ARIHANT CONSTECH (P) LIMITED

CIN No : U45200BR2010PTC016215

Ref. No. Resa/Arihant/Compliance/9

Date 19/9/2023

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending MARCH of 2023.

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP51719-1/891/R-653/2019	Name of Project/Phase of Registered Project	HARI NAGAR GROUP HOUSING TOWER 5 (New Project)
Name of Promoter	ARIHANT CONSTECCH PVT. LTD.	Project Address	NH- 98, NEAR AIIMS, BHUSAULA DANAPUR, PATNA (KHESRA / PLOT NO.- 1330, 1345, KHATA NO.- 63, 40, THANA NO.- 41, MAUZA- MOHMMADPUR KORJI), DANAPUR, DIST. – PATNA.
Name of Co-promoter			
Project Registration is valid up to	06-04-2024		
Starting date of Project or Phase of the Project	07-10-2019		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Flat Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Flats –**47**
1	1. 3BHK, - 2. 2 BHK -	31 16	6548.40		1. Booked/ Allotted- **19** 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	19
1	47		

IV. 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	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				N.A
2.	Fire N.O.C.				N.A
3.	Water Supply Permission				N.A
4.	NOC from Airport Authority of India				N.A
5.	Other Approval(s), if any, required for the Project.				N.A

V. Construction Progress of the Project		
1. Plan Case No._____(To beaded for each Building / Wing)		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	60%
2.	Basements (if any)	50%
3.	Podiums (if any)	NA
4.	Plinth	80%
5.	Stilt Floor	60%
6.	Slabs of Super Structure	60%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	10%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical	0%

	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 me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

VI. Amenities and Common Area and External Infrastructure Development Works)

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	50%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	20%	

7.	Community Buildings	Yes	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	Yes	0%	
11.	Energy Management	Yes	0%	
12.	Fire Protection and Fire Safety Requirements	Yes	0%	
13.	Closed Parking	Yes	0%	
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	
16.	Others (Option to Add More)	No		

VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	**PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)**	**Details**
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			

VII. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

VIII. Financial Progress of the Project		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	**1256201010800**

2.	Estimated Cost of the Project Excluding land cost at the start of the Project	Rs. 12,00,00,000.00	
3.	Amount received during the Quarter	Rs. 1,61,37,452.80	
4.	Actual Cost Incurred during the Quarter	Rs. 1,13,34,050.00	
5.	Net amount at end of the Quarter	Rs. 1,04,69,309.14	
6.	Total expenditure on Project **till date**	Rs. 3,38,48,845.00	
7.	Cumulative fund collected till the end of Quarterin question		
8.	Cumulative expenditure done till the end ofQuarter in question		

IX. Details of Mortgage or Charge if any created

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	N.A
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Arihant Constech (P) Ltd.

Managing Director

Signature of Director

Name: ANIL KUMAR SINHA

Date:

FORM-3

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

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration number BRERAP51719-1/891/R-653/2019 of 2019 dated 30.05.2019 (Project Name - HARI NAGAR GROUP HOUSING TOWER 5) being developed by ARIHANT CONSTECCH PVT. LTD. having its Registered address at 596A, RAILSWAY LOCO COLONY, KHAGAUL, PATNA - 801105.

For the quarter ending 31ST MARCH, 2023

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 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		**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	-	-
	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 deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
			Sub-Total of Land Cost	**-**	**-**

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	**1200.00**	
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		**338.48**
	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	**1200.00**	**338.48**

Sr. No.	Particulars	Amount (Rs. In Lakh)
2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**1200.00**
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	**338.48**
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 %)**	**28.21 %**

6	**Amount Which can be withdrawn from the Designated Account** **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**	**338.48**
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 HARI NAGAR GROUP HOUSING TOWER 5 being developed by Company **ARIHANT CONSTECCH PVT. LTD. for project with HARI NAGAR GROUP HOUSING TOWER 5 Project RERA Registration number BRERAP51719-1/891/R-653/2019 of 2019 dated 30.05.2019 for 1665.25 Sq. mt.** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	

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

Yours Faithfully
For
Chartered Accountants
FRN: 034056C



CA Rajnandan
Kumar
MRN-454102

Date: 15.04.2023

UDIN: 23454102BGVIPH8570

FORM No. 2

[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: 14/9/2023

To,

The
ARIHANT CONSTECH PRIVATE LIMITED
596A.RAILSWAY LOCO COLONY, KHAGAUL,
PATNA – 801105.

