

CHARTERED ACCOUNTANT'S CERTIFICATE

RERA Registration No.: BRERAP00098-1/240/R-151/2018

Subject: Certificate of amount incurred on [Sai Vrindavan City] project situated on Plot bearing Khesra No/ Survey no. / Plot no 25,26,338, Khata No. 19,25,27, Thana No. 34,40, Mauza Adampur, Danapur, District Patna, being developed by M/S Aastik Buildcon Pvt.Ltd.

Cost of land & on site construction of Real Estate Project (All figures in Rs)

S. No.	Particulars	Estimated	Incurred
1	2	3	4
1(i)	<u>Land Cost</u> (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.	4,70,74,354.00	4,70,74,354.00
	SUB TOTAL LAND COST (in Rs)	4,70,74,354.00	4,70,74,354.00

S. No.	Particulars	Estimated	Incurred
1	2	3	4
1 (ii)	<p><u>Cost of Development / Cost of construction</u></p> <p>(a)</p> <p>(i) Estimated cost of construction as certified by engineer (Column 3)</p> <p>(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA (Column 4);</p> <p>Note: (For total cost of construction incurred, minimum of (i) or (ii) is to be considered)</p> <p>(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.</p> <p>(b) Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.</p> <p>(c) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;</p> <p>[Note: Estimated cost development during RERA Application submission Rs. 30Crore & the development cost is increased/ change Rs. 40 Crore. due to Increase in cost of materials, Increase in cost of labour, Wastage of materials during lockdown].</p>	40,00,00,000.00	38,59,77,643.00
	SUB TOTAL DEVELOPMENT COST (in Rs)	40,00,00,000.00	38,59,77,643.00
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	44,70,74,354.00	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	43,30,51,997.00	
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %) (Note : Decreased the percentage according to 30/12/2021 CA withdrawal certificate due to Increased the development cost)	96.87% (Approx)	
5	Amount which can be withdrawn from the Designated Account - Total Estimated Cost * Proportion of cost incurred (S. no. 2 * S. no. 4)	43,30,51,997.00	
6	Less: Amount withdrawn till date of this certificate As per the books of accounts and the book statement	26,90,04,130.00	
7	Net Amount which can be withdrawn from the Designated Bank account under this certificate (S no. 5-S no. 6)	16,40,47,867.00	

This certificate is being issued for RERA Bihar compliance for the Company [M/S Aastik Buildcon Pvt. Ltd.] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

FOR JHA N K & ASSOCIATES
CHARTERED ACCOUNTANTS



A handwritten signature in blue ink, appearing to read "Narsingh Kr Jha".

Dated at Patna
The 22nd day of January' 2026

(CA. NARSINGH KR JHA)
PROPRIETOR
MRN.455664
FRN. 036500C
UDIN: 26455664CUJQTU4451



ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Amount (2) Estimate Incurred
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)	1,40,22,357.00
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)	7,03,22,651.00
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	3375 Sq.ft. 2,02,50,000.00
4	Estimated receivables of ongoing project. Sum of 2+3 (ii)	9,05,72,651.00
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 If 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	6,34,00,855.70

