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CHARTERED ACCOUNTANT'S CERTIFICATE

RERA Registration No.: BRERAP00202-3/572/R-300/2018

Subject: Certificate of amount incurred on **RAUNAK-LIFESTYLE** project situated on Plot bearing Khesra No / Survey no. / Plot no 2094/2095/2084 and 2093, Khata No. 175 and 180, Thana No. 30, Mauza-JAMSAUT@DANAPUR, Sub division/District Danapur, District Patna- 801503 being developed by **M/S Raunak Vatika Private Limited.**

Cost of Land & onsite construction of Real Estate Project date 30-09-2025

(Figures in Rs.)

S. No.	Particulars	Estimated	Incurred
1	2	3	4
1(i)	Land Cost (a) Acquisition cost of land or development rights, lease premium, lease rent, interest cost incurred or payable on legal costs or land cost; (b) Amount of premium payable to obtain development rights, FAR, additional FAR, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority; (c) Acquisition cost of TDR (Transfer of Development Rights), 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; (e) Land premium payable as per annual statement of rates (ASR) for development 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 3) (ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by CA (in column 4) Note: (For total cost of construction incurred, minimum of (i) or (ii) is to be considered) (iii) Cost towards clearance of land for all or any encumbrance incl. cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of transit accommodation, overhead costs. (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits or any amount whatsoever payable to any authority.	2,00,00,000	1,80,54,955
	SUB TOTAL LAND COST	2,00,00,000	1,80,54,955



S. No.	Particulars	Estimated	Incurred
1	2	3	4
1	<u>Cost of Development / Cost of construction</u>	20,00,00,000.00	
(ii)	(a)		
	(i) Estimated cost of construction as certified by engineer (Column 3)		
	(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA (Column 4); Note: (For total cost of construction incurred, minimum of (i) or (ii) is to be considered)		13,84,51,079
	(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 construction of the entire phase of the project registered.		478,37,848
	(b) Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		38,06,606
	(c) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		15,24,028
	SUB TOTAL DEVELOPMENT COST	20,00,00,000.00	19,16,19,561
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	22,00,00,000	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	20,96,74,516	
4	% Completion of Construction work (as per project architect certificate)	As Per Architect Certificate	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)	95.31% (Approx)	
6	Amount which can be withdrawn from the designated Account: Total Estimated Cost* Proportion of cost incurred (S.No 2* S.No 5)	20,96,74,516	
7	Less: Amount withdrawn till date of this certificate As per the books of accounts and the bank statement	As per Note #1	
8	Net Amount which can be withdrawn from the Designated Bank account under this certificate	As per Note #1	

Note #1: Total Receipts against Flat Bookings in this Project till **30/09/2025** is **Rs 23,29,41,371** against this receipt, a total of **Rs 20,96,74,516** has been invested back in this project. Thus 90% of the total receipt against the Project has been invested back.



This certificate is being issued for RERA Bihar compliance for the Company **Raunak Vatika Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Signature of Chartered Accountant with seal

M.No.: 447490

UDIN: **25447490BMLYYY1956**

Place: Patna

Date: 30/10/2025



(ADDITIONAL INFORMATION FOR ON GOING PROJECTS)

Sr. No.	Particulars	Amount (INR)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	1,03,25,484
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)	1,94,79,123
3	(1) 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 apartments (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	1057.61 sq. mtr (Carpet area) Rs. 5,85,00,000
4	Estimated receivables of ongoing project. Sum of 2+3 (ii)	Rs. 7,79,79,123
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 of the balance receivables of ongoing project will be deposited in designated Account	70%

This certificate is being issued for RERA compliance for the **Raunak Vatika Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

Signature of Chartered Accountant,

(Membership Number: 447490)



Annexure A
Statement for Calculation of Receivable from the Sale of the on-going Real Estate Project

