



**FORM-7
[REGULATION-9]**

Quarterly progress report for quarter ending December of 2022.

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP0004356-1/1185R-948/2020	Name of Project/Phase of Registered Project	Kuber Residency
Name of Promoter	Dhananjay kumar & Others	Project Address	Mauza Rustampur, Shahpur, Mohalla- Sikendrapur, Pargana- Phulwari, P.S And Sub. Registry Office Danapur, PATNA
Name of Co-promoter			
Project Registration is valid up to	10-06-2024		
Starting date of Project or Phase of the Project	10-02-2020		
Type of Project or Phase of the Project	1. Residential		
Period of validity of map by the Competent Authority			



SHRINIWASH
BUILD CON

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Flat Type		Carpet Area	Total Number of sanctioned apartments
	1. 1BHK -			
	2. 2BHK, -	10	7800 (Sq.f.t)	1. Booked/ Allotted-
	3. 3BHK -	42	46310 (Sq.f.t)	11
	4. Shop -	1	2100 (Sq.f.t)	2. Sold -
	5. Bungalow -			
	6. Plot etc. -			

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	11
		2. Sold -	
01	52		

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	NO			
2.	Fire N.O.C.	YES	06-05-2016		
3.	Water Supply Permission	NO			
4.	NOC from Airport Authority of India	NO			
5.	Other Approval(s), if any, required for the Project.	NO			



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V. Construction Progress of the Project

1. Plan Case No.51/19-20/____ (To be filled 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)	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	NO
6.	Slabs of Super Structure	95%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	40%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	30%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80%
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%

<p>Equipment, compliance to conditions of environment/CRZ NOC,</p> <p>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.</p> <p>Any other activities.</p>	
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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		
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	NO		

7.	Community Buildings	NO		
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	NO		
12.	Fire Protection and Fire Safety Requirements	YES		
13.	Closed Parking	YES		
14.	Open Parking	YES		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		
16.	Others (Option to Add More)	YES		

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	YES		

2.	Water Supply	YES		
3.	Sewerage Chambers Septic Tank	YES		
4.	Drains	YES		
5.	Parks, Land Scaping and Tree Planting	YES		
6.	Street Lighting	YES		
7.	Disposal of sewage & sullage water	YES		
8.	Water conservation/Rain Water Harvesting	YES		
9.	Energy Management	YES		

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.	Particulars	Amount (In Rs.)	Amount (In Rs.)
(1)	(2)	(3)	(4)
1.	Project Account No.	620210001851	22980210001424
2.	Estimated Cost of the Project including land cost at the start of the Project		10,70,00,000.00
3.	Amount received during the Quarter	7,01,011.00	66,50,000.00
4.	Actual Cost Incurred during the Quarter	2,25,023.63	60,16,802.00
5.	Net amount at end of the Quarter	5,44,841.82	10,55,181.47
6.	Total expenditure on Project till date		4,45,67,233.30
7.	Cumulative fund collected till the end of Quarter in question		
8.	Cumulative expenditure done till the end of Quarter in question		

IX. Details of Mortgage or Charge if any created



X. MISCELLANEOUS	
A	List of Legal Cases (if any)
1.	Case No. NO
2.	Name of Parties NO
B	Agreement for Sale during the Quarter- 2 No
	1. Mamta Devi Dated - 10-11-2022 2. Saurav Sinha Dated - 30-11-2022
1.	Sale Deed NO
2.	Agreement for Sale YES
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.

For Shrinivash Buildcon Signature of Promoter
Chaturvedi Ajai Kant Sharma.

