FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Registration no. of the Partnership firm/LLP Identification number/Any other	CIN NO. U74999BR2017PTC035439	Name of the Promoter's Entity SCB ENGICON PRIVATE LIMITED	Remarks
Address of the Promoter's Entity :	AT NEAR-PETROL PUMP,NEW BYPASS,ALKAPURI,PATNA		
Total Experience of the promoter in Real Estate sector (In Completed years)			
Total Experience in Real Estate Sector after Commencement of RERA (In Completed years)			
No of Projects done before Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP02626-3/83/R-1428/2022	Name of Project	S.C.B CAMPUS
Name of Promoter	SCB ENGICON PRIVATE LIMITED	Project Address	MAUZA-PAKARI PLOT NO-395 KHATA NO-137 THANA-31 BEUR PATNA
Project Registration is valid up to	05/05/2025		
Starting date of Project	01/07/2022		
Type of Project	Residential		
Name of the Competent Authority which sanctioned the project map			
Period of validity of map as granted by the Competent Authority concerned	3 YEARS		

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Rajeev Rajan
DIRECTOR

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Total Number of sanctioned apartments/ unit-wise	Total Numbers of apartments in Promoter's share-	Total Numbers of apartments in Promoter's share-	Total Numbers of apartments in Landowner's share	Total Numbers of apartments in Landowner's share
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	1-BHK						
	2-BHK						
	3-BHK		16		01		
	4-BHK and over						
	shop		08				
	Office Space						
	Bunglow						
	Plots (in case of plots specific area of plot must be mentioned)						
		Total Carpet Area		% of total Units	% of total Units	% of total Units	% of total Units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

The details of the Association of Allottees need to be provided in the proforma of Association of Allottees attached with this Form.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO./OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allottees	(B) Cancelled by Promoters
Flat No./Plot no./Shop No./Etc. :	Flat No./Plot no./Shop No./Etc. :
*whether notice and reminder of cancellation was Served to the promoters by Allottee/s Yes/No	*whether notice and reminder of cancellation has been Served to the Allottees by serving Yes/No

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Rajeev Ram

DIRECTOR

VI. DISCLOSURE OF BOOKED INVENTORY OF GARAGES/PARKING SPACE		
Building Wise / Block Number	Total Number of Sanctioned Garages/Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted
	16	01

VII. DETAILS OF BUILDING APPROVALS (If already filed along with Registration Application, then there is no need of further filing)					
S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Validity up to		Attach Copy
1.	Environment Clearance	N/A			
2.	Fire N.O.C.	STATE FIRE OFFICER, BIHAR, PATNA			
3.	Airport Authority of India N.O.C.	N/A			
4.	Water Supply Permission	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

VIII. PROGRESS OF THE PROJECT–INTERNAL INFRASTRUCTURE DEVELOPMENT **In case of more than one Block/Building/Apartment/Plots/Bungalow, the details have to be filled for each Block separately**			
S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	

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Rajan Rian

DIRECTOR

8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	95% 100% 100% 100%	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	100% 100% 90%	
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	80%	
13.	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities	80%	
14.	Overall Percentage of Actual work Done and Final Completion date		

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS – PEOGRESS RELATED TO AMENITIES AND COMMON AREA				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)

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1.	Internal Roads & Footpaths	YES	100%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	95%	05-05-2025
4.	Storm Water Drains	YES	100%	
5.	Landscaping & Tree Planting	YES	100%	
6.	Street Lighting	NO	N/A	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	90%	05-05-2025
10.	Water Conservation / Rain Water Harvesting	YES	90%	05-05-2025
11.	Energy Management	NO	N/A	
12.	Fire Protection and Fire Safety Requirements	YES	80%	05-05-2025
13.	Closed Parking	YES	100%	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
16.	Others (Option to Add More)			
17.	Overall Percentage of Actual Work Done and final Completion date			

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

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		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

XI. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	2078102000005876
2.	Estimated Cost of the Project including land cost at the start of the Project	10,50,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	6,00,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	11,20,000=00
6.	Actual Cost Incurred during the Quarter	10,52,392=29
7.	Net amount at end of the Quarter	70,074=19