Sold Inventory (Raunak Life-Style) *

Sr.No	Flat No.	Carpet Area (Sq. Metre)	Unit Consideration As per Agreement/Letter Of Allotment	Received amount	Balance Receivable
1	2	3	4	5	6
1	B-GF-105	75.44 SQ MTR	28,00,399/-	Full Payment	NIL
2	B-FF-101	75.44 SQ MTR	21,73,336/-	Full Payment	NIL
3	B-FF-102	62.15 SQ MTR	47,22,222/-	Full Payment	NIL
4	B-FF-104	62.15 SQ MTR	53,23,142/-	Full Payment	NIL
5	B-FF-105	75.44 SQ MTR	77,90,433/-	Full Payment	NIL
6	B-201	75.44 SQ MTR	62,73,850/-	Full Payment	NIL
7	B-202	62.15 SQ MTR	58,80,556/-	Full Payment	NIL
8	B-203	50.91 SQ MTR	41,66,667/-	Full Payment	NIL
9	B-204	62.15 SQ MTR	56,75,846/-	Full Payment	NIL
10	B-205	75.44 SQ MTR	32,03,148/-	Full Payment	NIL
11	B-301	75.44 SQ MTR	58,14,694/-	Full Payment	NIL
12	B-302	62.15 SQ MTR	23,12,041/-	Full Payment	NIL
13	B-303	50.91 SQ MTR	41,86,112/-	Full Payment	NIL
14	B-304	62.15 SQ MTR	23,12,340/-	Full Payment	NIL
15	B-305	75.44 SQ MTR	30,00,000/-	5,09,259/-	24,90,741/-
16	B-401	75.44 SQ MTR	37,03,704/-	Full Payment	NIL
17	B-402	62.15 SQ MTR	23,14,815/-	Full Payment	NIL
18	B-405	75.44 SQ MTR	32,40,741/-	Full Payment	NIL
19	B-501	75.44 SQ MTR	48,14,815/-	Full Payment	NIL
20	B-502	62.15 SQ MTR	54,34,635/-	Full Payment	NIL
21	B-503	50.91 SQ MTR	19,44,444/-	Full Payment	NIL
22	B-504	62.15 SQ MTR	46,270,18/-	43,72,650/-	2,54,368/-
23	B-505	75.44 SQ MTR	27,77,778/-	Full Payment	NIL
24	B-601	75.44 SQ MTR	56,99,927/-	Full Payment	NIL
25	B-602	62.15 SQ MTR	25,00,000/-	Full Payment	NIL
26	B-605	75.44 SQ MTR	29,98,722/-	Full Payment	NIL
27	B-701	75.44 SQ MTR	29,70,901/-	Full Payment	NIL
28	B-702	62.15 SQ MTR	62,28,639/-	Full Payment	NIL
29	B-704	62.15 SQ MTR	23,14,815/-	Full Payment	NIL
30	B-705	75.44 SQ MTR	27,72,859/-	Full Payment	NIL
31	B-801	75.44 SQ MTR	56,95,370/-	Full Payment	NIL
32	B-802	62.15 SQ MTR	23,14,790/-	Full Payment	NIL
33	B-804	62.15 SQ MTR	23,13,234/-	Full Payment	NIL
34	B-805	75.44 SQ MTR	39,81,481/-	Full Payment	NIL
35	A-FF-101	75.44 SQ MTR	21,73,336/-	13,94,925/-	7,78,411/-
36	A-FF-102	62.15 SQ MTR	44,10,840/-	22,00,000/-	22,10,840/-
37	A-201	75.44 SQ MTR	65,82,240/-	56,98,783/-	8,83,457/-
38	A-202	62.15 SQ MTR	63,00,000/-	Full Payment	NIL
39	A-203	50.91 SQ MTR	21,00,000/-	Full Payment	NIL
40	A-205	75.44 SQ MTR	75,00,000/-	67,50,000/-	7,50,000/-
41	A-302	62.15 SQ MTR	35,00,000/-	Full Payment	NIL
42	A-303	50.91 SQ MTR	25,00,000/-	22,00,495/-	2,99,505/-
43	A-401	75.44 SQ MTR	73,50,000/-	50,50,100/-	22,99,900/-
44	A-402	62.15 SQ MTR	51,26,683/-	38,45,012/-	12,81,671/-
45	A-501	75.44 SQ MTR	22,62,068/-	18,49,503/-	4,12,565/-
46	A-502	62.15 SQ MTR	49,90,000/-	44,91,001/-	4,98,999/-



47	A-503	50.91 SQ MTR	35,25,000/-	Full Payment	NIL
48	A-504	62.15 SQ MTR	30,00,000/-	27,00,000/-	3,00,000/-
49	A-601	75.44 SQ MTR	22,62,068/-	19,49,503/-	3,12,565/-
50	A-602	62.15 SQ MTR	19,22,340/-	17,30,106/-	1,92,234/-
51	A-603	50.91 SQ MTR	38,25,000/-	34,50,000/-	3,75,000/-
52	A-604	50.91 SQ MTR	19,22,340/-	17,30,283/-	1,92,057/-
53	A-605	75.44 SQ MTR	41,41,476/-	35,20,254/-	6,21,222/-
54	A-701	75.44 SQ MTR	30,00,000/-	18,07,576/-	11,92,424/-
55	A-702	62.15 SQ MTR	19,34,940/-	15,37,003/-	3,97,937/-
56	A-704	62.15 SQ MTR	19,34,940/-	16,54,290/-	2,80,650/-
57	A-802	62.15 SQ MTR	54,80,660/-	49,32,594/-	5,48,066/-
58	A-805	75.44 SQ MTR	55,00,000/-	49,49,994/-	5,50,006/-
59	A-901	75.44 SQ MTR	55,65,000/-	50,08,495/-	5,56,505/-
60	A-904	62.15 SQ MTR	40,00,000/-	32,00,000/-	8,00,000/-
61	A-905	75.44 SQ MTR	50,00,000/-	40,00,000/-	10,00,000/-

(*) details as provided by the management with amounts rounded-off and the receivables amounts may vary at the time of final registration based on current flat finishing and other factors inherent to Real Estate Trade.

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential premises Rs 56180.00 per SQ.Meters**

(RAUNAK LIFE-STYLE)

Sr.No	Flat No.	Carpet Area (in sq.Meter)	Unit Consideration as per Read Reckoner
01	02	03	04
1	B-GF-001	75.44 SQ MTR	45,00,000/-
2	B-103	50.91 SQ MTR	25,00,000/-
3	B-703	50.91 SQ MTR	25,00,000/-
4	B-803	50.91 SQ MTR	25,00,000/-
5	B-904	62.15 SQ MTR	35,00,000/-
6	B-905	75.44 SQ MTR	45,00,000/-
7	A-GF-001	75.44 SQ MTR	45,00,000/-
8	A-GF-002	62.15 SQ MTR	35,00,000/-
9	A-305	75.44 SQ MTR	45,00,000/-
10	A-403	50.91 SQ MTR	25,00,000/-
11	A-703	50.91 SQ MTR	25,00,000/-
12	A-705	75.44 SQ MTR	45,00,000/-
13	A-801	75.44 SQ MTR	45,00,000/-
14	A-803	50.91 SQ MTR	25,00,000/-
15	A-804	62.15 SQ MTR	35,00,000/-
16	A-902	62.15 SQ MTR	35,00,000/-
17	A-903	50.91 SQ MTR	25,00,000/-

(**) rates as Estimated by the management based on current Govt. notified rates and the current market situation. Final amounts may vary based on timing, flats finishing and other factors inherent to Real estate trade.

