V N & CO

CHARTERED ACCOUNTANTS

202, 2ND FLOOR, R P TOWER, BESIDES JAGAT TRADE CENTRE, FRAZER ROAD, PATNA -800001
Mobile -7992282793, 9852112706

Form No. 3

CHARTERED ACCOUNTANTS CERTIFICATE

Cost of Real Estate Project - Ambition Pride
Bihar RERA Registration Number BRERAP00138-008/173/R-1646/2024

For the Quarter Ended on 30th September, 2026

TABLE-A

Sr. No.	Particulars (Estimated cost of construction)	Amount (₹)
1.	Estimated cost of acquisition Cost of Land/ Development Rights, lease Premium, rent, incurred on land and any related cost or payable on Land Cost (As mentioned in the application).	13,15,60,000
2.	Estimated cost of development of the project other than land including amount incurred on sanctioned map, statutory payments, registration fee, and any related cost etc (As mentioned in application)	6,00,00,000
3.	**Total Estimated cost of the project. (Total of 1 and 2)**	**19,15,60,000**
	Total of Cost as on date	**19,15,60,000**

TABLE-B

Sr. No.	Particulars (Actual cost of construction)^	Amount (₹)
1.	Cost incurred relating to land.	12,12,11,750
2.	Cost incurred relating to construction of project as per Books of Accounts.	4,43,92,696
3.	**Total Cost incurred till date (Sum of Sr. 1 + Sr. 2)**	**16,56,04,446**

^ Actual Cost of Construction is inclusive of Advance to suppliers and net of creditors against supplies

TABLE-C

Sr. No.	Particulars (Percentage of cost)	Percentage
1.	Percentage of cost incurred [Table B (3)] against total estimated cost **(Table B (3) ÷ Table A (3) x100)**	86.45%



TABLE-D

Sr. No.	Particulars (Source of fund)	Amount (₹)
1.	Amount Received in Project account till date from the allottees (70 % of the amount in separate account collected by the allottees)	6,54,08,117
2.	Amount received from other than allottees**	10,01,96,329
3.	**Total of above (Sr no. 1 and Sr No. 2)**	**16,56,04,446**
4.	**Percentage of the total estimated cost(Table D (3) ÷ Table A (3) x100)**	**86.45%**

*** Being the Promoters Contribution and Customer Advances (other than 70%).*

TABLE-E

Sr. No.	Particulars (Source of fund)	Amount (₹)
1.	Balance of amount available in the project account (70%) **(Sr no 3 of Table D - Sr no of 3 of Table B)**	-

TABLE-F

Sr. No.	Particulars (Source of fund)	Amount (₹)
1.	Balance of amount to be withdrawn from the project account (70 %) which should be in proportion to the percentage of the completion of project.	10,01,96,329

This is to certify that based on the Books of account, **Rs. 10,01,96,329/-** may be withdrawn.

This Certificate is being issued for RERA compliance for Ambition Homes Pvt. Ltd. and is based on the records and documents produced before us and explanations provided to me by the management of the LLP.

For V N & Co
Firm Registration No. 030297C
Chartered Accountants

V N & CO. CHARTERED ACCOUNTANTS FRN- 030297C PATNA

CA Vaibhaw Kumar
Partner
Membership Number: 439525
Date: 28-10-2026
UDIN: 26439525ICRMRO4437

TABLE-G

Joint Certification of Architect, Engineer & Chartered Accountant for the amount of withdrawal

(Recommendation of amount of withdrawal from the project account based on minimum of the percentage (%) as given by Architect, Engineer and CA.)

This is to certify that Rs. 7,69,40,119/-^ may be withdrawn from the Project Account (70%).

