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	112/22	Name of the Promoter's Entity URBAN REALTY HOMES	Remarks
Address of the Promoter's Entity :	507, RC WESTERN MALL, RPS MORE, BAILEY ROAD, DANAPUR, 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	BRERAP04528-1/08/R-1546/2023	Name of Project	SUNRISE
Name of Promoter	URBAN REALTY HOMES	Project Address	PLOT NO-247, KHATA NO-72, MAUZA-BABAKARPUR, PARGANA-DANAPUR, PATNA
Project Registration is valid up to	20-01-2028		
Starting date of Project	02-05-2023		
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	20-01-2028		

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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	453	01				
	2-BHK	5796	10	01			
	3-BHK	7428	09	03			
	4-BHK and over						
	shop						
	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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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
	20	04

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				
2.	Fire N.O.C.				
3.	Airport Authority of India N.O.C.				
4.	Water Supply Permission				
5.	Other Approval(s), if any, required for the Project.				

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)	95%	
3.	Podiums (if any)		
4.	Plinth	100%	
5.	Stilt Floor	50%	
6.	Slabs of Super Structure	45%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	10%	

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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.	0%	
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 prescribed norms	0%	
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	
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	0%	
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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	20%	
2.	Water Supply	YES	5%	

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3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	10%	
7.	Community Buildings			
8.	Treatment and Disposal of Sewage and Sullage Water			
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	10%	
12.	Fire Protection and Fire Safety Requirements	YES	10%	
13.	Closed Parking	YES	10%	
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	00%	
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			
		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format

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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.	333905001694
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	17,91,470=00
6.	Actual Cost Incurred during the Quarter	23,37,203=00
7.	Net amount at end of the Quarter	5=48
8.	Total expenditure on Project **till date**	62,34,098=00
9.	Cumulative fund collected till the end of Quarter in question	

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10.	Cumulative expenditure done till the end of Quarter in question	62,34,098=00
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.)	ATTACH
(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	



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XIV. MISCELLANEOUS		
A	List of Legal Cases (if any) – Against Project / Promoter	
1.	(a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No)	NO
2.	No of Execution Cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No)	NO
3.	No of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No)	NO
4.	No of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No)	NO

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Weather the project in progress as per time schedule or lagging behind? Yes/No
b. If yes, whether it would be completed on the completion date fixed as per RC. Yes/No.
c. If No, then Reason for delay:

XVI. BROCHURE /Prospectus : Copy of the brochure/prospectus to be uploaded with Form-7

XVII Name of Grievance Redressal Officer nominated by the promoter whom allottee can contact in case of any query or grievance

Name : ABHISHEK KUMAR
Contact No : 8083685184
Email id : abhishek4021997@gmail.com
Address : 507, RC WESTERN MALL, RPS MORE, BAILEY ROAD, DANAPUR, PATNA

Urban Realty Homes
Abhi. Kumar
Partner

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.

Urban Realty Homes
Partner

Signature of Promoter

Name: Abhishek Kumar

Date: 13/04/2025

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-31/03/2025

To,

URBAN REALTY HOMES

507, RC WESTERN MALL, RPS MORE, BAILEY ROAD,

DANAPUR, PATNA, BIHAR-801503

Subject: Certificate of Percentage of Completion of Construction Work of 50% No. of Building(s)/ One Wing(s) of the One Phase of the Project [**BRERAP04528-1/08/R-1546/2023**] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No 247 demarcated by its boundaries (latitudeand longitude of the end points) RAJU KUMAR SINGH to the North BRANCH ROAD to the South BRANCH ROAD to the East PART PLOT to the West of Division Danapur village Block Danapur District Patna PIN 801503 admeasuring 688.21 sq.mts. area being developed by **URBAN REALTY HOMES**

Sir,

I/ We Manoj Kumar have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 50% Building(s)/ One Wing(s) of the One Phase of the Project,situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No., 247 of Division Danapur Village Block Danapur District Patna PIN 801503 admeasuring 688.21 sq.mts.area being developed by **URBAN REALTY HOMES**

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

(i) M/s/Shri/Smt. Manoj Kumar as L.S. / Architect;

(ii) M/s /Shri / Smt. Vijay Kumar as Structural Consultant

(iii) M/s /Shri / Smt. Krishna Gopal Prasad as MEP Consultant

(iv) M/s /Shri / Smt. Jitendra 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 **BRERAP04528-1/08/R-1546/2023** 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.