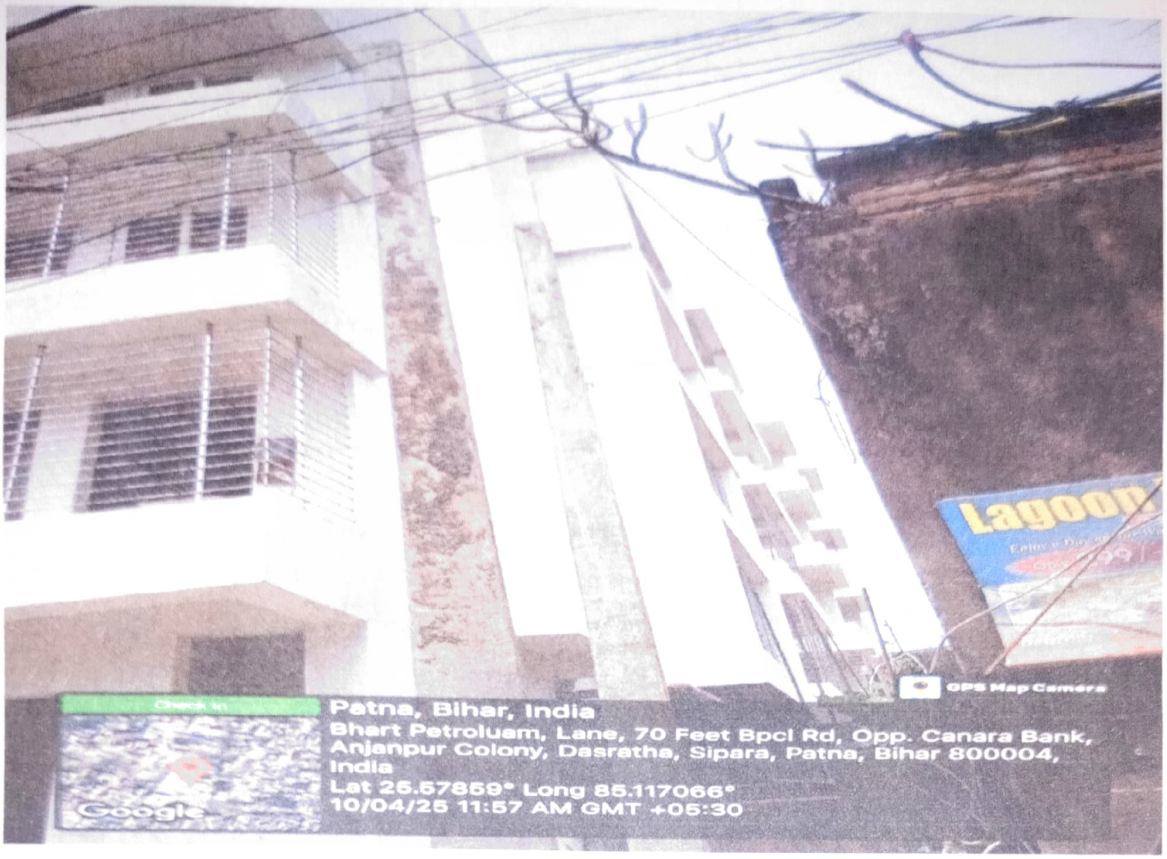
SCB ENGICON PVT. LTD.
Rajeev Ryan
DIRECTOR

8.	Total expenditure on Project **till date**	1,10,79,975=81
9.	Cumulative fund collected till the end of Quarter in question	37,00,000=00
10.	Cumulative expenditure done till the end of Quarter in question	
11.	Percentage of Expenditure incurred of the total Estimated development cost of the project	

XIII. GEO TAGGED AND DATE PHOTOGRAPH (EACH BLOCK/BUILDING/APARTMENT/PLOTS/BUNGLOW) OF THE PROJECT			
The photograph must have date.			
(A)	Sr. No.		
	1.	Photographs showing Front Elevation	Attach
	2.	Photographs showing Rear Elevation	Attach
	3.	Photographs showing Side Elevation (Both Sides)	Attach
	4.	Photograph of each floor showing the progress of interior works	Attach
	5.	Photographs of Common Areas (Staircase, Lift Area, Terrace, parking, etc.)	
(B)	Sr. No.		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	



SCB ENGICON PVT. LTD.
Rajeev Ram
DIRECTOR





SCB ENGICON PVT. LTD.

