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

Cost of Real Estate Project State RERA Registration Number: **BRERAP00204-4/129/R-1278/2022**

Project Name: **SANGAM ENCLAVE**

Sr. No.		PARTICULARS	Amount (in Rs.) Estimated Column - A	Incurred & Paid Column - B
1.				
	i.	Land Cost:	1,82,70,000/-	
	a.	Acquisition Cost of Land or Development Rights, lease Premium lease Rent, interest Cost incurred or payable on Land cost and Legal cost	3,00,003/-	
	b.	Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and other incentive under DCR from Local Authority or State Government or any statutory Authority	N/A	
	c.	Acquisition Cost of TDR (if any)	N/A	
	d.	Amount 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.	4,48,725/-	
	e.	Land Premium payable as per annual statement of rats (ASR) for redevelopment of Land owned by Public Authorities.	N/A	
	f.	Under Rehabilitation Scheme:	N/A	
	i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by the engineer (in column-A)	N/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) or (ii) is to be considered.	N/A	



	iii.	Cost towards Clearance of land of all or any encumbrance including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation of rent in lieu of transit Accommodation, overhead cost	N/A	
	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 rehabilitation	N/A	
	Sub-Total of Land Cost		1,90,18,728/-	
	ii.	Development Cost/ Cost of Construction	6,34,62,400/-	
	a(i)	Estimated Cost of Construction as certified by Engineer (Column -A)	6,34,62,400/-	
	a(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA (Column-B) Note: For adding total cost of construction incurred, Minimum of a(i) or a(ii) to be considered.	N/A	3,41,32,331/-
	a(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant fees, site overheads, development works, electricity, sewerage, drainage, layout roads etc. cost of machines 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.	N/A	82,09,000/-
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	N/A	
	c.	Interest payable to financial institutions, scheduled bank, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	N/A	
	Sub-Total of Development Cost		N/A	4,23,41,331/-

Arvind Arpan & Associates
Chartered Accountants
F.R. No. 010011C
PATNA

2.		Total Estimated Cost of the Real Estate Project (1(i) + (ii) of Estimated) Column-A	N/A	8,17,32,400/-
3.		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + (ii) of incurred) Column – B	N/A	
4.		Percentage of completion of construction work (as per Project Architect's Certificate on completion of project)	N/A	90%
5.		Proportion of the cost incurred on Land Cost and Construction cost to the Total Estimated Cost (3/2)	N/A	
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)	N/A	
7.	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	N/A	
8.		Net Amount which can be withdrawn from the Designated Bank Account under this certificate:	N/A	

This certificate is being issued for RERA compliance for the Company **"MAA BHAWANI BUILDCON PVT. LTD."** For **"SANGAM VIHAR"** and is based on the records and documents produced before us and explanations provided to us by the management of the company.

For ARVIND ARPAN & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 010011C

Arvind Arpan & Associates * Chartered Accountants * F.R. No. 010011C PATNA

CA. ARVIND KUMAR
(PARTNER)
M.No.: 096435

PLACE: PATNA
DATE: 27/04/2026
UDIN: 26096435-42AYRJ8524

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.fts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	204	1639	73,75,500/-	59,52,382/-	14,23,118/-
(2)	303	1649	74,20,500/-	65,82,285/-	8,38,214/-
(3)	305	1631	73,39,500/-	14,28,571/-	59,10,928/-
(4)	306	1684	75,78,000/-	49,33,332/-	26,44,667/-
(5)	106	1684	75,78,000/-	14,29,525/-	61,48,475/-
		TOTAL	**3,72,91,500/-**	**2,03,26,096/-**	**1,69,65,403/-**



(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises Rs. 1700per sq.ft.
(SANGAM VIHAR)

Sr.No.	Flat No.	Carpet Area (in sq.fts.)	Unit Consideration as per Read Reckoner
01	105	1631	2772700
02	202	1624	2760800
03	401	1689	2871300
04	402	1624	2760800
05	201	1689	2871300
06	403	1649	2803300
07	404	1639	2786300
		TOTAL	1,68,53,800/-

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr.No.		Particulars	Block A
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred	2,20,21,069/-
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)	1,69,65,403/-
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts	9914sq.ft
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	5,40,22,000/-
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	7,09,87,403/-
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 balance receivables of Ongoing project will be deposited in designated Account.	70%

This certificate is being issued for RERA compliance for the Company MAA BHAWANI BUILD CON Pvt. Ltd. for SANGAM VIHAR ENCLAVE and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully
FOR ARVIND ARPAN & ASSOCIATES
Chartered Accountants
FRNO 100116C
Arvind
PARTNER
CA - Arvind Kumar
M.NO. 096435

Place: Patna
Date: 23/04/2026
UDIN: 26096435YZAPRJ8524