AGRAWAL ANIL & ASSOCIATES
CHARTERED ACCOUNTANTS
House No.-15, 'Achal' Justice Narayan Path
Nageshwar Colony Boring Road
Patna - 800 001
Tel. : 0612-2524020, 8084900910
Mob. : 9431881950
e-mail : aanilpatna@gmail.com

CHARTERED ACCOUNTANT'S CERTIFICATE

(REPORT OF ONGOING PROJECT **RAJ VIHAAR** AND SUBSEQUENT WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT) **Upto 30th June-2026**

Cost of Real Estate Project Bihar RERA Registration Number **BRERAP192228071025090330E00.**

Sl. No.	Particulars	Amount (Rs.) Estimated Incurred
(1)	(2)	(3)
1.	i. Land Cost:	
	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	0.00
	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.	0.00
	Acquisition cost of TDR (if any)	0.00
	Amount 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	8,26,000.00
	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00
	Under Rehabilitation Scheme: Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the C.A.	0.00
	Note: (For total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	0.00
	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/ illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	0.00
	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	0.00
	Sub – Total of LAND COST	**8,26,000.00**
	ii. Development Cost/Cost of Construction:	
	a. (i) Estimated Cost of Construction as Certified by Engineer.	13,66,33,000.00
	(ii) Actual Cost of Construction incurred as per the books of account as verified by the C.A.	1,44,87,042.91
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	0.00
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e.	

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	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.	13,55,924.88
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	34,82,901.25
	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;	0.00
	Sub- Total of Development Cost:-	**1,93,25,869.04**
2.	Total Estimated Cost of the Real Estate Project [1(i)+ 1(ii)] of Estimated Column.	13,74,59,000.00
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	2,01,51,869.04
4	% completion of Construction Work	**10.60%**
	(as per Project Architect's Certificate)	
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)	**14.66%**
6.	Amount which can be withdrawn from the Designated Account	
	Total Estimated Cost * **Proportion of cost incurred (Sr. Number 2* Sr. Number 5)**	2,01,51,869.04
7.	Less: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement A/C No. 50200110779737	90,64,803.88
8.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate. This Certificate is being issued for RERA compliance for the Company [**Deepsheetal Engineers Pvt. Ltd.**] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	**1,10,87,065.16**

Yours Faithfully,

UDIN 26071338MVPEZG1299

AGARWAL ANIL & ASSOCIATES Chartered Accountants * PATNA *

Signature of Chartered Accountant
(Membership Number 071338)
CA ANIL KUMAR AGRAWAL

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1.	Estimated Balance Cost of Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred) (Calculated as per the Form IV)	**11,73,07,130.96**
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)	**1,48,30,124.00**
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartment (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate.	**1,493.87 Sq.Mt.** **8,36,52,000.00**
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	**9,84,82,124.00**
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 IF4 is lesser than1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	**100%**

This certificate is being issued for RERA compliance for the Company [**Deepsheetal Engineers Pvt. Ltd.**] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

AGARWAL ANIL & ASSOCIATES Chartered Accountants PATNA

Yours Faithfully,

Signature of Chartered Accountant.
(Membership Number 071338)
CA ANIL KUMAR AGRAWAL

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory.

SL.No.	Flat No.	Carpet Area (in Sq.Mts.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	203	69.955	39,48,000.00	1,00,000.00	38,48,000.00
2	404	94.203	53,49,000.00	11,50,000.00	41,99,000.00
3	504	94.203	91,97,599.00	24,14,475.00	67,83,124.00
	Total	**258.361**	**1,84,94,599.00**	**36,64,475.00**	**1,48,30,124.00**

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential / Commercial Premises Rs..... Per Sq.Mts.

SL.No.	Flat No.	Carpet Area (in Sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	G-01	95.039	51,99,000.00
2	G-02	95.039	50,79,000.00
3	101	97.083	54,15,000.00
4	105	94.203	53,49,000.00
5	106	68.19	38,64,000.00
6	202	97.083	54,15,000.00
7	204	94.203	53,49,000.00
8	302	97.083	54,15,000.00
9	305	94.203	53,49,000.00
10	306	68.19	38,64,000.00
11	401	97.083	54,15,000.00
12	403	69.955	39,48,000.00
13	502	97.083	54,15,000.00
14	506	68.19	38,64,000.00
15	601	97.083	54,15,000.00
16	603	69.955	39,48,000.00
17	605	94.203	53,49,000.00
		1,493.87	**8,36,52,000.00**

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