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

Table-A

Building/ Wing number One (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (20/01/28)
1.	*(if any)	100%	
2.	Basements(if any)	95%	
3.	Podiums(if any)	0%	
4.	Plinth	100%	
5.	Stilt Floor	50%	
6.	Slabs of Super Structure	45%	
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.	0%	
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 Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

TABLE B

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

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (20/01/28)
1.	Internal Roads &Footpaths	YES	20%	
2.	Water Supply	YES	5%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	NO		
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	YES	10%	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal			
10.	Water Conservation/Rain Water Harvesting	NO		
11.	Energy Management	YES	10%	
12.	Fire Protection and Fire Safety Requirements	YES	10%	
13.	Electric Meter Room	YES	10%	
14.	Any Other Amenities	NO		

Yours Faithfully,

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

(Registration No./License No .....)

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

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 : 31/03/2025

The **URBAN REALTY HOMES.**

507, RC WESTERN MALL, RPS MORE, BAILEY ROAD,
DANAPUR, PATNA- 801503

Subject: Certificate of Cost Incurred for Development of SUNRISE for Construction of Residential building(s)/ One Wing(s) of the One Phase (**BRERAP04528-1/08/R-1546/2023**) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No. C.N.No./CTSNo./SurveyNo./Final Plot No 247 demarcated by its boundaries (latitude and longitude of the end points) _RAJU KUMAR SINGH to the North BRANCH ROAD to the South BRANCH ROAD to the East PART PLOT to the West of Division Danapur Village... Block Danapur District Patna PIN 801503 .admeasuring 688.21 sq.mts. area being developed by **URBAN REALTY HOMES**

Ref: Bihar RERA Registration Number- **BRERAP04528-1/08/R-1546/2023**

Sir,

I/We Ravi Kumar Rai have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being Residential Building(s)/ One Wing(s) of the One Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No 247 of Division Danapur Village. Taluka Danapur District Patna PIN 801503 admeasuring 688.21 sq.mts. area being developed by **URBAN REALTY HOMES.**

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

   (i) M/s /Shri/Smt Manoj Kumar as L.S. / Architect;
   (ii) M/s /Shri/Smt Vijay Kumar as Structural Consultant
   (iii) M/s /Shri/Smt Krishna Gopal Prasad as MEP Consultant
   (iv) M/s /Shri/Smt Jitendra 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 Jitendra 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. 3,68,00,000/- (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 NAGAR PARISHAD DANAPUR NIZAMAT being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,84,00,000/- (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. 1,84,00,000/- (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 One or called JK RESIDENCY
(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	3,68,00,000/-
2	Cost incurred as on _____ (based on the Estimated cost)	1,84,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	**50%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,84,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NA

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	0
2	Cost incurred as on _____ (based on the Estimated cost).	0
3	Work done in Percentage (as Percentage of the estimated cost).	0
4	Balance Cost to be Incurred (Based on Estimated Cost).	0
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	0

Yours Faithfully,

Signature of Engineer.

RAVI KUMAR RAI
(Civil Engineer)
Reg. BT-1311360/2013

(Licence No.....)

*** 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

CHOUDHARY SAH & CO.
CHARTERED ACCOUNTANTS
NALANDA COLONY, EAST OF RMS COLONY, KANKARBAG,
LOHIA NAGAR, PATNA-800020.

FORM – 3

CHARTERED ACCOUNTANT CERTIFICATE

To,

The ICICI BANK, SAGUNA MORE.

Subject: Certificate of financial progress of total work of URBAN REALTY HOMES ("**Real Estate Project**")[1] bearing RERA No. BRERAP04528-1/08/R-1546/2023.

Sir / Ma'am,

This certificate is issued for the purpose of withdrawal from the separate bank account of the Promoter in accordance with Section 4 (2) (l) (D) of the RERA Act, 2016 (read along with the state rules & regulations, if applicable) and is based on the records and documents produced before me and explanations provided to me by the Promoter.

TABLE – A
Cost of the Real Estate Project

Sr. No.	Particulars		Estimated cost at the time of registration of the project (in Rupees)	Actual cost incurred (in Rupees)
			Column - A	Column – B
1.	**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	0	
	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	1,56,500	1,56,500

Email: choudharysah@gmail.com Web: www.choudharysah.com M.No: 09717579250

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NALANDA COLONY, EAST OF RMS COLONY, KANKARBAG,
LOHIA NAGAR, PATNA-800020.

		competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.				
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.				
	f	**Under Redevelopment / Rehabilitation Scheme:**				
		I	Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered			
			A	Cost incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.		
			B	Incurred expenditure for construction of rehabilitation building as per the books of accounts as verified by the CA.		
		Ii	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.			
		Iii	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.			
		Iv	Any other cost including interest incurred on borrowing done specifically for construction of rehabilitation component.			
Sub -Total of Land Cost					**1,56,500**	**1,56,500**
	Development Cost / Cost of Construction:					
	a	(i)	Estimated Cost of Construction as certified by Engineer (Column - A)		3,00,00,000	
		(ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to		Ongoing	