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Yours Faithfully

FOR JHA N K & ASSOCIATES
CHARTERED ACCOUNTANTS



Dated at Patna
The 22nd day of January' 2026

(CA. NARSINGH KR JHA)
PROPRIETOR
MRN.455664
FRN. 036500C
UDIN: 26455664CUJQTU4451

Annexture A

Statement for Calculation of Receivable from the Sale of the ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area (Sq. Feet)	Unit Consideration As per Agreement/Letter of Allotment	Received amount	Balance Receivable
01	02	03	04	05	06
1	103 B	740	4490000	3334654	1155346
2	105 B	694	4231250	3160892	1070358
3	107 B	964	7687000	6918300	768700
4	108 B	964	3200000	2478713	721287
5	201 B	964	3823875	2495377	1328498
6	202 B	950	4212500	4001875	210625
7	203 B	740	4532500	4079250	453250
8	204 B	694	1800000	1800001	-1
9	205 B	694	4400000	3373738	1026262
10	206 B	740	3333750	1867607	1466143
11	207 B	964	4656500	3906109	750391
12	208 B	964	4262500	3855226	407274
13	302 B	950	4202500	3806100	396400
14	303 B	740	3600000	3039765	560235
15	307 B	964	2690000	2800002	-110002
16	308 B	964	5294500	4715840	578660
17	401 B	964	3600000	2716667	883333
18	402 B	950	4445000	3835856	609144
19	403 B	740	3262500	2936250	326250
20	404 B	694	4349000	3460297	888703
21	405 B	694	3387500	3048750	338750
22	406 B	740	3000000	2026251	973749
23	407 B	964	4497000	4092642	404358
24	408 B	964	6092000	5170570	921430
25	501 B	964	5400000	4190515	1209485
26	502 B	950	3500000	3958219	-458219
27	503 B	740	3875250	3377980	497270
28	504 B	694	3612500	3120130	492370
29	505 B	694	4034375	3630938	403437
30	506 B	740	3000000	2772279	227721
31	507 B	964	3000000	2867560	132440
32	508 B	964	3822450	2663955	1158495
33	601 B	964	4800000	3306687	1493313
34	603 B	740	3500000	3325010	174990
35	605 B	694	4175000	3539011	635989
36	606 B	740	2500000	1891464	608536
37	607 B	964	3699500	2867560	831940
38	608 B	964	5100000	4019078	1080922
39	701 B	964	2500000	2358490	141510
40	702 B	950	6098750	5095237	1003513
41	703 B	740	2000000	1886792	113208
42	705 B	694	2000000	1886793	113207
43	707 B	964	2500000	2358490	141510
44	708 B	964	3540000	3186010	353990
45	602 B	950	4475000	445545	4029455

46	107 C	964	3300000	3113207	425997
47	109 C	1144	6177500	5751503	274751
48	201 C	950	5100000	4825249	530340
49	203 C	694	3725000	3194660	999348
50	204 C	740	3696000	2696652	24980
51	205 C	740	3643500	3618520	213253
52	207 C	964	4262500	4049247	597727
53	208 C	545	2560000	1962273	549284
54	209 C	1144	5345000	4795716	205762
55	301 C	950	6020000	5814238	309489
56	303 C	694	3612500	3303011	480896
57	304 C	740	3115500	2634604	166224
58	305 C	740	3143000	2976776	269788
59	307 C	964	3146000	2876212	362754
60	308 C	545	3282500	2919746	361192
61	309 C	1144	5900000	5538808	509910
62	401 C	950	3838625	3328715	465650
63	402 C	964	4656500	4190850	26090
64	405 C	740	2635325	2609235	499800
65	407 C	964	5092000	4592200	551303
66	408 C	545	2851000	2299697	859525
67	409 C	1144	4050000	3190475	610997
68	501 C	950	5630000	5019003	515032
69	502 C	964	5294500	4779468	363108
70	504 C	740	2523500	2160392	37522
71	508 C	545	2772500	2734978	524592
72	509 C	1144	5345000	4820408	598955
73	601 C	950	4050525	3451570	972444
74	602 C	964	4735000	3762556	250990
75	606 C	668	3500000	3249010	384323
76	607 C	964	5613500	5229177	307000
77	608 C	545	3070000	2763000	350233
78	609 C	1144	3800000	3449767	257213
79	706 C	668	2525000	2267787	1110729
80	707 C	964	4480000	3369271	0
81	302 C	964	3600000	3600000	0
82	202 C	964	3600000	3600000	0
83	507 C	964	3540000	3540000	425997
84	UG-02	950	7619750	7619760	10
85	Ug-03	740	4652000	4652000	0
86	UG-04	694	5757250	5757250	0
87	Ug-06	740	4000000	4000000	0
88	UG-07	964	3000000	2830188	169812
89	Ug-08	964	5000000	4261902	738098
90	101	964	6251500	6251502	2
91	102	950	3551000	3551000	0
92	103	740	2693500	2693509	9
93	104 D	694	4490000	4490000	0
94	105 D	694	4231250	4231250	0
95	106 D	740	3606375	3157994	448381
96	107 D	964	4656500	3541329	1115171
97	108 D	964	4422000	4422010	10
98	202 D	950	4602500	4588111	14389
99	203 D	740	4472750	4472750	0
100	204 D	694	2600000	2600000	0
101	205 D	694	4287500	4287501	1

