INDIA
DHIRAJ & CO
CHARTERED ACCOUNTANT
G-1, B-BLOCK, PATNA SUPER MARKET,
FRASER ROAD, PATNA-800001

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Ref: Dcpjul26/08 Date: 16.07.2026

FORM NO. 3 (QUARTER-1)
[See Regulation 3]

Cost of Real Estate Project – **8,55,97,952**
Bihar RERA Registration Number - **BRERAP00408-003/184//R-1734/2024(Lakshmi Height Block-C)**
Grih Lakshmi Construction Private Limited
SAGUNA MORENEAR GAS GODWON DANAPUR CANTT, PATNA, BIHAR-801503

Sr.No.	Particulars	Amount Estimated Incurred
1.i	**Land Cost:**	
	a. Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable onLand Cost and legal cost.	2,86,00,000.00
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and Authority or State Government or any Statutory Authority.	Nil
	c. Acquisition cost of TDR (if any)	Nil
	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	6,02,025.00
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	
	f. Under Rehabilitation Scheme:	Nil
	(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 C.A.	Nil
	Note: (for total cost of construction incurred, Minimum of (i)or (ii) is to be considered).	Nil
	(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	Nil

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	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**	**Nil** **2,92,02,025.00**

Sr.No.	Particulars	Amount (Rs.) Estimated Incurred
1.	**Development Cost/ Cost of Construction:**	
	a. (i) Estimated Cost of Construction as certified by Engineer.	8,55,97,952.00
	(ii) Actual Cost of construction incurred as per the books ofaccounts as verified by the C.A.	5,12,33,153.00
	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 roadsetc.), costof 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 of the project registered.	87,30,270
	a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	2,54,388
	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	**89,84,658**
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	**8,55,97,952.00**
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	**5,12,33,153.00**

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4.	% Completion of Construction Work (As per project Architect's Certificate)	59.85%
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	93.96%
6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * proportion of cost incurred** **(Sr. number2 * Sr. number 5)**	8,04,27,836.00
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	3,84,90,902.00
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 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.	4,19,36,934.00

FOR DHIRAJ & CO
(Chartered Accountants)
FRN: 0017704C

DHIRAJ KUMAR
Membership No: 421878
UDIN: **26421878MRQJTE5088**

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount ( ) 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)	3,43,64,799.00
2.	Balance amount of receivables from sold apartments (As per Annexure A to this certificate (as certified by CharteredAccountant as verified from the records and books of Accounts)	2,47,27,500.00 (Approx)
3.	(i) Balance Unsold area (to be certified by Management and to beverified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsoldapartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as perAnnexure A to this certificate	13,30,00,000.00 (Approx)
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	15,77,27,500.00 (APPROX)
5.	Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables ofongoing project will be deposited in designated Account If 4 is lesser than 1, then 100% of the of the balance receivables ofongoing project will be deposited in designated Account	

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 DHIRAJ & CO
(Chartered Accountants)
FRN: 0017704C

DHIRAJ KUMAR
Membership No: 421878
UDIN: **26421878MRQJTE5088**

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real EstateProject

Sold Inventory

Sr. No.	Flat No.	Carpet Area(in sq. mts)	Unit Considerat ion as per Agreement /Letter of Allotment	Received Amount (INC GST)	Amount Received (During the Quarter)	Balance `Receivable
1	Dharmbeer singh (Flat No.- 301)	1212	1	60,00,000.00	18,00,000	0.00
2	Sanjay Kumar (Flat . No -202)	1195.86	1	60,00,001.00	0.00	0.00
3	Amita (Flat No -903)	1052.22	1	20,00,000.00	0.00	40,00,000.00
4	Dr Arun Kumar Singh (Flat No -803)	1052.22	1	35,00,000.00	0.00	25,00,000.00
5	Dr Amit Verma (Flat No -703)	1052.22	1	86,12,500.00	23,62,500.00	13,87,500.00
6	Manish Kumar (Flat No. 302)	1195.86	1	13,00,000.00	12,00,000.00	37,00,000.00
7	Naresh Prashad (Flat no.804)	1066.53	1	25,00,000.00	0	45,00,000.00
8	Akhileshwar kumar singh (Flat No. 704)	1066.53	1	25,00,000.00	0	45,00,000.00
9	Niraj Bharti (Flat No- 801)	1212.00	1	28,60,000.00	28,60,000.00	41,40,000.00
	Total			3,52,72,501.00	2,94,85,000.00	2,47,27,500.00

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(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate

of the Residential/Commercial premises Rs._____per sq.mts.

Sr. No.	Flat No.	Carpet Area (In sq.mts.)	Unit Consideration as per ReadReckoner
1.	101	1212	70,00,000
2.	102	1195.86	70,00,000
3.	103	1052.22	70,00,000
4.	104	1066.53	70,00,000
5.	201	1212	70,00,000
6.	203	1052.22	70,00,000
7.	204	1066.53	70,00,000
8.	303	1052.22	70,00,000
9.	304	1066.53	70,00,000
10.	701	1212	70,00,000

11.	702	1195.86	70,00,000
12.	802	1195.86	70,00,000
13.	901	1212	70,00,000
14.	902	1195.86	70,00,000
15.	904	1066.53	70,00,000
16.	1001	1212	70,00,000
17.	1002	1195.86	70,00,000
18.	1003	1052.22	70,00,000
19.	1004	1066.53	70,00,000

