LODHA PATEL WADHWA & CO.
CHARTERED ACCOUNTANTS

211A, ASHIANA PLAZA, BUDH MARG, PATNA-800 001
Phone : 2223053, 2239773, 2238784 (O)
Email : lodhapwc@gmail.com

Form No. 3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project - EMERALD GARDEN
Bihar RERA Registration Number BRERAP14442-1/167/R-1490/2022

For the Quarter Ended on December 31, 2025

S. No	Particulars		Amount (In Rs.)	
			Estimated	Incurred & Paid
			Column -A	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.	-	-
	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.	-	-
	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.	4,386,000	4,386,000
	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 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)**	-	-
	(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/ illegal occupants, cost for providing temporary transit accomodation or rent in lieu of Transit Accomodation, overhead cost.		-
	(iv)	Cost of ASR linked premium fees, Charges and Security Deposits or Maintainance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
		Sub-Total of Land Cost	4,386,000	4,386,000
	ii	**Development Cost/ Cost of Construction:**		
	a(i)	Estimated cost of construction at the start of the project	396,580,000	-
	a(ii)	Actual cost of construction incurred^ as per the books of accounts as verified by the CA **(Column-B)**	-	116,441,744

LODHA PATEL WADHWA & CO. CHARTERED ACCOUNTANTS F.R.N. 006271C PATNA

	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, 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.	-	2,522,426
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-	2,741,230
	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.	-	22,517,448
		Sub-Total of Development Cost	396,580,000	144,222,848
2		Total Estimated Cost of the Real Estate Project (1(i)+1(ii)) of Estimated Column -A		400,966,000
3		Total Cost Incurred and Paid^ of the Real Estate Project (1(i)+1(ii)) of the incurred Column -B		148,608,848
4		Percentage of completion of Construction Work (as per project architect's certificate on completion of project)		49%
5		Proportion of the Cost Incurred on Land Cost and Construction Cost to the total estimated cost. (3/2)%		37%
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)**		148,608,848
7	**Less:**	Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		36,918,000
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		111,690,848

^ Cost Incurred & Paid is inclusive of advance to suppliers and net of creditors against supplies.

For Lodha Patel Wadhwa & Co.
Firm Registration No.
Chartered Accountants



Vinay Vishal

(VINAY VISHAL)
Partner
Membership Number: 518100
Date: 11/06/2026
UDIN: 26518100UBGKTV8823

Note: This certificate has been issued at the request of Kaustubh Developers & Builders Pvt ltd for submission to RERA, for compliance purposes and is not to be used, referred to as distributed for any other purpose or any other party. We have no responsibility to update this certificate for events and circumstances occurring after the date of this report.

(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)	252,357,152
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	87,482,000
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.)	6,240.90
	(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.	204,944,000
4		Estimated Receivables of ongoing Project sum of 2+ 3(ii)	292,426,000
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 balance receivables of ongoing project will be deposited in Designated Account.	204,698,200

For Lodha Patel Wadhwa
Firm Registration No.
Chartered Accountants

LODHA PATEL WADHWA & CO. F.R.N. 00[illegible]271C PATNA CHARTERED ACCOUNTANTS

Vinay Vishal

(VINAY VISHAL)
Partner
Membership Number: 518100
Date: 11/06/2026
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