SAKET MODI & CO
CHARTERED ACCOUNTANTS

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration number BRERAP95226-2/95/R-1711/2024 of 2024 dated 14-06-2024 being developed by GREEN HOMES PROPERTIES PVT. LTD having its Registered address at Flat No.21, Malti Appt. AAJ Press lane, Behind Pamview Petrol Pump, Frazer Road, Patna – 800001.

For the quarter ending 30st SEPTEMBER, 2026

Sr. No.V	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred
1(i)	Land Cost :			Included in point no. 1(i)(a)	Included in point no. 1(i)(a)
	a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost		-	-
	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; and			
	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	-	-
		(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	-	-

Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)

SAKET MODI & CO. CHARTERED ACCOUNTANTS PATNA

203, R P Tower, Off Frazer Road, Beside Jagat Trade Center, Patna-800001
Ph. 9693914451, E-mail. smcpatna@gmail.com

		(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	-	-

Sr. No.	Particulars		Amount (Rs. In Lakh)	
			Estimated	Incurred
1(ii)	**Development Cost/ Cost of Construction :**			
	a	Estimated Cost of Constructionas certified by Engineer	544.60	363.68
		Actual Cost of construction incurred as per the books of accounts as verified by the CA		
	Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)			

Sr. No.	Particulars	Amount (Rs. In Lakh)	
		Estimated	Incurred

		(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		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	**544.60**	**363.68**

Sr. No.	Particulars	Amount (Rs. In Lakh)
2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**544.60**
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	**363.68**
4	**% completion of Construction Work (as per Project Architect's Certificate)**	As per form 1 attached

5	**Proportion of the Cost incurred on Land Cost and _____% Construction Cost to the Total Estimated Cost. (3/2 %)**	**66.78 %**

6	**Amount Which can be withdrawn from the Designated Account** **Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)**	**363.68**
Sr. No.	**Particulars**	**Amount (Rs. In Lakh)**
7	**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	**180.92**
8	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate** This certificate is being issued for RERA compliance for the Green Homes being developed by Company **Green Homes Properties Pvt. Ltd. for project with Green Homes Project RERA Registration number BRERAP95226-2/95/R-1711/2024 of 2024 dated 14-06-2024 for 2149.54 Sq. mt.** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	

In view of no format for withdrawal of money under Bihar RERA Act, the calculations and format has been adopted from the format of Form 3 given under the Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017

Yours Faithfully

For SAKET MODI & CO.

Chartered Accountants
FRN: 009482C

CA RAKESH KUMAR COUDHARY

Meb No. 407310

Date: 13-10-2026

UDIN: 26707310QRUEWL7125