Partner Name: Chaturvedi Ajai
Kant Sharma

Date:



FORM1[see Regulation3]

ARCHITECT'S CERTIFICATE

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

Date: 14-01-2023

To

The SHRINIWASH BUILD CON (Mauza-Rustampur, Shahpur Mohalla-Sikandarpur, Pargana-Phulwari, P.S and
Sub, Registry Office Danapur)

**Subject: Certificate of Percentage of Completion of Construction Work of
70%. No. of Building(s)/ 01 Wing(s) of the
01 Phase of the Project [Real Estate Regulatory Authority, Bihar Registration
Number] situated on the Plot bearing khatano. 173, 133 & 191 Final Plot no.
316, 317 & 320 demarcated by its boundaries (latitude and longitude
of the endpoints) to the North to the South 47.24 M, East to the West 52.75 M
of village District Patna
and measuring 5630.05 sq. mts being developed by Shrinivash Buildcon**

Sir,

I/We Raman Kumar have undertaken assignment as Architect / Licensed
Surveyor of certifying Percentage of Completion of Construction Work of the
70% Building(s)/ 01 Wing(s) of the 01 Phase of the Project, situated on the
plot bearing khatano. 173, 133 & 191 Final Plot no of - 316, 317 & 320 Tauji no - 5854,
Thana no - 17, Muza - Rustampur, Shahpur, Mohalla - Sikandarpur, Pargana -
Phulwari, P.S & Sub Registry Office - Danapur, District Patna



PIN_____andmeasuring5630.05sq.mts. arebeingdeveloped
by[ShriniwashBuildcon]

Following technical professionals are appointed by Owner / Promoter :-

M/s/ShriasL.S. / Architect; Raman Kumar

M/s /ShriManoj Kumar

asStructuralConsultant

M/s /ShriChowdhury&Associates

asMEPConsultant

M/s /ShriMonu Kumar asSiteSupervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real EstateProject,Icertifythatason thedate ofthis certificate,thePercentageofWorkdoneforeach ofthebuilding/Wingof theReal Estate Project as registered vide number_underRealEstate RegulatoryAuthority, BiharisaspertableAhereinbelow.

Thepercentageofthework executedwith respecttoeach of theactivityof the entirephaseisdetailedin TableB.

SHRINIWASH
BUILD CON
Table A

Building/Wing Number 01 (to be prepared separately for each Building/Wing of the Project)

Sr.No	Tasks/Activity	Percentage of work done
1	Excavation	
2	<u>01</u> number of Basement(s) and Plinth	
3	<u>NA</u> number of Podiums	
4	Stilt Floor	
5	<u>08</u> number of Slabs of Super Structure	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	40%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	80%
9	The external plumbing and external plaster, 0% elevation, completion of terraces with waterproofing of the Building/Wing,	
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment 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	



TABLE-B
Internal & External Development Works in Respect of the entire Registered Phase

S.No	Common areas and Facilities, Amenities	Proposed(Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	NA	NA	NA
2.	Water Supply	YES	30%	
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	30%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	10%	
6.	Street Lighting	NA	NA	
7.	Community Buildings	NA	NA	
8.	Treatment and disposal of sewage and sullage water	NA	NA	
9.	Solid Waste management & Disposal	NA	NA	
10.	Water conservation, Rain water harvesting	YES	0%	
11.	Energy management	NA	NA	
12.	Fire protection and fire safety requirements	YES	0%	
13.	Electrical meter room, sub-station, receiving station	YES	10%	
14.	Others (Option to Add more)			

Yours Faithfully

Raman Kumar 14/11/23
Signature & Name (RAMAN KUMAR) of L.S./Architect (License NO. 02/Arch/2015/NPDN.)

Ar. Raman Kumar
C.O.A. Regd. No. - CA/82/6719
Empanelment No. 02/Arch/2015/NPDN
Nagar Parishad Danapur Nizamat



RAJNANDAN AND CO.
CHARTERED ACCOUNTANTS

FORM-3

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

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration number BRERAP0004356-1/1185R-948/2020 of 2020 dated 05.05.2020 being developed by M/S SHRINIWASH BUILDCON having its Registered Office at Flat No. - 202, JAWAHAR APARTMENT, NEW PATLIPUTRA COLONY, PATNA-800013.