Subject : Certificate of Cost Incurred for Development of HARI NAGAR GROUP HOUSING TOWER 5

For Construction of building(s)/Wing(s) 1 of the Project RERA REGISTRATION no.- BRERAP51719-1/891/R-653/2019 situated on the Plot bearing Khata no.- 63 & 40, khesra no.- Plot NO. 1330 & 1345, demarcated by its

Boundaries (latitude and longitude of the end points) i.e 25.33.44.59 and 85.01.57.32 to the East - NH- 98, West - Dharampur village, North - Phuliya Tola village, South - Part of Hari Nagar Group Housing Project, Project address – NH – 98, Near AIIMS, Bhusaula Danapur, Danapur, Distt.- Patna. and measuring 1665.25 sq. mts. being developed by Arihant Constech Private Limited.

Ref: Bihar RERA Registration Number - BRERAP51719-1/891/R-653/2019

Sir,

I/ We Raman Kumar have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Building(s)/Wing(s) 1 of the Project, situated on the Plot bearing Khata No. 63 & 40, khesra no.- Plot NO. 1330 & 1345, NH – 98, Near AIIMS, Bhusaula Danapur, Danapur, Distt.- Patna. and measuring 1665.25 sq.mts. area being developed by Arihant Constech Private Limited.

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

i.	Shri Raman Kumar	as L.S. / Architect;
ii.	M/s /Shri/Smt	as Structural Consultant
iii.	M/s /Shri/Smt	as MEP Consultant
iv.	M/s /Shri/Smt	... as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupation 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 Schedule of rates (name of the schedule of Rates) ----------and

Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by Raman Kumar 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. **12,00,00,000.00** . The estimatedTotal Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the _____being the Planning Authority under whosejurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **3,38,48,845.00**. 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 Occupation Certificate / Completion Certificate from_____(planning Authority) is estimated at Rs.**8,61,51,155.00**.

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 below:

TABLE A

Building /Wing bearing RERA Registration No- BRERAP51719-1/891/R-653/2019

(To be prepared separately for each Building of the Real Estate Project)

Sr. No.	Particulars	Amounts(in Lakhs)
1	Total Estimated cost of the building/wing as on **07/10/2019** date of Registration is	Rs. **12,00,00,000.00**
2	Cost incurred as on **31/03/2023** (Based on the Estimated cost)	Rs. **3,38,48,845.00**
3	Work done in Percentage (As Percentage of the estimated cost)	**28.21%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **8,61,51,155.00**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs._____

Yours Faithfully,

RKumar 19/4/23

Architect

Signature of ~~Engineer~~.

(License No .....)

Raman Kumar
Registered Architect
Council of Architecture
Reg. No.-CA/82/6719

*** 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.

FORM 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 : 14/4/2023

To The
ARIHANT CONSTECH PRIVATE LIMITED
402,Devi Villa,Purnendu Nagar,Phulwarisharif
Patna – 801505.

Subject : Certificate of Percentage of work excuted in the Project Named of HARI NAGAR GROUP HOUSING TOWER 5 RERA REGISTRATION no.- BRERAP51719-1/891/R-653/2019 situated on the Plot bearing Khata no.- 63 & 40, khesra no.- Plot NO. 1330 & 1345, demarcated by its Boundaries (latitude and longitude of the end points) i.e 25.33.44.59 and 85.01.57.32 to the East - NH- 98, West - Dharampur village, North - Phuliya Tola village, South - Part of Hari Nagar Group Housing Project, Project address – NH – 98, Near AIIMS, Bhusaula Danapur, Danapur, Distt.- Patna. and measuring 1665.25 sq. mts. being developed by Arihant Constech Private Limited.

Sir,

I/ We RAMAN KUMAR have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the _____ Building(s)/ Wing(s) of the Phase of the Project, situated on the plot bearing khasra no./ Final Plot no of village Tehsil District _ 14 PIN and measuring sq.mts. area being developed by ARIHANT CONSTEH PVT. LTD.

Following technical professionals are appointed by Owner / Promoter :-

M/s/Shri/Smt Raman Kumar	as L.S. / Architect ;
M/s /Shri / Smt	as Structural Consultant
M/s /Shri / Smt	as MEP Consultant
M/s /Shri / Smt	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 Real Estate Regulatory Authority, Punjab 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

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

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	60%
2.	Basements (if any)	50%
3.	Podiums (if any)	
4.	Plinth	80%
5.	Stilt Floor	60%
6.	Slabs of Super Structure	60%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	10%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical	

Table B

Amenities and Common Area and External Infrastructure Development Works)

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths		50%	
2.	Water Supply	Yes		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes		
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	Yes		
6.	Street Lighting		20%	
7.	Community Buildings	Yes		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	Yes		
11.	Energy Management	Yes		
12.	Fire Protection and Fire Safety Requirements	Yes		
14.	Electrical Meter Room, Sub-Station, Receiving Station	Yes		
15.	Others (Option to Add More)	No		

Yours Faithfully R Kumar

Signature & Name (IN BLOCK LETTERS) 14/4/23

of L.S/ Architect (License NO.....) RAMAN KUMAR

Raman Kumar
Registered Architect
Council of Architecture