. K. Puram, Saguna More, Patna-801503.

For quarter ending June of 2026-27

Sr. No.	Particulars		Amount (in Rs.)	
			Estimated (Column - A)	Incurred & Paid Column - B)
1				
	(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.	19,380,000.00	19,380,000.00
	b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and 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, registration fees etc.	Included in Point No. 1 (i) (a)	Included in Point No. 1 (i) (a)
	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 C.A. **(in Column-B) 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 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		**19,380,000.00**	**19,380,000.00**

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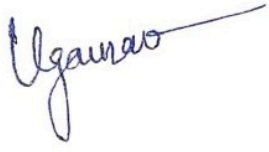
Sr. No.	Particulars		Amount (in Rs.)	
			Estimated	Incurred & Paid
			(Column - A)	Column - B)
	(ii)	**Development Cost/ Cost of Construction** :		
	a (i)	Estimated Cost of Construction as certified by Engineer. **(Column-A)**	142,000,000.00	158,279,608.92
	a (ii)	Actual Cost of construction incurred 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).**	.	-
	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 (i) construction of the entire phase of the project of the project registered.	-	-
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	-	Included in Point No. (ii) a (i)
	c	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-	Included in Point No. (ii) a (i)
	Sub-Total of Development Cost		**142,000,000.00**	**158,279,608.9**

For Gaurav P Kumar & Co
Chartered Accountants
FRN No. - 024539C



(CA Kumar Gaurav)
Proprietor
Membership No. - 4336615
Date: 25th July, 2026
UDIN: 26436615JIKZAY2969

2		Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	161,380,000
3		Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	177,659,609
4		Percentage of completion of construction Work (As per project Architect's Certificate on completion of project)	100.00%
5		Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	110.09%
6		Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)	177,659,609
7	**Less:**	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	94,036,181
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	83,623,428

This certificate is being issued for RERA compliance for the Company **[SAI SV VENTURES PVT. LTD.]** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

(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		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)	
3	(i)	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 as per Annexute-A to this certificate.	
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	
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.	

This certificate is being issued for RERA compliance for the Company [SAI SV VENTURES PVT. LTD.] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

GAURAV P KUMAR & Co. PATNA Chartered Accountants

Annexure A

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

Sold Inventory

(Amount in Rs)

Sr. No.	Flat No./Bunglow/Office No.	Carpet Area (in sq. ft.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
	Total		-	-	-

(Unsold Inventory Valuation)

Of the Residential/Commercial premises Rs. ...../- per sq.ft. (Estimated)

Sr. No.	Flat No./Bunglow/Office No.	Carpet Area (in sq. ft.)	Unit Consideration as per Agreement/Letter of Allotment
	Total		

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