

RAJ CONSTRUCTION

BUILDERS & DEVELOPERS

Regd. off.: New Chitragupt Nagar, Parvati Path, Patna-20.

सेवा में,

प्राधिकृत पदाधिकारी,

भू-सम्पदा विनियामक प्राधिकरण,

बिहार, पटना।

विषय:- Project Gulab Raj Complex के प्रप्ताक सं०सं०- RERA/PRO.REG-114/2021/... दिनांक 07.10.2021 के कागजात जमा करने के सम्बंध में।
महाशय,

निवेदन पूर्वक उपरोक्त पारा न० 1 के आलोक में C.A.का Certificate UDIN No. के साथ दिया जा रहा है जिसमें विगत Balance sheet में 2017-18, 2018-19 एवं 2019-20 के वर्षों का Project wise लिए गये Advance from Customer का Details दिया गया है। पारा न० 1 में Advance of Rs. 11, 16,975/- shown in the balance sheet of 2018-19 गलत दिया गया है जबकी 2018-19 के Balance sheet में Advance from Flatholder केवल Rs. 1, 16,975/- लिया गया है जिसका Photo copy दिया जा रहा है।

Place: Patna

Date: 18-10-2021

For RAJ CONSTRUCTION
For Raj Construction

Rajesh Kumar
Partner

Partner

UID - AIDPK0851A

P.WD - 148666123

AUDITOR'S CERTIFICATE

We have verified the records of RAJ CONSTRUCTION (PAN: AALFR9784P), having its registered office at New Chitragupt Nagar, Parwati Path, Kankarbagh Patna-800020 and certify that the following are the details of Advances received from Flat holders for flat booking which is standing in Balance Sheet as on 31.03.2020 :

Flat holder's Name	Project Name	Amount (Rs.)
1) Mamta Kumari	Jyoti Raj Complex	18,09,522.00
2) Deo Muni Devi	Jyoti Raj Complex	6,010.00
3) Sanjay Kumar	Jyoti Raj Complex	1,10,965.00
4) Priti Kumari	Raj Complex	95,238.00
5) Uday Paswan	Raj Complex	1,19,048.00
6) Vijay Singh	Raj Complex	1,43,809.00

Total Rs. 22,84,592.00

Place: PATNA
Date: 05-08-2021



For JAG & ASSOCIATES
Chartered Accountants

(Gaurav Kumar)
Partner
M. No.-401635

UDIN:- 21401635AAAAJF8071

For **RAJ CONSTRUCTION**

Rajesh Kumar
Partner

19/3

A G & ASSOCIATES
CHARTERED ACCOUNTANTS,

506, JAGAT TRADE CENTRE,
FRASER ROAD
PATNA-800001
PH.-0612-2216101
(B.O.: KOLKATA, RANCHI)

AUDITOR'S CERTIFICATE

We have verified the records of RAJ CONSTRUCTION (PAN: AALFR9784P), having its registered office at New Chitragupt Nagar, Parwati Path, Kankarbagh Patna-800020 and certify that the following are the details of Advances received from Flatholders and refundable against cancellation of flat booking which is standing in Balance Sheet as on 31.03.2019 :

Flatholder's Name	Project Name	Amount (Rs.)
1) Deo Muni Devi	Jyoti Raj Complex	6,010.00
2) Sanjeev Kumar	Jyoti Raj Complex	<u>1,10,965.00</u>
	Total Rs.	<u>1,16,975.00</u>

Place: PATNA
Date: 17-01-2020

UDIN: 20401635AAAAAJ5148



For JAG & ASSOCIATES
Chartered Accountants

(Signature)
(Gaurav Kumar)
Partner
M. No.-401635

For RAJ CONSTRUCTION

(Signature)
Partner

J A G & ASSOCIATES
CHARTERED ACCOUNTANTS

506, JAGAT TRADE CENTRE,
FRASER ROAD
PATNA-800001
PH.-0612-2216101
(B.O.: KOLKATA, RANCHI)

AUDITOR'S CERTIFICATE

We have verified the records of RAJ CONSTRUCTION (PAN: AALFR9784P), having its registered office at New Chitragupt Nagar, Parwati Path, Kankarbagh Patna-800020 and certify that the following are the details of Advances received from Flat holders for flat booking which is standing in Balance Sheet as on 31.03.2018 :

Flat holder's Name	Project Name	Amount (Rs.)
1) Sanjay Bharti	Jyoti Raj Complex	16,57,501.00
2) Deo Muni Devi	Jyoti Raj Complex	6,010.00
3) Sanjay Kumar	Jyoti Raj Complex	<u>1,10,965.00</u>

Total Rs. 17,74,476.00

Place: PATNA
Date: 05-08-2021



For JAG & ASSOCIATES
CL

(Gaurav Kumar)
Partner
M. No.-401635

UDIN:- 21401635AAAAJE6056

For RAJ CONSTRUCTION

Rajesh Kumar
Partner

1211

RAJ CONSTRUCTION
PATNA
DETAILS SHEET FOR THE YEAR ENDED 31ST MARCH, 2019

A. BALANCE SHEET ITEMS

AMOUNT

Rs.

