CA INDIA

V N & CO

CHARTERED ACCOUNTANTS

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

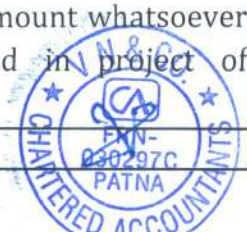
Form No. 3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project - Ambition Paradise
Bihar RERA Registration Number BRERAP00138-009/83/R-1741/2024

For the Quarter Ended on June 30, 2026

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.	13,24,80,000	13,24,80,000
	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.	-	-
	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.	-	1,39,91,675
	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	13,24,80,000	14,64,71,675



	ii	**Development Cost/ Cost of Construction:**		
	a(i)	Estimated cost of construction at the start of the project	18,00,00,000	-
	a(ii)	Actual cost of construction incurred^ as per the books of accounts as verified by the CA **(Column-B)**	-	13,57,97,294
	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.	-	2,37,88,338
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-	-
	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.	-	1,62,99,524
		Sub-Total of Development Cost	18,00,00,000	17,58,85,156
2		Total Estimated Cost of the Real Estate Project (1(i)+1(ii)) of Estimated Column -A		31,24,80,000
3		Total Cost Incurred and Paid^ of the Real Estate Project (1(i)+1(ii)) of the incurred Column -B		30,83,65,156
4		Percentage of completion of Construction Work (as per project architect's certificate on completion of project)		60.00%
5		Proportion of the Cost Incurred on Land Cost and Construction Cost to the total estimated cost. (3/2)%		98.68%
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)**		30,83,65,156
7	**Less:**	Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		12,55,88,922
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		18,27,76,234

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

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. CHARTERED ACCOUNTANTS FRN-030297C PATNA

Vaibhaw Kumar
Partner
Membership Number: 439525
Date: July 29, 2026
UDIN: 26439525BOWKYG9318

(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)	41,14,844
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	5,91,08,736
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.)	4,335.47
	(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.	23,80,13,284
4		Estimated Receivables of ongoing Project sum of 2+ 3(ii)	29,71,22,020
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.	20,79,85,414

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

Vaibhaw Kumar
Partner
Membership Number: 439525
Date: July 29, 2026
UDIN: 26439525BOWKYG9318

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	206	160.44	2,88,46,032	2,88,46,032	-
2	306	160.44	2,88,46,032	2,88,46,032	-
3	406	160.44	2,88,46,032	2,88,46,032	-
4	303	107.49	1,70,36,825	25,55,524	1,44,81,301
5	G-01	299.05	1,65,00,000	1,65,00,000	-
6**	403	107.49	93,71,700	5,00,000	88,71,700
7**	405	108.14	94,28,400	5,00,000	89,28,400
8**	603	107.49	93,71,700	47,50,000	46,21,700
9**	605	108.14	94,28,400	47,50,000	46,78,400
10**	703	107.49	93,71,700	40,51,000	53,20,700
11**	506	160.44	2,53,56,000	2,53,56,000	-
12**	706	160.44	1,33,06,535	11,00,000	1,22,06,535

*** 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

Residential Premises Rs. 52500.78 Per Sq. Mtr of Carpet Area

Commercial Premises Rs. 89232.35 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	G-02	45.89	40,95,204
2	G-04	57.23	51,06,571
3	G-07	53.70	47,91,555
4	G-08	39.67	35,39,782
5	G-09	86.58	77,26,175
6	101	33.82	17,75,389
7	102	33.44	17,55,879
8	103	33.26	17,46,124
9	104	20.25	10,63,282
10	105	41.53	21,80,216
11	107	33.54	17,60,756
12	108	40.13	21,07,055
13	201	119.75	62,87,022
14	203	107.49	56,43,200
15	204	106.84	56,09,058
16	205	108.14	56,77,342
17	202	102.38	53,74,941
18	301	119.75	62,87,022
19	304	106.84	56,09,058
20	401	119.75	62,87,022

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

(Amount in Rs.)

S. No.	Flat/Shop No.	"Carpet Area (In Sqm.)"	Unit Consideration as per Ready Reckoner
21	402	102.38	53,74,941
22	404	106.84	56,09,058
23	501	119.75	62,87,022
24	502	102.38	53,74,941
25	503	107.49	56,43,200
26	504	106.84	56,09,058
27	505	108.14	56,77,342
28	601	119.75	62,87,022
29	602	102.38	53,74,941
30	604	106.84	56,09,058
31	606	160.44	84,23,341
32	701	119.75	62,87,022
33	702	102.38	53,74,941
34	704	106.84	56,09,058
35	705	108.14	56,77,342
36	802	102.38	53,74,941
37	901	119.75	62,87,022
38	902	102.38	53,74,941
39	903	107.49	56,43,200
40	905	108.14	56,77,342
41	1001	119.75	62,87,022
42	1002	102.38	53,74,941
43	1003	107.49	56,43,200
44	1004	106.84	56,09,058
45	1005	108.14	56,77,342
46	1006	160.44	84,23,341

