Form No. 3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project - Shri Balajee Bhanu Regency
Bihar RERA Registration Number BRERAP00075-4/21/R-1543/2023
For the Quarter Ended on September 30, 2026

Sl.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.	Govt. Land Value of Rs. 93,12,000.00, As Per Development Agreement Dated 01/06/2022	
	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.		
	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		**93,12,000**	

	ii	**Development Cost/ Cost of Construction:**	
	a(i)	Estimated cost of construction at the start of the project (Refer Note A)	4,50,00,000
	a(ii)	Actual cost of construction incurred^ as per the books of accounts as verified by the CA	2,68,35,563
	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.	-
	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.	-
		Sub-Total of Development Cost	2,68,35,563
2		Total Estimated Cost of the Real Estate Project (1(i)+1(ii)) of Estimated Column -A	4,50,00,000
3		Total Cost Incurred and Paid^ of the Real Estate Project (1(i)+1(ii)) of the incurred Column -B	2,68,35,563
4		Percentage of completion of Construction Work (as per project architect's certificate on completion of project)	98.00%
5		Proportion of the Cost Incurred on Land Cost and Construction Cost to the total estimated cost. (3/2)%	59.63%
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)**	2,68,35,563
7	**Less:**	Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	1,48,05,701
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,20,29,862

Note A: The Estimated Cost is taken as per the management representation & last QPR filed with RERA and is after reducing the actual cost incurred on land.

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

This Certificate is being issued for RERA compliance for Shri Balajee Nest Builder Pvt. Ltd. and is based on the records and documents produced before me and explanations provided to us by the management of the company.

For M/S NARAYAN M & CO
Firm Registration No. 39058N
Chartered Accountants

MONIKA NARAYAN
Digitally signed by MONIKA NARAYAN
Date: 2026.10.27 12:15:50 +05'30'

Monika Narayan
Proprietor
Membership Number: 429648
Date:27-10-2026
UDIN: 26429648DSWMPK7859

(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)	1,81,64,437
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	81,88,574
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. Ft.)	2,983.00
	(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.	1,82,21,000
4		Estimated Receivables of ongoing Project sum of 2+ 3(ii)	2,64,09,574
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.	1,84,86,702

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For M/S NARAYAN M & CO
Firm Registration No. 39058N
Chartered Accountants

MONIKA NARAYAN

Digitally signed by MONIKA NARAYAN
Date: 2026.10.27 12:16:34 +05'30'

Monika Narayan
Proprietor
Membership Number: 429648
Date:27-10-2026
UDIN: 26429648DSWMPK7859

Annexure-A

Statement of Calculation of Receivables from the Sales of Ongoing Real Estate Project

Sold Inventory

(Amount in Rs.)

S. No.	Flat No.	Carpet Area (In Sq. Ft.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount*	Balance Receivable
1	104	913.00	30,00,000	23,80,950	6,19,050
2	202	971.00	60,00,000	46,20,000	13,80,000
3	203	1,051.00	70,00,000	65,00,000	5,00,000
4	301	961.00	57,14,286	57,14,286	(0)
5	304	913.00	35,00,000	8,58,096	26,41,904
6	G-1	962.00	40,00,000	9,52,380	30,47,620
		5,771	**2,92,14,286**	**2,10,25,712**	**81,88,574**

(Unsold Inventory Valuation)

(Amount in Rs.)

S. No.	Flat No.	Carpet Area (In Sq. Ft.)	Unit Consideration (INR)	
1	101	961.00		58,33,000.00
2	402	971.00		59,47,000.00
3	403	1,051.00		64,41,000.00
Total		**2,983.00**		