DIRECTOR





SOB ENGICON PVT. LTD.

DIRECTOR


GPS Map Camera
Check In
Patna, Bihar, India
Bhart Petroluam, Lane, 70 Feet Bpcl Rd, Opp. Canara Bank, Anjanpur Colony, Dasratha, Sipara, Patna, Bihar 800004, India
Lat 25.578586° Long 85.116916°
10/04/25 11:57 AM GMT +05:30
Google


GPS Map Camera
Check In
Patna, Bihar, India
Shop No 03 Kalyani Complex 70 Feet, Ioc Main Rd, Anjanpur Colony, Dasratha, Sipara, Patna, Bihar 800002, India
Lat 25.579099° Long 85.117035°
10/04/25 11:58 AM GMT +05:30
Google


GPS Map Camera
Check In
Patna, Bihar, India
Bhart Petroluam, Lane, 70 Feet Bpcl Rd, Opp. Canara Bank, Anjanpur Colony, Dasratha, Sipara, Patna, Bihar 800004, India
Lat 25.578528° Long 85.116999°
10/04/25 11:57 AM GMT +05:30
Google

FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date 10/04/25

To,
The S.C.B. Engicon PVT. Ltd (Name & Address of Promoter),
Director - Rajeev Ranjan
RERA No - BRERAP02626-3/83/R-1428/2022

Subject: Certificate of Percentage of Completion of Construction Work of ---------- No. of Building(s)/ 1 Wing(s) of the ---------- Phase of the Project [Bihar RERA Registration Number] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No 395 demarcated by its boundaries (latitude and longitude of the end points) ---------- to the North---------- to the South ----------to the East ---------- to the West of Division ---------- village Bishrupur Paksi Block Phulwari Sharif District Patna PIN ---------- admeasuring 850.14 sq.mts. area being developed by [Promoter's Name] S.C.B. Engicon PVT. Ltd

Sir,
I/ We Pawan Kumar have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the ---------- Building(s)/ 1 Wing(s) of the ---------- Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. 395 - of Division ---------- Village Bishrupur Paksi Block Phulwari Sharif. District Patna PIN ---------- admeasuring 850.14 sq.mts.area being developed by [Promoter's Name]----------

1. Following technical professionals are appointed by Owner / Promoter:—
   (i) M/s/Shri/Smt. Pawan Kumar as L.S. / Architect;
   (ii) M/s /Shri / Smt. Amrendra Kumar as Structural Consultant
   (iii) M/s /Shri / Smt. Manish Kumar as MEP Consultant
   (iv) M/s /Shri / Smt. Ranjeet Kumar as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number under _____ Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

BLOCK-A

Building / Wing Number _____ (to be prepared separately for each Building/Wing of the Project)

Sr.No.	Tasks/Activity	Percentage of work Actual done	Projected date of completion (DD/MM/YYYY)
1.	Excavation	100 %	
2.	Number of basement (if any)	100 %	
3.	Number of Podiums	NO	
4.	Plinth	100 %	
5.	Stilt Floor	100 %	
6.	Slabs of Super Structure	100 %	
7.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	100 %	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	100 %	
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	95 %	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	95 %	
11.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate.	70 %	

TABLE-B

Internal and External Development Work in respect of the entire Registered Phase.

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-Paths	Yes	100%	
2	Water Supply	Yes	100 %	
3	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	96%	
4	Storm Water Drains	Yes	100 %	
5	Landscaping & Tree Planting.	Yes	55 %	
6	Street Lighting	NO	N/A	
7	Community Buildings	NO	N/A	
8	Treatment and Disposal of sewage and Sullage water	NO	N/A	
9	Solid Waste management & Disposal.	Yes	100 %	
10	Water conservation, Rain water Harvesting.	Yes	92 %	
11	Energy management	NO	N/A	
12	Fire protection and fire safety requirements	Yes	82%	
13	Electrical meter room, sub-station, receiving station.	Yes	55 %	
14	Any Other Amenities			

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S./Architect

(Registration No./license No.....)

