

Form No. 3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project - REETANJAN
Bihar RERA Registration Number BRERAP91939-1/148/R-1769/2024

For the Period Ended on June 30, 2026

Sl. No.	Particulars	Amount (Rs.)	
		Estimated *	Incurred
		Column - A	Column - B
1i	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.	5,85,000	-
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	Additional 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.	9,36,080	9,36,080
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 accommodation or rent in lieu of Transit Accommodation, overhead cost.	-	-
(iv)	Cost of ASR linked premium fees, Charges and Security Deposits or Maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
Sub-Total of Land Cost		15,21,080	9,36,080

* Estimated Land Cost has been taken from the executed Development Agreement.



Sl. No.	Particulars	Amount (Rs.)	
		Estimated **	Incurred
		Column - A	Column - B
1i	Development Cost/ Cost of Construction:		
a (i)	Estimated cost of construction as certified by Engineer	7,92,73,224	-
a (ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA (Column - B)	-	5,27,78,862
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.	-	66,22,879
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-	49,39,717
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.	-	12,96,375
	Sub-Total of Development Cost	7,92,73,224	6,56,37,834
2	Total Estimated Cost of the Real Estate Project (1(i)+1(ii)) of Estimated Column -A		8,07,94,304.00
3	Total Cost Incurred and Paid of the Real Estate Project (1(i)+1(ii)) of the incurred Column -B		6,65,73,913.71
4	Percentage of completion of Construction Work (as per project architect's certificate)		80.00%
5	Proportion of the Cost Incurred on Land Cost and Construction Cost to the total estimated cost. (3/2)%		82.40%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost Incurred and Paid (2*5)		6,65,73,914
7	Less: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		3,41,43,460
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		3,24,30,454

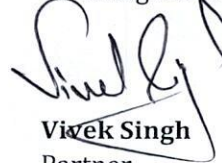
**** Estimated Cost of Development has been taken from Project Information details available on RERA portal.**

This Certificate is being issued for RERA compliance for M/s Vantage Constructions and is based on the records and documents produced before us and explanations provided to us by the management of the Firm.

For A Lohia & Associates

Chartered Accountants

Firm Registration No. 007613C


Vivek Singh
Partner



Membership No. 420903

Date: 29.07.2026

UDIN:26420903HTQJG1090

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sl. No.	Particulars	Amount (Rs.)
1	Estimated balance cost to complete the real estate project (Difference of Total Estimated Project Cost less Cost Incurred)	1,42,20,390
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)	5,03,14,169
3	(i) Balance Unsold area to be certified by management and to be verified by CA from the records and books of accounts (in Sqm.)	902
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (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.	5,05,79,430
4	Estimated Receivables of ongoing Project sum of 2+ 3(ii)	10,08,93,599
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.	7,06,25,519

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For A Lohia & Associates

Chartered Accountants

Firm Registration No. 007613C



Vivek Singh

Partner

Membership No. 420903

Date: 29.07.2026

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Annexure A

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

Sold Inventory

(Amount in Rs.)

Sl. No.	Flat No.*	Super Built-up Area (In Sqm.)*	Unit Consideration as per Agreement/ Letter of Allotment*	Received Amount	Balance Receivable
1	Shop: G1	262.36	2,41,34,039	66,96,429	1,74,37,610
2	Shop: F1	329.99	3,03,55,561	66,96,429	2,36,59,132
3	Office: S1A	142.70	1,86,32,000	1,46,50,893	39,81,107
4	Flat: 402	228.73	2,39,54,382	1,87,18,063	52,36,319

* The Flat No., Super Built-up Area (In Sqm) & Consideration Amount have been considered as per Management Representation, since Agreement/Letter of Allotment has not been executed yet for the said advance.

(Unsold Inventory Valuation)

Ready Reckoner Rate as on date of Certificate of the
Flats Rs. 4900/- per Sq. ft. of Super Built-up Area and
Office Rs. 6383/- per Sq. ft. of Super Built-up Area

(Amount in Rs.)

Sl. No.	Flat No.	Super Built-up Area (In Sqm.)**	Unit Consideration as per Ready Reckoner
1	Office: S1B	186.73	1,28,29,830
2	Flat: 401	349.31	1,84,24,000
3	Flat: 501	366.41	1,93,25,600

** Super Built-up Area (In Sqm) & Consideration Amount have been considered as per Management Representation.

