CHARTERED ACCOUNTANT'S CERTIFICATE

RERA Registration No.: BRERAP00403-2/1033/R-878/2020

Subject: Certificate of amount incurred on **"Sai Shyam Smart City (Block B & C)"** project situated on Survey Plot No.: 201, 202, 203, 204, Thana No.: 35, Tauzi No.: 5059, Khata No.: 28, 46, 52, 72, Mauza: Babakkarpur, Thana: Sahpur, at Danapur District: Patna being developed by **M/s Aastik Smart City 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)	**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 fromLocal 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.	1,34,21,120.00	1,34,21,120.00
	SUB TOTAL LAND COST (in Rs)	**1,34,21,120.00**	**1,34,21,120.00**

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;	10,00,00,000.00	2,79,14,370.90
	SUB TOTAL DEVELOPMENT COST (in Rs)	**10,00,00,000.00**	2,79,14,370.90
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	11,34,21,120.00	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	4,13,35,490.90	
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	**36.44 % (Approx)**	
5	Amount which can be withdrawn from the Designated Account - Total Estimated Cost * Proportion of cost incurred (S. no. 2 * S. no. 4)	4,13,35,490.90	
6	Less: Amount withdrawn till date of this certificate As per the books of accounts and the book statement	1,70,84,200.00	
7	Net Amount which can be withdrawn from the Designated Bank account under this certificate (S no. 5-S no. 6)	2,42,51,290.90	

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

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: 26455664HCZWKA8846

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)	**7,20,85,629.10**
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)	**5,12,95,297.00**
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	15,16,14,000.00
4	Estimated receivables of ongoing project. Sum of 2+3 (ii)	20,29,09,297.00
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	14,20,36,507.90 (4 is greater than 1)

This certificate is being issued for RERA compliance for the Company [Promoter's Name] 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 ACCOUNTANTS

(CA. NARSINGH KR JHA)
PROPRIETOR
MRN.455664
FRN. 036500C
UDIN: 26455664HCZWKA8846

Dated at Patna
The 22nd day of January' 2026

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 with GST	Received amount	Balance Receivable
01	02	03	04	05	06
1	201 B	830	4450000	2665592	1784408
2	203 B	647	2290000	2290000	0
3	204 B	630	3425000	2059716	1365284
4	206 B	630	4078950	2447370	1631580
5	208 B	830	3768000	2260800	1507200
6	502 B	830	4450000	2670394	1779606
7	401 B	830	6638000	3552380	3085620
8	402 B	830	5232500	3138500	2094000
9	404 B	630	4040000	2423285	1616715
10	405 B	647	2671000	2643716	27284
11	406 B	630	4245000	2544980	1700020
12	407 B	830	5701000	3420601	2280399
13	506 B	630	4400000	2626116	1773884
14	504 B	630	4040000	2424000	1616000
15	202 B	830	2800000	990099	1809901
16	207 B	830	4000000	1980299	2019701
17	602 B	830	2100000	2080198	19802
18	502 C	979	6443750	619048	5824702
19	101 C	959	5414125	380952	5033173
20	302 C	979	5509375	239048	5270327
21	304 C	713	4484000	1331881	3152119
22	307 C	979	6525000	621428	5903572
Total			**9,67,05,700.00**	**4,54,10,403.00**	**5,12,95,297.00**

JHA NK & ASSOCIATES PATNA CHARTERED ACCOUTANTS

(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	205 B	647	3882000.00
2	403 B	647	3882000.00
3	408 B	830	4980000.00
4	503 B	647	3882000.00
5	601 B	830	4980000.00
6	604 B	630	3780000.00
7	606 B	630	3780000.00
8	102 C	979	5874000.00
9	103 C	643	3858000.00
1	104 C	706	4236000.00
2	105 C	643	3858000.00
3	106 C	706	4236000.00
4	107 C	979	5874000.00
5	108 C	959	5754000.00
6	301 C	959	5754000.00
7	303 C	643	3858000.00
8	305 C	643	3858000.00
9	306 C	706	4236000.00
10	308 C	959	5754000.00
11	501 C	959	5754000.00
12	504 C	706	4236000.00
13	505 C	643	3858000.00
14	506 C	706	4236000.00
15	507 C	979	5874000.00
16	508 C	959	5754000.00
17	601 C	959	5754000.00
18	602 C	979	5874000.00
19	603 C	643	3858000.00
20	604 C	706	4236000.00
21	606 C	706	4236000.00
22	607 C	979	5874000.00
23	608 C	959	5754000.00
Total			**151614000.00**

JHA NK & ASSOCIATES PATNA CHARTERED ACCOUTANTS