For the quarter ending 31st December, 2022

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	370.00	370.00
	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	-	-

Pillar No.75,Urmila Kunj,Raja Bazar,Bailey Road,Patna-800014

☎: +91 7503660342,

E-mail: carajnandan@hotmail.com



RAJNANDAN AND CO. **CHARTERED ACCOUNTANTS**

		(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	370.00	370.00

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred
1(ii)	Development Cost/ Cost of Construction :			700.00	
	a	(i)	Estimated Cost of Construction as certified by Engineer		
		(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)	

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RAJNANDAN AND CO. CHARTERED ACCOUNTANTS

			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.	Estimated	Incurred
		(iii)			
	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	700.00	445.67
Sr. No.	Particulars			Amount (Rs. In Lakh)	
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column			1,070.00	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column			815.67	
4	% completion of Construction Work (as per Project Architect's Certificate)			As per form 1 attached	

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RAJNANDAN AND CO.
CHARTERED ACCOUNTANTS

5	Proportion of the Cost incurred on Land Cost and _____ % Construction Cost to the Total Estimated Cost. (3/2 %)	76.23%
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	445.67
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 Kuber Residency being developed by Shrinivash Buildcon RERA Registration number BRERAP0004356-1/1185R-948/2020 of 2020 dated 05.05.2020 is based on the records and documents produced before me and explanations provided to me by the management of the Company.	254.33

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, Rajnandan and co.
Chartered Accountants
FRN:034056C



CA RAJNANDAN
KUMAR (Proprietor)
M.No.:454102

Date: 01.02.2023

UDIN:- **23454102BGVIMR9488**

Pillar No.75, Urmila Kunj, Raja Bazar, Bailey Road, Patna-800014

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E-mail: carajnandan@hotmail.com



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: 17-01-2023

To,

The SHRINIWASH BUILD CON (Mauza-Rustampur, Shahpur Mohalla-Sikandarpur, Pargana-Phulwari, P.S and Sub, Registry Office Danapur)

Subject : Certificate of Cost Incurred for Development of [Project Name] Shrinivash Buildcon for Construction of 70% building(s)/ 01 Wing(s) of the 01 Phase (Bihar RERA Registration Number) situated on the Plot bearing C.S.No...../Khata No 173, 133 & 191 / Plot no 316, 317 & 320 /Thana No 17 / Tauzi No 5854/ demarcated by its boundaries (latitude and longitude of the end points) to the North to the South 47.24 M, East to the West 52.75 M. of Village District Patna Block 01

District Patna PIN 800012 admeasuring 5630.05 sq. mts. area being developed by [Promoter] Dhananjay Kumar & Others

Ref: Bihar RERA Registration Number BRERAP0004356-1/1185R-948/2020

Sir,

I/ We Shailesh Ranjan have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Building(s)/ 01 Wing(s) of the 01 Situated on the plot bearing /CTS No./Survey No./ Plot No. 316,317 & 320 of Village Patna Block 01, District Patna Pin 800012 admeasuring 5630.05 sq.mts. area being developed by [Owner/Promoter]



1. Following technical professionals are appointed by Owner / Promoter: —
 - i. M/s /Shri Raman Kumar as L.S. / Architect;
 - ii. M/s /Shri Manoj Kumar as Structural Consultant
 - iii. M/s /Shri Chowdhury & Associates 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 _____ 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. **7,00,00,000.00** (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 occupation 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. **4,45,67,233.30** (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 Occupation Certificate / Completion Certificate from _____ (planning Authority) is estimated at Rs. **2,54,32,766.70** (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
RERA REGISTRATION NO.- BRERAP0004356-1/1185R-948/2020.
Building KUBER RESIDENCY
(To be prepared of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>25-10-2021</u> date of Registration is	Rs. <u>7,00,00,000.00</u>
2	Cost incurred as on <u>31-12-2022</u> (Based on the Estimated cost)	Rs. <u>4,45,67,233.30</u>
3	Work done in Percentage (As Percentage of the estimated cost)	<u>63.67</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>2,54,32,766.70</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____


 Yours Faithfully,
(SHAILESH RANJAN)
 Signature of Engineer.(License No. 05/Er/2015/NPDN)

Er Shailish Ranjan
 B.Sc.(Engg)/Civil. M.I.E
 Emp.No.-05/Er/2015/NPDN
 NPDN, Danapur

*** 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.