KAPIL KUMAR AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS
Branch Office Address - A-57(1), AMANI SHAH ROAD, SHASTRI NAGAR JAIPUR , RAJASTHAN 302016 INDIA

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Withdrawal from RERA Designated Account)

Name of the Promoter: Asthanu Buildcon

Name of the Project: Asthanu Basu Arcade

CGRERA Registration No. BRERAP18632807062510023OE00

(All figures in Rs.)

Sr. No.	Particulars			Amount (Rs.)	
				Estimated	Incurred
1	2			3	4
1.	**i.**		**Land Cost:**		
		a.	Acquisition Cost of Land, lease Premium, lease rent, interest cost incurred or payable on Land Cost (including legal cost). **(as per Note-1)**	4,45,98,000	81,02,000
		b.	Amount of Premium paid or payable to obtain FAR, additional FAR, and any other charges (including diversion charges) to Competent Authority.		
		c.	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; [if not included in (a) above]		
			Sub-Total of LAND COST	4,45,98,000	81,02,000
	ii.		**Development Cost/ Cost of Construction:**		
		a.	(i) Total Cost of Construction as certified by Engineer **dated: 30/09/2026**	7,10,00,000	1,38,08,432.06
			(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA **Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**	7,10,00,000	1,38,08,432.06

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1	2	3	4
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (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 construction of the entire phase of the project registered.		
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. **Project Clearance Fees** (a) Fees paid to RERA (b) Fees paid to T&CP Dept. (c) Fees paid to Local Authority (Municipal/ Panchayat) (d) Consultant/Architect Fees (directly attributable to project) (e) Any other (specify)		
	c. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;		
	Sub-Total of Development Cost	7,10,00,000	1,38,08,432.06
2.	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	11,55,98,000	2,19,10,432.06
3.	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	11,55,98,000	2,19,10,432.06

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Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1	2	3	4
4.	**% completion of Construction Work (as per Project Architect's Certificate Certificate dated 30/09/2026**		24.72%
5.	**Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost in percentage. (i.e. x 100)**		18.95%
6	**Amount Which can be withdrawn from the RERA Designated Account** **(Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		2,19,10,432.06
7	**Less: Amount withdrawn as on the date of making application for registration of the project as per the Books of Accounts and Bank Statements (Note 2) plus subsequent withdrawals done from the RERA designated Account till date.**		27,28,741.38
8	**Amount which can be withdrawn from the RERA Designated Bank Account under this certificate in proportion to cost incurred (S.no 6-7)**		1,91,81,690.68
9	**Amount which has been withdrawn from the RERA Designated Bank Account for refund to allottes (70% of note 3)**		-
10	**Net Amount which can be withdrawn from the RERA designated Account (S.no 8 +9)**		1,91,81,690.68

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This certificate is being issued on specific request of Asthanu Buildcon for CG-RERA compliance. The certificate is based on the information/records/documents/books of accounts of the Promoter and is true to the best of my knowledge and belief.

For KAPIL KUMAR AGARWAL & ASSOCIATES
Chartered Accountants
FRN: 008174C
Rajeev Sharma





Partner
Membership No. 075689
Date – 29.10.2026
UDIN - 26075689KDBQZB5109