102	206 D	740	3606375	3235219	371156
103	207 D	964	3000000	3305436	305436
104	208 D	964	3480000	3101792	378208
105	307 D	964	4450000	4495000	45000
106	301 D	964	6092000	6092010	10
107	302 D	950	4055000	4055000	0
108	303 D	740	4174000	3646372	527628
109	304 D	694	3725000	3725001	1
110	305 D	694	4162625	4162636	11
111	306 D	740	3762500	3762510	10
112	308 D	964	5135000	5135000	0
113	401 D	964	5135000	5134999	1
114	402 D	950	5075000	4515368	559632
115	403 D	740	3935000	3935000	0
116	405 D	694	3770000	3390654	379346
117	406 D	740	3532500	3532500	0
118	407 D	964	4450000	445545	4004455
119	408 D	964	6171750	6171750	0
120	501 D	964	3823875	3823875	0
121	502 D	950	2950000	2935010	14990
122	503 D	740	3180400	3180346	54
123	507 D	964	4656500	4656499	1
124	508 D	964	4656500	4656500	0
125	601 D	964	3926750	3926760	10
126	602 D	950	6335000	6335008	8
127	603 D	740	4472750	4472278	472
128	604 D	694	3725000	3725000	0
129	605 D	694	3725000	3047277	677723
130	606 D	740	3935000	2980198	954802
131	607 D	964	6500000	6523821	23821
132	608 D	964	4656500	4272151	384349
133	UG-01 E	950	4000000	4000010	10
134	UG-03 E	694	3000000	3000010	10
135	UG-07 E	964	3000000	2830188	169812
136	UG-08 E	540	1825000	1943854	118854
137	UG-09 E	1144	3975000	3899324	75676
138	101 E	950	3897500	3897510	10
139	102 E	964	4907050	4907060	10
140	103 E	694	2375000	283019	2091981
141	104 E	740	4482500	4482510	10
142	105 E	740	2501000	636793	1864207
143	106 E	668	3400000	2900720	499280
144	107 E	964	2000000	1886792	113208
145	108 E	545	4005000	3603509	401491
146	109 E	1144	5530000	5530001	1
147	201 E	950	5800000	5800010	10
148	202 E	964	4656500	4656500	0
149	204 E	740	3755750	3384438	371312
150	206 E	668	3342500	3008780	333720
151	207 E	964	4032500	4032500	0
152	208 E	545	2772500	2772500	0
153	209 E	1144	5000000	5000000	0
154	301 E	950	3897500	3897501	1
155	302 E	964	3822450	3857610	35160
156	303 E	694	4490000	4490000	0
157	304 E	740	3576500	3576510	10

158	305 E	740	4500000	4500010	10
159	306 E	668	4340000	4340011	11
160	307 E	964	5135000	5135010	10
161	308 E	545	2772500	2772500	0
162	309 E	1144	3014900	3014900	0
163	401 E	950	4602500	4602500	0
164	402 E	964	4417250	4417253	3
165	403 E	694	4287500	3861387	426113
166	404 E	740	3755750	3375872	379878
167	405 E	740	4490000	4490000	0
168	406 E	668	3000000	2360407	639593
169	407 E	964	3540000	4340099	800099
170	408 E	545	3070000	3070010	10
171	409 E	1144	7000000	7000000	0
172	501 E	950	5050000	5050000	0
173	502 E	964	4656500	4418272	238228
174	507 E	964	4475000	886139	3588861
175	509 E	1144	7000000	6381904	618096
176	607 E	964	5500000	5505497	5497
177	603 E	694	4287500	4287936	436
178	601 E	950	3862500	3862509	9
179	602 E	964	3500000	3500000	0
180	605 E	740	2690000	2159406	530594
Total			73,65,54,725.00	66,91,40,298.00	7,03,22,651.00

(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate
Of the Residential premises Rs.6,000/-per sq.feet

Sr.No	Flat No.	Carpet Area (in sq.ft)	Unit Consideration as per Read Reckoner
01	02	03	04
1	608E	541	3246000
2	UG-05D	697	4182000
3	604B	697	4182000
4	704B	697	4182000
5	706B	743	4458000
Total			2,02,50,000.00