^ Calculation of Amount of Withdrwal:

Sl. No.	Particulars	Amount in Rs./ Percentage
1	Percentage of Completion as per Architect **(Refer Table C(3) of Form-1)**	74.31%
2	Percentage of Completion as per Engineer **(Refer Table A(5) of Form-2)**	86.45%
3	Percentage of Completion as per Chartered Accountant **(Refer Table C of Form-3)**	86.45%
4	**Minimum Percentage of Completion**	**74.31%**
5	Total Estimated Cost of the Project	19,15,60,000
6	Amount which can be withdrawn from the Project Account (70%)**(Sl.No. 4 * Sl. No. 5)**	14,23,48,236
7	Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	6,54,08,117
8	**Net Amount which can be withdrawn from the Project Account (70%) under this certificate (Sl.No. 6 - Sl. No. 7)**	**7,69,40,119**

Chartered Accountant
For V N & Co
Firm Registration No. 030297C
Chartered Accountants

V N & CO. CHARTERED ACCOUNTANTS FRN-030297C PATNA

CA Vaibhaw Kumar
Membership Number: 439525
Date: 28-10-2026
UDIN:

Architect
For Ar. Ratan Singh & Co.

RATAN KUMAR ARCHITECT COA Reg. No. - CA/2023/158462 UDHD Patna (Bihar)

Ar. Ratan Kumar
Registration No.: CA/2023/158462
Date: 28-10-2026

Civil Engineer

Er. Prabhakar Kumar Singh
Reg. No.-BR/UDHD/CE/23-0209

Er. Prabhakar Kumar Singh
Registration No.: BR/UDHD/CE/23-0209
Date: 28-10-2026

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

S. No.		Particulars	Amount (Rs.)
1		Estimated balance cost to complete the real estate project (Difference of Total Estimated Project Cost less Cost Incurred)	2,59,55,554
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	13,27,61,211
3	(i)	Balance Unsold area to be certified by management and to be verified by CA from the records and books of accounts (in Sq. mtr.)	671.23
	(ii)	Estimated amount of sales proceeds in respect of unsold appartments (Calculated as per ASR multiplied to unsold area as on date of certificate to be calculated and certified by CA) as per Annexure-A to this certificate.	9,22,39,125
4		Estimated Receivables of ongoing Project sum of 2+ 3(ii)	22,50,00,336
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.	15,75,00,235

This Certificate is being issued for RERA compliance for Ambition Homes Private Limited and is based on the records and documents produced before me and explanations provided to us by the management of the company.

For V N & Co
Firm Registration No. 030297C
Chartered Accountants

V N & CO. CA FRN-030297C PATNA CHARTERED ACCOUNTANTS

CA Vaibhaw Kumar
Partner
Membership Number: 439525
Date: 28-10-2026
UDIN: 26439525ICRMRO4437

Annexure-A

Statement of Calculation of Receivables from the Sales of Ongoing Real Estate Project

Sold Inventory

(Amount in Rs.)

S. No.	Flat/Shop No.	"Carpet Area (In Sqm.)"	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
1	F-401	192.31	2,22,30,000	2,22,30,000	-
2	F-302	196.49	2,26,80,000	25,00,000	2,01,80,000
3	F-202	196.49	3,59,10,000	3,22,85,717	36,24,283
4	F-501	192.31	2,96,40,000	75,00,000	2,21,40,000
5*	F-201	192.31	3,51,97,500	23,80,952	3,28,16,548
6*	F-301	192.31	2,22,30,000	11,02,000	2,11,28,000
7*	F-402	196.49	2,26,80,000	10,00,000	2,16,80,000
8*	F-502	196.49	3,02,40,000	1,90,47,619	1,11,92,381

** Since the Agreement for Sale has not been executed and Letter of Allotment was not available for our verification, we have considered the Unit Consideration as per management representation.*

(Unsold Inventory Valuation)

Ready Reckoner Rate as on date of certificate of the

Residential Premises F-701 @ Rs. 1,43,248.41 Per Sq. Mtr of Carpet Area

Commercial Shops @ Rs. 1,31,848.08 Per Sq. Mtr of Carpet Area

(Amount in Rs.)

S. No.	Flat/Shop No.	"Carpet Area (In Sqm.)"	Unit Consideration as per Ready Reckoner
1	C-1	171.64	2,26,30,404
2	C-2	171.64	2,26,30,404
3	F-701	327.95	4,69,78,316

V N & CO. CHARTERED ACCOUNTANTS FRN- 030297C PATNA