S B SHARMA & ASSOCIATES
CHARTERED ACCOUNTANTS

FORM No. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project Rs. 10,00,00,000/-
Bihar RERA Registration Number_BRERAP183028070425120929E00

(ANJU SUMITRA TOWER) **Date- 27-10-2026**

Sr. No.	Particulars	Amount (₹) Estimated Incurred
1.i	**Land Cost :**	
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payableon Land Cost and legal cost.	6,00,00,000 /-
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any 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. 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; and	12,57,165/-
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	N/A
	f. Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	N/A
	(ii) Actual Cost of construction of rehab buildingincurred as per the books of accounts as verified by the CA.	N/A

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E-mail :- sbsharmaandassociates@gmail.com / ca.shyambabu@gmail.com

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 encumbrances including cost of removal of legal/illegal occupants, cost for providingtemporary transit accommodation or 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 anyamount whatsoever payable to any authorities towards and in project of rehabilitation.	N/A
	Sub-Total of Land Cost	6,12,57,165 /-

Sr.No.	Particulars	Amount (₹) Estimated Incurred
Ii	Development Cost/ Cost of Construction:	
a.	(i) Estimated Cost of Construction as certified by Engineer.	10,00,00,000 /-
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA as on 30-09-2026 (cumulative fund)	2,42,04,165 /-
	Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	
	(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 registered.	
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	NA
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;	N/A
	Sub-Total of Development Cost	2,42,04,165 /-

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2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)]of Estimated Column.	16,12,57,165 /-
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)]of Incurred Column.	2,42,04,165 /-
4	% completion of Construction Work (as per Project Architect's Certificate)	%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	15.01%
6	Amount Which can be withdrawn from the DesignatedAccount. Total Estimated Cost * Proportion of cost incurred (Sr.number 2 * Sr. number 5)	2,42,04,700/-
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	2,42,04,165 /-
8	Net Amount which can be withdrawn from the Designated1 Bank Account under this certificate.	535 /-

This certificate is being issued for RERA compliance for the Company [Promoter's Name] VANASTHALI HOME 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 (Membership Number 512327)

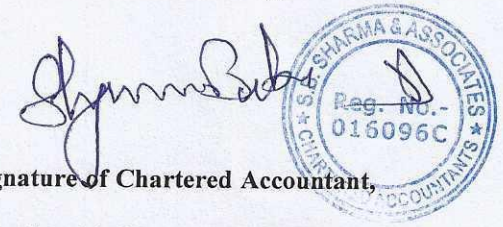
Name CA SHYAM BABU

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹) Estimate Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Costincurred) (calculated as per the Form IV	7,57,95,835 /-
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)	NA/-
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 (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	13,65,00,000/-
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	13,65,00,000/-
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 balancereceivables of ongoing project will be deposited in designated Account	70 %

This certificate is being issued for RERA compliance for the Company [Promoter's Name] VANASTHALI HOME 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,

(Membership Number 512327)

Name CA SHYAM BABU

UDIN:- 26512327CHIOTM9790

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.ft.)	Unit Considerationas per Agreement/Letter of Allotment	Received Amount	Balance Receiva
	TOTAL				

(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs ...../- aprox. per sq.f

COMMERCIAL

Sr.No.	Floor No / Shop No	Carpet Area(in sq.ft.)	Unit Consideration as per Read Recknor
1	Ground Floor		
	SHOP NO-1	2696.71 sq.ft	
	SHOP NO-2	2520.45 sq.ft	
2	Second Floor		
	SHOP NO- 1	2696.71 sq.ft	

RESIDENTIAL

Sr.No.	Flat No.	Carpet Area(in sq.ft.)	Unit Consideration per Read Recknor
1	501	983.46	1,05,00,000
2	502	1048.57	1,05,00,000
3	503 (50%)	936.61	1,05,00,000
4	601	983.46	1,05,00,000
5	602	1048.57	1,05,00,000
6	603	936.61	1,05,00,000
7	604	1013.76	1,05,00,000
8	605	985.29	1,05,00,000
9	701	983.46	1,05,00,000
10	702	1048.57	1,05,00,000
11	703	936.61	1,05,00,000
12	704	1013.76	1,05,00,000
13	705	985.29	

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