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			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. All costs directly incurred to complete the construction of the entire phase of the project registered.	Ongoing Construction	
	b		Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	5,00,000	5,00,000
	c		Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction		
	d		Cost incurred on additional items not included in estimated cost (As per Engineer certificate)		
Sub-Total of Development Cost				3,05,00,000/-	
	2	(i)	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column – A.	3,06,56,500	
	3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column – B.	5,00,000	5,00,000
	4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project).	1st floor casting completed	
	5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2).	0.0051:1	
	6		Amount which can be withdrawn from the Designated Account	4,00,00,000	4,00,00,000
	7	Less:	Amount withdrawn till date of this certificate from the Designated Account	10,00,000	10,00,000
	8		Net Amount which can be withdrawn from the Designated Bank Account	3,90,00,000	3,90,00,000

Email: choudharysah@gmail.com Web: www.choudharysah.com M.No: 09717579250

CHOUDHARY SAH & CO.
CHARTERED ACCOUNTANTS
NALANDA COLONY, EAST OF RMS COLONY, KANKARBAG,
LOHIA NAGAR, PATNA-800020.

			under this certificate.		

This certificate is being issued for RERA compliance for the Real Estate Project and is based on the records and documents produced before me and explanations provided to me by the Promoter.

For Choudhary Sah & Co.
Chartered Accountants
FRN-025623N

CHOUDHARY SAH & CO. PATNA Chartered Accountants

Gopal Kumar
Partner
M.No-524042

Date: 25/06/2024
Place: Patna
UDIN: **24524042BKBKDU2137**

CHOUDHARY SAH & CO.
CHARTERED ACCOUNTANTS
NALANDA COLONY, EAST OF RMS COLONY, KANKARBAG,
LOHIA NAGAR, PATNA-800020.

TABLE - C

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

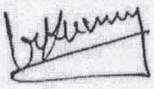
Sold Inventory

Sr. No	Flat/ Bunglow/ Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount (in Rs.)	Balance Amount (in Rs.)
1	201	78.99	51,00,000	6,00,000	45,00,000/-
2	205	75.46	52,98,400	4,00,000	48,98,400/-
Total					

Unsold Inventory

Sr. No.	Flat/ Bunglow/ Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Unit Consideration as per Ready Reckoner Rate
	Total unsold flat	104.92 sq.ft.	Not sold yet	NA
Total				

For Choudhary Sah & Co.
Chartered Accountants
FRN-025623N





Gopal Kumar
Partner
M.No-524042

Date: 25/06/2024
Place: Patna
UDIN: **24524042BKBKDU2137**

CHOUDHARY SAH & CO.
CHARTERED ACCOUNTANTS
NALANDA COLONY, EAST OF RMS COLONY, KANKARBAG,
LOHIA NAGAR, PATNA-800020.

TABLE - D

Comparison between Balance Cost and Receivables

Sr. No.	Particulars	Amount (in Rupees)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	3,05,00,000
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	92,98,400/-
3	i. Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	104.92 Sq Mtr
	ii. Estimated amount of sales proceeds in respect of unsold apartments as per Table – C of this certificate.	2,97,01,600/-
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,90,00,000/-
5	(To be filled for ongoing projects only) 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 balance receivables of Ongoing project will be deposited in designated Account.	100%

Table E
Designated Bank Account Details

S.No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	23,21,500/-
2	Deposits	45,58,000/-
3	Withdrawals	62,80,500/-
4	Closing Balance	5,99,000/-

I hereby certify that required proportion of money, as specified in the RERA Act, collected from allottees of the Real Estate Project unit as indicated in Table C has been deposited in Designated RERA Bank Account.I hereby certify that the Promoter has utilized the required proportion of money, as specified in the RERA Act, collected from allottees for this Rea Estate Project only for land and construction of this Real Estate Project

CHOUDHARY SAH & CO. PATNA Chartered Accountants

CHOUDHARY SAH & CO.
CHARTERED ACCOUNTANTS
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Table F
Means of Finance

S.No.	Particulars	Estimated (at the time of registration, proposed and indicative) (in Rs.)	Proposed / Estimated (as on date for the certificate) (in Rs.)	Actual (As on the date of the certificate) (in Rs.)
1	Own Funds	58,79,500/-	58,79,500/-	58,79,500/-
2	Total Borrowed Funds (Secured) - Drawdown availed till date			
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date			
4	Customer receipts used for this Real Estate Project			
5	Total funds for this Real Estate Project			
6	Total Estimated Cost (As per Table A)			

TABLE – G
Any other comments / observations of the CA

Sr. No.	Particulars

For Choudhary Sah & Co.
Chartered Accountants
FRN-025623N

CHOUDHARY SAH & CO. PATNA Chartered Accountants

Gopal Kumar
Partner
M.No-524042

Date: 25/06/2024
Place: Patna
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