1. <u>UNSECURED LOANS</u>		11,030,000.00
2. <u>SUNDRY LIABILITIES</u>		
Advance from Flatholders	116,975.00	
Sundry Creditors	2,320,040.43	
Accounting charge	30,000.00	
Audit Fee Payable	25,000.00	
Rajesh Kumar	154,372.00	
Income Tax Payable	400,410.00	
Salary Payable	12,000.00	
Others Payable	756,439.12	3,815,236.55
3. <u>BANK BALANCE</u>		
BOB	604,861.50	
C&CA	47,749.38	
CBCA	457,531.75	
Corporation Bank	290,665.40	
Corporation Bank	10,000.00	1,410,808.03
4. <u>INCOME TAX ACCOUNT</u>		
Income Tax (TDS)		36,000.00

A. PROFIT & LOSS ACCOUNT ITEMS

1. GROSS TURNOVER

Rental Income	420,000.00	
Interest Income	648.00	420,648.00



For RAJ CONSTRUCTION

Rajesh Kumar
Partner

For RAJ CONSTRUCTION

Rajesh Kumar
Partner

For RAJ CONSTRUCTION

Rajesh Kumar
Partner

Letter No.

2661

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From

Prakaj Sinha,
State Fire Officer,
Patna, Patna.

To

Mr. Shantipal Kumar
Emp. No. J.R. 19-16
Boeing Canal Road,
Near Deyashant, Amarpur,
Patna-800001

Patna Dt. 09.09.2019.

Subject: The request regarding Proposed Commercial Building of under 15 mtr. In height to be constructed at Mauza-Purandarpur, Dist-Patna.

Please refer to your letter No.-E.S.R.-C.A.P.-F(N.O.C.)092C/P/2019, dt.-27/08/2019 through which this approval plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a (B-G-4) (Total B.U. Area-1935.06 Sqmtr.), Fully Proposed Commercial Building shall be constructed on 120 feet wide road belongs to Sri Suryavanshi Prasad, S/o-Late Raghunath Ram, Khata No.-188, Khata No.-34, Fuzi No.-247, Thana No.-21, Mauza-Purandarpur, Dist-Patna.

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

b) Construction :

- The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2021.
- The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- The interior finish/decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

c) Open Space & Approach :

- The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
- The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 MT.
- The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respectively abutting the road.

d) Stair Case :

- The Staircase of the building shall be enclosed type. Entire construction shall be made of brick - R.C.C. (including Fire resisting capacity not less than 4 hours respectively marked in the plan).
- Each storey of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and operable window at each floor level equal to 15% of the said cross sectional area shall have to be provided in the external wall of the building.
- All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
- The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to conform the relevant building rules.
- In case of two staircase one must be on outer wall.
- Both staircase are not going down to basement floor, for approach to basement, there should be another staircase for approach.

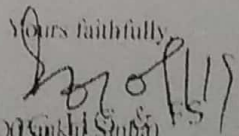
A. 1.1.1.

- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m^2 .
- b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.
- d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply, it shall automatically trip to alternate supply.
- e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.
- vi) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per IS 2190-1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
- vii) That an underground water static tank of not less than 20,000 Ltrs. capacity with automatic refilling arrangements preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. capacity each blocks should be made available before occupancy.
- viii) That the internal finishing shall be non-combustible or class - I surface spread of flame.
- ix) That electric cables must be shield at each floor with intumescent coating.
- x) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- xi) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.
- xii) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xiii) That the setback shall be checked by the Architect - Passing authority as per the established rule. If any thing wrong, the Architect - Passing authority shall be held responsible.
- xiv) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
- xv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.
- xvi) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

- N.B. Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.
The maps are being returned with sign and stamp

Encl. As Above

Yours faithfully,

D. G. Singh
Cum
State Fire Officer
Bihar, Patna

RAJ CONSTRUCTION

BUILDERS & DEVELOPERS

Regd. Off.: New Chitragupt Nagar, Parvati Path, Patna-20.

Raj Construction five year's Project Details

<u>Project name</u>	<u>Rera Registration no.</u>
1. Mahendra Apartment	Rera no- BRERA P00613-1/482/R-419/2019
2. Tulsi Bihar Apartment	Rera no- BRERA P00613-4/481/R-384/2019
3. Raj Complex (Residential)	Rera no- BRERAP00613-2/456/R-484/2019
4. Raj Complex (Commertial)	Rera no- BRERAP00613-3/457/R-406/2019
5. Raj Enclave One	Rera no- BRERA P000949-3/1066/R-964/2020
6. Raj Enclave Two	Rera no- BRERA P000949-4/1067/R-979/2020

For RAJ CONSTRUCTION For RAJ CONSTRUCTION
Rajesh Kumar *Rajesh Kumar*
Partner Partner
For M/SRAJ CONSTRUCTION