Mashi Maheshwari & Co
Chartered Accountants
405, Block-B, P.Mall
Exhibition Road
Patna-8000001

FORM No. 3
(FOR SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Rs. 5,08,01,000/-

Bihar RERA Registration Number : **BRERAP60303-1/91/R1745/2024**

Sr. No.	Particulars	Amount (Rs.) Estimated	Amount (Rs.) incurred up to 31st Dec 2025
1.i	**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.	₹ 0.00	₹ 0.00
	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.	₹ 0.00	₹ 0.00
	c. Acquisition cost of TDR (if any)	₹ 0.00	₹ 0.00
	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	₹ 0.00	₹ 0.00
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	₹ 0.00	₹ 0.00
	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.	₹ 0.00	₹ 0.00
	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,	₹ 0.00	₹ 0.00
	(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.	₹ 0.00	₹ 0.00
	Sub-Total of Land Cost	₹ 0.00	₹ 0.00

MASHI MAHESHWARI & CO. CHARTERED ACCOUNTANTS PATNA

Sr. No.	Particulars	Amount (Rs.) Estimated	Amount (Rs.) incurred up to 31st Dec 2025
Ii	**Development Cost/ Cost of Construction:**		
	a. (i) Estimated Cost of Construction as certified by Engineer.	₹ 5,08,01,000.00	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		₹ 1,39,00,454.80
	Note: (for adding to 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 (i) construction of the entire phase of the project registered.		₹ 26,14,166.00
	a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.		₹ 0.00
	b) 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	₹ 5,08,01,000.00	₹ 1,65,14,620.80

2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	₹ 5,08,01,000.00	-
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	-	₹ 1,65,14,620.80
4.	% Completion of Construction Work (As per Project Architect's Certificate)	-	N.A
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	-	32.51%
6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	-	₹ 1,65,14,620.80
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		₹ 25,72,793.30
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		₹ 1,39,41,827.50

This certificate is being issued for RERA compliance for the **GRIH LAXMI DEVELOPERS** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For Mashi Maheshwari & Co
Chartered Accountants
FRN No:-021996N

MASHI MAHESHWARI & CO. CHARTERED ACCOUNTANTS PATNA

(CA M.K.Mashi)
M.No:401427
UDIN No:- 26401427VDQUCL6062

Date:- 13.01.2026
Place:-Patna

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS) As on 31st Dec 2025

Sr. No.	Particulars	Amount (Rs.) Estimated	Amount (Rs.) 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)	₹ 3,42,86,379.20	
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)	₹ 2,21,37,415.43	
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)- **Carpet Area in Sqft**	691.29	
	(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	₹ 3,86,93,145.90	
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	₹ 6,08,30,561.32	
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	₹ 4,25,81,392.92	

This certificate is being issued for RERA compliance for the GRIH LAXMI DEVELOPERS and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For Mashi Maheshwari & Co
Chartered Accountants
FRN No:-021996N

MASHI MAHESHWARI & CO. CHARTERED ACCOUNTANTS PATNA

(CA M.K.Mashi)
M.No:401427
UDIN No:- 26401427VDQUCL6062

Date:- 13-01-2026
Place:-Patna

Annexure A

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

Sold Inventory up to 31st Dec 2025

Sr. No.	Flat No.	Carpet Area in Sq Feet	Conversion factor to Sq Meter	et Area(in sq.m	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	202	941	0.092903	87.42	₹ 60,00,000.00	₹ 5,71,428.58	₹ 54,28,571.42
2	401	864	0.092903	80.27	₹ 44,92,793.72	₹ 48,571.43	₹ 44,44,222.29
3	302	941	0.092903	87.42	₹ 48,93,193.16	₹ 95,238.10	₹ 47,97,955.06
4	201	864	0.092903	80.27	₹ 46,00,000.00	₹ 8,76,190.48	₹ 37,23,809.52
5	501	864	0.092903	80.27	₹ 46,00,000.00	₹ 8,57,142.86	₹ 37,42,857.14
	Total	4474			₹ 2,45,85,986.88	₹ 24,48,571.45	₹ 2,21,37,415.43



(Unsold Inventory Valuation as on 31st Dec 2025) Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial premises Rs. 5200 per sq feet or Rs.55972.28 per sq.mts.					
Sr. No.	Flat No.	Carpet Area in Sq Feet	Conversion factor to Sq Meter	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment
1	203	755	0.092903	70.14	₹ 39,25,994.51
2	204	810	0.092903	75.25	₹ 42,11,994.11
3	301	864	0.092903	80.27	₹ 44,92,793.72
1	402	941	0.092903	87.42	₹ 48,93,193.16
2	403	755	0.092903	70.14	₹ 39,25,994.51
3	404	810	0.092903	75.25	₹ 42,11,994.11
1	502	941	0.092903	87.42	₹ 48,93,193.16
2	503	755	0.092903	70.14	₹ 39,25,994.51
3	504	810	0.092903	75.25	₹ 42,11,994.11
	Total			691.29	₹ 3,86,93,145.90

