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

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Ref.: DR/Jul26/05

Date.: 16.07.2026

FORM NO. 3 (QUARTER-1)
[See Regulation 3]
Cost of Real Estate Project - **44,58,00,000.00**
Bihar RERA Registration Number - **BRERAP00408-2//1222/R-1171/2021(Lakshmi Heights)**
Grih Lakshmi Construction Private Limited
SAGUNA MORE, NEAR 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.	14,00,00,000.00
	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	29,40,000.00
	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** 14,29,40,000.00

Sr.No.	Particulars	Amount ( ) Estimated Incurred
1.	**Development Cost/ Cost of Construction:**	
	a. (i) Estimated Cost of Construction as certified by Engineer.	44,58,00,000.00
	(ii) Actual Cost of construction incurred as per the books ofaccounts as verified by the C.A.	26,15,49,473.00
	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.	28,38,080.00
	All costs directly incurred to complete the (i) construction of the entire phase of the project of the project registered.	
	a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	7,12,964.00
	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;	54,24,395.00
	Sub-Total of Development Cost	**89,75,439.00**
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	**44,58,00,000.00**
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	**26,15,49,473.00**

4.	% Completion of Construction Work (As per project Architect's Certificate)	72%
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	90.73%
6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * proportion of cost incurred (Sr. number2 * Sr. number 5)**	40,44,74,340.00
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	18,31,99,688.00
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.	22,12,74,652.00

Yours Faithfully,

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

DHIRAJ KUMAR
Membership No: 421878
UDIN: **26421878WHLWER7667**

(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)	18,42,50,527.00
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)	**3,11,30,020.00** (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 unsold apartments (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	20,30,00,000.00 (Approx)
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	23,41,30,020.00
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	0.00

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: **26421878WHLWER7667**

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 Consideration as per Agreement/Letter ofAllotment	Received Amount (inc. gst)	Amount Received (During the Quarter)	Balance Receivable
1	Sony Gupta (Flat No.- 612)	995.62	1	73,48,870.00	0	Sold
2	Baby Kumari Prasad (Flat No.- 202)	1162	1	54,00,000.00	0	16,00,000.00
3	Ashwariya Singh (Flat No.-310)	1120.54	1	84,80,000.00	27,79,999	Sold
4	Nargada Sudhanshu Ji (Flat No.- 206)	1162	1	40,90,000.00	0	29,10,000.00
5	Archana Kumari (Flat No. – 305)	1162	1	50,00,000.00	0	10,00,000.00
6	Reshmi Gupta (Flat No. – 306)	1162	1	52,51,000.00	8,00,000	7,50,000.00
7	Chandan Kumar (Flat No. -602)	1162	1	63,00,000.00	28,00,000	Sold
8	Abha Sharma (Flat No.-801)	1089	1	66,14,900.00	0	Sold
9	Kanchan Kumari (Flat No -603)	1246	1	66,15,000.00	6,49,000	Sold
10	Rakesh Kumar Singh (Flat No .506)	1162	1	40,00,501.00	0	30,00,000.00
11	Shambhavi Bhushan (Flat No. 406)	1162	1	57,75,000.00	0	Sold
12	Poonam Devi (Flat No.902)	1162	1	71,19,001.00	4,17,999	Sold
13	Sanjay Kumar Singh (Flat No.701)	1089	1	45,00.000.00	0	Sold
14	Dr Nishi (Flat No.407)	1162	1	65,10,000.00	15,50,000	Sold
15	Prakash Kumar (Flat No-906)	1162	1	70,00,000.00	0	Sold
16	Amit Kumar (Flat No -706)	1162	1	51,46,470.00	0	5,53,530.00
17	Dinesh Kumar (Flat No -1007)	1162	1	63,00,000.00	0	Sold
18	Chinta Devi (Flat No.807)	1162	1	1,05,00,000.00	19,90,047	Sold
19	Rupam Ray (Flat .No -707)	1162	1	59,20,000.00	0	10,80,000.00
20	Tinku Ji (Flat No -405)	1162	1	31,00,000.00	0	39,00,000.00
21	Navin Kumar (Flat No. -412)	995.62	1	67,25,000.00	0	Sold
22	Sushant Shekar (Flat No -303)	1246	1	45,00,000.00	0	15,00,000.00
23	Alok Ranjan (flat No.507)	1162	1	74,80,000.00	0	13,20,000.00
24	Nirmala Kumari (Flat no.307)	1162	1	1,02,20,000.00	0	Booked
25	Prashant Bhushan (Flat No .503)	1162	1	94,50,000.00	0	Sold
26	Abhay Kumar Singh (Flat No .508)	1162	1	2,51,000.00	0	67,49,000.00
27	Rajeev Ranjan kumar	1162	1	22,00,000.00	6,00,000	48,00,000.00

	(Flat No. 605)					
28	Neena Devi (Flat No. 808)	1162	1	47,67,000.00	0	Sold
29	Sameer kumar singh (Flat No. 811)	1120.54	1	63,00,000.00	0	Sold
30	Sunaina Kumari (Flat No. 411)	1120.54	1	60,00,010.00	0	9,99,990.00
31	Sanjay Kumar Jha (Flat No 711)	1120.54	1	1,23,95,000.00	1,23,95,000	9,67,500.00
32	Navneet Kumar (Flat No 410)	1120.54	1	3,00,010.00	3,00,010	Booked
33	Nitish Kumar (Flat No 710)	1120.54	1	1,00,001.00	1,00,001	Booked
				18,71,58,763.00	**2,43,82,056.00**	**3,11,30,020.00** (Approx from Registered Agreement)

(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 Read Reckoner
1	101	1088.80	70,00,000.00
2	102	1162.00	70,00,000.00
3	103	1162.00	70,00,000.00
4	104	1162.00	70,00,000.00
5	109	1120.54	70,00,000.00
6	112	995.62	70,00,000.00
7	201	1088.80	70,00,000.00
8	203	1162.00	70,00,000.00
9	204	1162.00	70,00,000.00
10	209	1120.54	70,00,000.00
11	212	995.62	70,00,000.00
12	312	995.62	70,00,000.00
13	210	1120.54	70,00,000.00
14	211	1120.54	70,00,000.00

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15	309	1120.54	70,00,000.00
16	311	1120.54	70,00,000.00
17	409	1120.54	70,00,000.00
18	509	1120.54	70,00,000.00
19	609	1120.54	70,00,000.00
20	610	1120.54	70,00,000.00
21	611	1120.54	70,00,000.00
22	510	1120.54	70,00,000.00
23	911	1120.54	70,00,000.00
24	1009	1120.54	70,00,000.00
25	1010	1120.54	70,00,000.00
26	1011	1120.54	70,00,000.00
27	408	1162.00	70,00,000.00
28	1002	1162.00	70,00,000.00
29	1004	1162.00	70,00,000.00

