



SANHITINFRA
DEVELOPERS PVT LTD

CIN : U45209BR2018PTC039092

PAN : ABACS7590K

To,

The Chairman, PVT LTD

CIN : U45209BR2018PTC039092

PAN : ABACS7590K

Real Estate Regulatory Authority,

6th Floor Bihar State Building Construction Corporation Campus.

Hospital Road, Shastri Nagar Patna – 800023

Subject: - Regarding Engineer's Certificate (Form – 2, Regulation – 3)

Sir,

It is for your information that till date. We have been showing combined figure of the Total Estimated cost of the Building as on the date of registration (Table – A) and the Total Estimated Cost of the internal and External Development works including amenities and facilities in the layout as on date of Registration (Table – B), which is **Rs. 1,80,00,000/- (One Crore Eighty Lakh Only)** from now onwards this total figure splits up into.

- | | | |
|------|--|--------------------------------|
| (i) | Total Estimated cost of the Building
As on the date of registration (Table –A) | Rs. 1,73,50,000/- |
| (ii) | Total Estimated cost of the internal and
External Development works including
Amenities and facilities in the layout as
On date of Registration (Table – B) | Rs. 6,50,000/- |
| | | <u>Total Rs. 1,80,00,000/-</u> |

((One Crore Eighty Lakh Only))

Sincerely, For SANHIT INFRA DEVELOPERS PVT. LTD.

Robiur

Director

For Sanhit Infra Developers Pvt. Ltd.



Sanhit Infra Developers Pvt. Ltd.
4th Floor, Hira Enclave
New Dakbanglow Road
Patna – 800001



+91 6287999980



sanhitinfraoperators@gmail.com



SANHITINFRA
DEVELOPERS PVT LTD

CIN : U45209BR2018PTC039092

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To,

The Chairman,

Real Estate Regulatory Authority,

6th Floor Bihar State Building Construction Corporation Campus.

Hospital Road, Shastri Nagar Patna – 800023

Subject: - Regarding Engineer's Certificate (Form – 2, Regulation – 3)

Sir,

It is for your information that till date. We have not been showing extra cost incurred as land development cost. It has been shown in C.A Certificate, the amount is **10,00,000/- (Ten Lakh Only)** which has been not included in combined figure of Table –A and Table -B .

Sincerely,
For SANHIT INFRA DEVELOPERS PVT. LTD.

Robert W.

For Sanhit Infra Developers Pvt. Ltd. Director



Sanhit Infra Developers Pvt. Ltd.
4th Floor, Hira Enclave
New Dakbanglow Road
Patna – 800001



+91 6287999980



sanhitinfradevelopers@gmail.com

ANNEXURE-A

Quarterly Progress Report for quarter ending March of 2022 (Year)

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP01121-2/82/R-1393/2022	S.N ENCLAVE	
Name of Promoter	SANHIT INFRA DEVELOPERS PVT. LTD.	Lakhni Bigha, Danapur, Patna, Khesra / Plot NO. - 1101 (P), Khata No. - 40, Thana No.- 41	
Name of Co-promoter			
Project Registration is valid up to	25-02-2026		
Starting date of Project or Phase of the Project	17-05-2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	RESIDENTIAL	
Period of validity of map by the Competent Authority	16-09-2024		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
	1. 3 BHK	- 06	4438.32	12	1. Booked - 3
	2. 2 BHK	- 06	5662.08		2. Allotted - 1
					3. Sold - 0

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES (BLOCK -A)

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 04
	12	2. Sold	-

IV. Construction Progress of the Project

1. Building / Wing / Layout Number _____ (To beaded for each Building / Wing)		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)

For SANHIT INFRA DEVELOPERS PVT. LTD.

Rohit Kumar

Director

1.	Excavation (if any)	100 %
2.	Basements (if any)	N/A

For SANHIT INFRA DEVELOPERS PVT. LTD.

Robert nr.

