CHARTERED ACCOUNTANT'S CERTIFICATE

RERA Registration No.: BRERAP00098-4/241/R-224/2018

Subject: Certificate of amount incurred on **"*Sai Amrita Enclave*"** project situated on Plot bearing Khesra No/ Survey no. / Plot no2069, 2085, 2086, 2087, 2088, Khata No. 160,166,168,181,182, Tauzi No. 5171, 5427, Thana No. 30, Mauza Jamsaut, Danapur, District Patna, being developed by ***M/S Aastik Buildcon Pv.t 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)	**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.	96,79,651.00	96,79,651.00
	SUB TOTAL LAND COST (in Rs)	**96,79,651.00**	**96,79,651.00**

S. No.	Particulars	Estimated	Incurred
1	2	3	4
1 (ii)	**Cost of Development / Cost of construction** (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) (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. (b) Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. (c) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	15,00,00,000.00	9,83,21,567.00
	SUB TOTAL DEVELOPMENT COST (in Rs)	**15,00,00,000.00**	9,83,21,567.00
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	15,96,79,651.00	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	10,80,01,218	
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	67.64% (Approx)	
5	Amount which can be withdrawn from the Designated Account=Total Estimated Cost * Proportion of cost incurred (S. no. 2 * S. no. 4)	10,80,01,218	
6	Less: Amount withdrawn till date of this certificate As per the books of accounts and the book statement	8,33,10,528.00	
7	Net Amount which can be withdrawn from the Designated Bank account under this certificate (S no. 5-S no. 6)	2,46,90,690.00	

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

JHA N.K. & ASSOCIATES PATNA CHARTERED ACCOUTANTS

Dated at Patna
The 22nd day of January' 2026

(CA. NARSINGH KR JHA)
PROPRIETOR
MRN.455664
FRN. 036500C
UDIN: 26455664OFHEBG8673

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)	5,16,78,433.00
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)	5,07,40,570.00
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	26660.30 Sq.ft. 15,99,61,800.00
4	Estimated receivables of ongoing project. Sum of 2+3 (ii)	21,07,02,370.00

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Yours Faithfully

FOR JHA N K & ASSOCIATES
CHARTERED ACCOUNTANTS

JHA NK & ASSOCIATES PATNA CHARTERED ACCOUNTANTS

Dated at Patna
The 22nd day of January' 2026

(CA. NARSINGH KR JHA)
PROPRIETOR
MRN.455664
FRN. 036500C
UDIN: 26455664OFHEBG8673

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. Fts)	Unit Consideration As per Agreement/Letter Of Allotment	Received amount	Balance Receivable
01	02	03	04	05	06
1	102 A	772	3911200	2823724	1087476
2	104 A	617	2936000	2409502	526498
3	105 A	644	2300000	1490099	809901
4	206 A	812	5206250	4160921	1045329
5	301 A	772	3587500	3495959	91541
6	302 A	772	3717000	3594522	122478
7	303 A	617	2340000	2440666	-100666
8	304 A	617	2735250	2178578	556672
9	**305 A**	648	3552500	2623765	928735
10	306 A	772	2935000	2462872	472128
11	308 A	796	3306250	3103313	202937
12	309 A	772	3425000	3288369	136631
13	310 A	772	4000000	2280030	1719970
14	402 A	772	3652250	3503516	148734
15	403 A	667	4000000	3474506	525494
16	404 A	617	3384750	2798022	586728
17	406 A	772	2935000	2536636	398364
18	408 A	796	3476200	3179209	296991
19	409 A	772	3717000	3579512	137488
20	410 A	772	4494000	3355952	1138048
21	**504 A**	607	2500000	2499012	988
22	506 A	812	4400000	2549508	1850492
23	**508 A**	772	2940000	2646000	294000
24	510 A	772	4105500	4022366	83134
25	601 A	772	4235000	3831041	403959
26	610 A	772	4494000	3287524	1206476
27	706 A	772	4494000	3663368	830632
28	803 A	667	2190000	1435644	754356
29	804 A	607	2100000	2079208	20792
30	809 A	772	4423500	4143268	280232
31	810 A	767	2882000	1534653	1347347
32	201 B	772	3976000	2763369	1212631
33	204 B	772	4235000	3218814	1016186
34	205 B	607	3000000	2081076	918924
35	208 B	617	3500000	1934210	1565790
36	209 B	855	3050000	1485644	1564356
37	211 B	876	4055000	2955940	1099060
38	302 B	772	2910000	2880305	29695
39	303 B	772	4460000	2460160	1999840
40	304 B	772	3285000	3285010	-10
41	305 B	616.35	3700000	2921784	778216
42	311 B	876	4845000	3558787	1286213
43	501 B	772	4105500	378218	3727282
44	503 B	772	4460000	971240	3488760
45	509 B	855	4499000	3663267	835733

46	511 B	876	4700000	3726829	973171
47	601 B	772	4100000	3898120	201880
48	603 B	772	4000000	2772278	1227722
49	609 B	772	4400000	3504952	895048
50	611 B	876	4000000	2849610	1150390
51	701 B	772	4300000	2524754	1775246
52	703 B	772	3551000	1237626	2313374
53	711 B	876	4495000	2722772	1772228
54	507 B	703.5	3500000	495050	3004950
Total			**19,95,01,650.00**	**14,87,61,080.00**	**5,07,40,570.00**





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

Sr.No	Flat No.	Carpet Area (in sq.ft)	Unit Consideration as per Read Reckoner
01	**02**	**03**	**04**
1	307A	653.5	3921000.00
2	407A	653.5	3921000.00
3	503A	616.65	3699900.00
4	505A	653.5	3921000.00
5	507A	653.5	3921000.00
6	603A	616.65	3699900.00
7	604A	616.65	3699900.00
8	606A	766.65	4599900.00
9	705A	653.5	3921000.00
10	707A	673.5	4041000.00
11	710A	766.65	4599900.00
12	802A	766.65	4599900.00
13	805A	673.5	4041000.00
14	806A	766.65	4599900.00
15	807A	673.5	4041000.00
16	808A	766.65	4599900.00
17	107B	664.65	3987900.00
18	203B	767.65	4605900.00
19	301B	767.65	4605900.00
20	306B	664.65	3987900.00
21	307B	664.65	3987900.00
22	308B	616.35	3698100.00
23	505B	616.35	3698100.00
24	506B	664.65	3987900.00
25	602B	767.65	4605900.00
26	606B	664.65	3987900.00
27	607B	664.65	3987900.00
28	610B	762.5	4575000.00
29	706B	664.65	3987900.00
30	707B	664.65	3987900.00
31	801B	767.65	4605900.00
32	802B	767.65	4605900.00
33	804B	767.65	4605900.00
34	806B	664.65	3987900.00
35	807B	664.65	3987900.00
36	809B	815.5	4893000.00
37	810B	762.5	4575000.00
38	811B	863.5	5181000.00
Total			**15,99,61,800.00**

JHA NK & ASSOCIATES PATNA CHARTERED ACCOUTANTS

INDIA