JHA JEE & CO
Chartered Accountants
: 9006079635, 6200030164
: cahanumanjeejha@gmail.com

FORM-3

[See section 4(2) (l) (D) of RERA Act]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration number BRERAP187628060725060829E00, For Project name GRIH APARTMENT, being developed by MEDHA BUILDCON, PROPRIETOR -AJIT KUMAR, , having its Registered Office at. Unit No – Gr IA, Shambhawi Enclave, Aamnath Mandir Road, Bhoot Nath, Opposite Janta Flat P.O, B. H. Colony, P.S – Agam Kuan, Town and District – Patna, State of Bihar Pin – 800026,

For the quarter Ending 31st DECEMBER 2025.

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred
1(i)	Land Cost:				
	A	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurredor payable on Land Cost and legal cost		0	0
	B	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungiblearea, 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		Included in point no. 1(i)(a)	Included in point no. 1(i)(a)
	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		

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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 deposits, or any amount whatsoever payable toany authorities towards and inproject of rehabilitation.	-	-
			Sub-Total of Land Cost	**0**	**0**

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred
1(ii)	**Development Cost/ Cost of Construction:**				
	A	(i)	Estimated Cost of Construction as certified by Engineer	235	0
		(ii)	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	**235**	**0**

Sr. No.	Particulars	Amount (Rs. In Lakh)
2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**0**
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	**0**
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 %)**	**0**

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6	**Amount Which can be withdrawn from the DesignatedAccount** **Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)**	
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**	**0**
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 project of **GRIH APARTMENT** being developed by **M/S MEDHA BUILDCON**, PROPRIETOR – AJIT KUMAR, RERA Registration number **BRERAP187628060725060829E00** is based on the records and documents produced before me and explanations provided to me by the management of the Company.	**0**

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

The **Estimated Cost of Development** appearing on the **RERA portal in the last quarterly report** at **₹23.50 Crore** is due to an **inadvertent data entry / clerical error**. The **actual estimated project cost is ₹2.35 Crore**, as duly supported by the **books of accounts and management representation**.

Yours Faithfully
For, JHA JEE & CO
Chartered Accountant
FRN-0037197C

JHA JEE & CO CHARTERED ACCOUNTANTS CA INDIA FRN 037197C PATNA

CA HANUMAN JEE JHA
Chartered Accountant
Membership Number:480324
Date: 12-01-2026
UDIN: 26480324MRFNYV6338