Director

3.	Podiums (if any)	----
4.	Plinth	Not Started
5.	Stilt Floor	Not Started
6.	Slabs of Super Structure	Not Started
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Not Started
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not Started
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Not Started
10.	External plumbing and external plaster, elevation, completion of Terraces with waterproofing of the Building/Wing.	Not Started
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/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.	Not Started

V. 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	0 %	
2.	Water Supply	YES	0 %	

For SANHIT INFRA DEVELOPERS PVT. LTD.

Rohit

Director

3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0 %	
4.	Storm Water Drains	YES	0 %	
5.	Landscaping & Tree Planting	NO	0 %	
6.	Street Lighting	NO	0 %	
7.	Community Buildings	NO	0 %	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	0 %	
9.	Solid Waste Management & Disposal	NO	0 %	
10.	Water Conservation / Rain Water Harvesting	YES	0 %	
11.	Energy Management	NO	0 %	
12.	Fire Protection and Fire Safety Requirements	YES	0 %	
13.	Closed Parking	YES	0 %	
14.	Open Parking	NO	0 %	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0 %	
16.	Others (Option to Add More)	NO	0 %	

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars
1.	Front Elevation.
2.	Rear Elevation
3.	Side Elevation

VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)

For SANHIT INFRA DEVELOPERS PVT. LTD.

Rohit

Director

(1)	(2)	(3)
1.	Project Account No.	40725571950
2.	Estimated Cost of the Project including land cost at the start of the Project.	1,80,00,000/-
3.	Amount received during the Quarter	2,00,001/-
4.	Actual Cost Incurred during the Quarter (Only Cons.)	71,000/-
5.	Net amount at end of the Quarter	1,87,417.81/-
6.	Total expenditure on Project till date	6,66,000/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	N/A

VIII. MISCELLANEOUS

A	List of Legal Cases (if any)	
1.	Case No.	N/A
2.	Name of Parties	N/A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	N/A
2.	Agreement for Sale	N/A
C	Information in regard to defaulters, whose payments are delayed as per Payment Schedule.	
		N/A

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our 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 SANHIT INFRA DEVELOPERS PVT. LTD.

Signature of Promoter
Director

Name:

Date :



 GPS Map Camera

Jamsaut, Bihar, India

H2WH+8QM, Jamsaut, Bihar 801503, India

Lat 25.595083°

Long 85.028433°

15/04/23 09:30 AM GMT +05:30

Google

ARCHITECT'S CERTIFICATE

Date –

To,

Sanhit Infra Developers Pvt. Ltd.

Office Address – 401 Heera Enclave,

New Dakbanglow Road, Patna - 800001

Subject: Certificate of Percentage of Construction work of the **S.N ENCLAVE** (Bihar RERA Registration Number **BRERAP01121-2/82/R-1393/2022** situated on the plot bearing C.S.No...../ Khata No – 40, Thana No. 41, Mauza – Lakhani Bigha Plot No.- 1101 (P), demarcated by its boundaries (latitude and longitude of the end points) Village – Lakhani Bigha, Block – Danapur, Sub Division- Danapur, District – Patna, Admeasuring **632.55 sq.mts.** Area being developed by **Sanhit Infra Developers Pvt. Ltd.**

Sir,

I **Ajit Singh** have undertaken assignments Architect/Licensed of certifying percentage of completion of construction work of the project situated on the plot bearing Khata No – 40, Thana No. 41, Mauza – Lakhani Bigha Plot No.- 1101 (P), demarcated by its boundaries (latitude and longitude of the end points) Village – Lakhani Bigha, Block – Danapur, Sub Division- Danapur, District – Patna, Admeasuring **632.55 sq.mts.** Area being developed by Admeasuring **632.55 sq.mts.** Area being developed by **Sanhit Infra Developers Pvt. Ltd.**

Following technical professionals are appointed by Owner/Promoter:- **Sanhit Infra Developers Pvt. Ltd.**

- (i) Shri Ajit Singh as L.S./Architect;
- (ii) Shri Manoj Kumar as Structural Consultant
- (iii) Shri Vikram Kumar As a Mechanical /
/Electrical/Plumbing Consultant(MEP)
- (iv) Shri Suman 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 **BRERAP01121-2/82/R-1393/2022** 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 project is detailed in Table A & B.