Ar. Pawan Kumar
UDHD Reg. No.- CA/2008/43276

FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date :10-04-25

To, SCB Engicon Pvt. Ltd
The _____ (Name & Address of Promoter),
Director Rajeer Ranjan
RERA NO - BRERAP02626-3/83/R-1428/2022

Subject : Certificate of Cost Incurred for Development of [Project Name]_____ for Construction of _____ building(s)/ 1 Wing(s) of the _____ Phase (Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No../C.N.No./CTSNo./SurveyNo./Final Plot No. 395 demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division _____ Village _____ Block Phulwari Sharif District Patna PIN _____ admeasuring 850.14 sq.mts. area being developed by [Promoter] SCB ENGICON PVT. Ltd

Ref: Bihar RERA Registration Number BRERAP02626-3/83/R/-1428/2022

Sir,

I/ We Amrendra Kumar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being _____ Building(s)/ 1 Wing(s) of the _____ Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 395 of Division _____ Village Bishunpur Paksi Taluka _____ District Patna PIN _____ admeasuring 850.14 sq.mts. area being developed by [Owner/Promoter]

1. Following technical professionals are appointed by Owner / Promoter :—

(i) M/s /Shri/Smt Pawan Kumar as L.S. / Architect ;
(ii) M/s /Shri/Smt Amrendra Kumar as Structural Consultant
(iii) M/s /Shri/Smt Manish Kumar as MEP Consultant
(iv) M/s /Shri/Smt Ranjeet Kumar as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by _____ Quantity Surveyor* appointed by Developer/Engineer, and the assumption of

the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. _____(Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate / Completion Certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _____(Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from_____ (planning Authority) is estimated at Rs. _____(Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number_____ or called _____
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 4.5 Cr
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 3.75 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	% 92%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.75 Cr
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. NO

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 10 Lakh
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. 10 Lakh
3	Work done in Percentage (as Percentage of the estimated cost).	92% %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 1 Lakh
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. NO

Yours Faithfully,

Signature of Engineer.

Er. Amrendra Kumar

(Licence No. (Structural Engineer)

Reg. No.-BR/UDHD/SE/230129

*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive

R.G.S & ASSOCIATES
Chartered Accountants

komalagrawal.ca@gmail.com
agrawal.komal@hotmail.com
Mob. No. : 9006668233

Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

FORM No. 3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project : S C B Campus
Bihar RERA Registration Number
BRERAP02626-3/83/R-1428/22

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 on Land Cost and legal cost.	
	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.	
	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	5,67,000=00
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	
	f. Under Rehabilitation Scheme:	
	(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.	
	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	

Pallavi Apartment 5th Floor
Flat No.-502, Nala Road, Patna - 800 003

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 deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.

Sub-Total of Land Cost 5,67,000=00

Sr.No.	Particulars	Amount (₹) Estimated Incurred
ii	**Development Cost/ Cost of Construction :**	
	a. (i) Estimated Cost of Construction as certified by Engineer.	4,50,00,000=00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	3,75,00,000=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 roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	25,53,012=00
	All costs directly incurred to complete the (i) 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	40,05,3012=00

2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	4,50,00,000.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	0.00
4	% completion of Construction Work (as per Project Architect's Certificate)	92%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	
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.

Yours Faithfully,
For RGS and Associates

RGS & ASSOCIATES ★ PATNA ★ Chartered Accountants

Komal Agrawal

Digitally signed by Komal Agrawal
Date: 2025.04.12 14:59:23 +05'30'

Partner
Signature of Chartered Accountant
(Membership Number - 063579)

Name : KOMAL AGRAWAL

(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)	
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)	
3.	(i) Balance Unsold area (to be certified by Management and to be verified 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 per Annexure A to this certificate	
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	
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	

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 RGS and Associates

RGS & ASSOCIATES ★ PATNA ★ Chartered Accountants

Komal Agrawal

Digitally signed by Komal Agrawal
Date: 2025.04.12 14:59:52 +05'30'

Partner
Signature of Chartered Accountant
(Membership Number - 063579)

Name : KOMAL AGRAWAL

Annexure A

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	402	1550 Sqft	35,25,000	35,25,000	0=00 -

(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
01	02	03	04