FORM No. 3

[Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

CostofRealEstateProjectRERARegistrationNumberBRERAP00260-8/169/R-1499/2022

Project: "STAR GALAXY 1 PHASE II" of Sai Shree Balajee Homes Pvt. Ltd. for the quarter ended on 30th June, 2026

Sr. No.		Particulars	Amount (in Rs.) Estimated (Column- A)	Incurred &Paid (Column - B)
1				
	i	**Land cost**		
	a	AcquisitionCostofLandorDevelopmentRights,LeasePremium,leaserent ,interest costincurredorpayableonLandCostandlegalcost.	31,99,766/-	31,99,766/-
	b	AmountofPremiumpayabletoobtaindevelopmentrights,FSI,additionalF SI, fungiblearea,andanyotherincentiveunderDCRfromLocalAuthorityorSta te Government or any StatutoryAuthority.		
	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.; and		
	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 the books of accountsasverifiedbytheCA.**Note:(fortotalcostofconstructionincurr ed, Minimumof(i)or(ii)istobeconsidered).**		
	(iii)	Costtowardsclearanceoflandofalloranyencumbrancesincludingco stof removal of legal/illegal occupants, cost for providing temporary transit accommodationorrentinlieuofTransitAccommodation,overheadco st,		
	(iv)	CostofASRlinkedpremium,fees,chargesandsecuritydepositsormainte nance deposit,oranyamountwhatsoeverpayabletoanyauthoritiestowardsandi n project of rehabilitation.		
		Sub-Total of Land Cost	31,99,766/-	31,99,766/-
	ii	**DevelopmentCost/CostofConstruction**		
	a (i)	Estimated Cost of Construction as certified by Engineer.	75,00,00,000/-	33,80,00,000/-
	a (ii)	(ii)ActualCostofconstructionincurredasperthebooksofaccountsasverifi ed by the CA. Note: (for adding to total cost of construction incurred, Minimumof (i) or (ii) is to be considered).		33,82,38,297/-
	a (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.		

	a)	PaymentofTaxes,cess,fees,charges,premiums,interesteto.toanystatutory Authority.		
	b)	Principalsumandinterestpayabletofinancialinstitutions,scheduledbanks,non-bankingfinancialinstitution(NBFC)ormoneylendersonconstructionfundingor money borrowed for construction;		
		Sub-Total of Development Cost		33,80,00,000/-

2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.- A	75,31,99,766/-
3		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.- B	34,11,99,766.00/-
4		Percentage (%) Completion of Construction Work (As per Project Architect's Certificate)	45.07%
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	45.30%
6		Amount Which can be withdrawn from the Designated Account. **TotalEstimatedCost*ProportionofcostincurredSr.number2*Sr.number5)**	34,11,99,766.00/-
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	33,82,58,596.00/-
8		NetAmountwhichcanbewithdrawnfromtheDesignatedBankAccountunderthis certificate.	29,41,170.00/-

ThiscertificateisbeingissuedtoSaiShreeBalajeeHomesPvt.Ltd.(PromoterNameMr.RajeshKumarChoudhary)forRERAcomplianceisbase dontherecordsanddocumentsproducedbeforemeandexplanationsprovidedtomebythemanagementoftheCompany.

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Choudhary

Director

Director

For

J A M P R S & Co.
Chartered Accountants
FRN: 019026C

CA Madan Roy
(Partner)
M.No.413161
UDIN: 26413161RPLOMV7237
DATE: 29/07/2026

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		EstimatedBalanceCosttoCompletetheRealEstateProject(DifferenceofTotal EstimatedProjectcostlessCostincurred) (Calculated as per the Form IV)	41,20,00,000/-
2		Balance amount of receivables from sold apartments (AsperAnnexureAtothiscertificate(ascertifiedbyCharteredAccountantasverifiedfromtherecordsandbooksofAccounts)	35,20,28,239/-
3	(i)	BalanceUnsoldarea(tobecertifiedbyManagementandtobeverifiedbyCAfromthe records and books of accounts)	CARPET AREA 79750
	(ii)	Estimatedamountofsalesproceedsinrespectofunsoldapartments**(calculated asperASRmultipliedtounsoldareaasonthedateofcertificate,tobecalculatedandcertifiedbyCA)**asperAnnexureAtothiscertificate	30,79,14,000/-
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	65,99,42,239/-
5		AmounttobedepositedinDesignatedAccount–70%or100%,If4isgreaterthan1, then70%ofthebalancereceivablesofongoingprojectwillbedepositedindesignated Account.If4islesserthan1,then100%oftheofthebalancereceivablesofongoing projectwillbedepositedindesignatedAccount	46,19,59,567.30/-

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Sai Shree Balajee Homes Pvt. Ltd.

Sai Shree Balajee Homes Pvt. Ltd.

Director

Director

For

J A M P R S & Co.
Chartered Accountants
FRN: 019026C

CA Madan Roy
(Partner)
M.No.413161
UDIN: 26413161RPLOMV7237
DATE: 29/07/2026

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 Consideration as per Agreement/LetterofAllotment	Received Amount	Balance Receivable
1	STAR GALAXY 1,PHASE II	124320	74,69,81,964/-	39,49,53,725/-	35,20,28,239/-

(Unsold Inventory Valuation)

ReadyReckonerRateasonthedateofCertificateoftheResidential/CommercialpremisesRs.persq.mts.

Sr. No.	Flat	Carpet Area (in Sq. ft.)	Unit Consideration as per Agreement/LetterofAllotment
1	STAR GALAXY 1,PHASE II	79750	30,79,14,000/-

Note: Rate of unsold inventory per sft.

STAR GALAXY 1,PHASE II	4000
EWS/LIG	2000