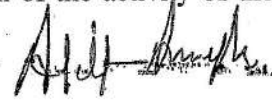

AJIT SINGH
ARCHITECT
C.O.A. DELHI, Reg. No. CA/2012/56055

TABLE -A

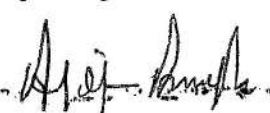
Sr.No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s)and Plinth	--
3	Number of Podiums	--
4	Stilt Floor	0 %
5	Number of Slabs of Super Structure	0 %
6	Internal Walls, Internal Plaster, Floorings with in Flats/Premises, Door sand Windows to each of the Flat/Premises.	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8	Staircases, Lifts Well sand Lobbies attach Floor level connecting Staircase stand Lifts, Over head and Underground Water Tanks.	0%
9	The external plumbing and external plaster, elevation, completion of terraces with Water proofing of the Building/Wing.	0%
10	Installation of lifts,water pumps, FireFighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZNOC,finishing to entrance lobby/s, plinth protection, paving fares appurtenant to Building/Wing,Compound Wall and all other requirement may be required to Obtain Occupation/Completion Certificate.	0%

TABLE-B

Sr.No.	Common area sand Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads &Foot-Paths.	YES	0 %	
2	Water Supply	YES	0%	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	0 %	
4	Storm Water Drains	YES	0 %	
5	Landscaping & Tree Planting.	YES	0 %	
6	Street Lighting	YES	0 %	
7	Community Buildings	NO	0 %	
8	Treatment and disposal Of sewage and selvage water	NO	0 %	
9	Solid Waste Management &D disposal.	YES	0 %	
10	Water conservation, Rain water have sting.	YES	0 %	
11	Energy management	YES	0 %	
12	Fire protection and fire Safety requirements	YES	0%	
13	Electrical meter room,Sub-Station, receiving station.	YES	0 %	
14	Others(Option to Add more).			

Yours Faithfully,

Ajit Singh



AJIT SINGH
ARCHITECT

C.O.A. DELHI, Reg. No. CA/2012/56055

Q4 - 22-23

ENGINEER'S CERTIFICATE

Date – 10-03-2023

To,

Sanhit Infra Developers Pvt. Ltd.
Office Address – 401 Heera Enclave,
New Dakbanglow Road, Patna - 800001

Subject: Certificate of Cost Incurred for Development of **Project S.N Enclave**
(Bihar RERA Registration Number **BRERAP01121-2/82/R-1393/2022** situated on the plot bearing C.S.No...../ Khata No – No – 40, Thana No. 41, Mauza – Lakhani Bigha Plot No.- 1101 (P), demarcated by its boundaries (latitude and longitude of the end points) Village – Lakhani Bigha, Block – Danapur, Sub Division- Danapur, District – Patna, Admeasuring **632.55 sq.mts.** Area being developed by **Sanhit Infra Developers Pvt. Ltd.**

Sir,

I, Manoj Kumar undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **S.N Enclave** situated on the plot bearing/ CTS No. /Survey No./ **Plot No.- 1101 (P)** of Village – Lakhani Bigha, Block – Danapur, District – Patna, admeasuring **632.55 sq.mtrs.**Area being developed by **Sanhit Infra Developers Pvt. Ltd**

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) **Shri Ajit Singh** as L.S. / Architect;
 - (ii) **Shri Manoj Kumar** as Structural Consultant
 - (iii) **Shri Vikram Kumar** as MEP Consultant
 - (iv) **M/s /Shri/Smt.Vinay Kumar** 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 drawings/plans made available to us for the project under reference by the Developer and Consultants and the assumption of the cost of material, labor 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. 1,80,00,000/-** (Total of Table A and B).
4. 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 PMAA being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
5. The Estimated Cost Incurred till date is calculated at **Rs. 6,66,000/-** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
6. 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 PMAA (planning Authority) is estimated at **Rs. 1,73,34,000/-** (Total of Table A and B).
7. 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

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on date of Registration is	Rs. 1,73,50,000/-
2.	Cost incurred as on (Based on the Estimated cost)	Rs. 5,95,000/-
3.	Work done in Percentage (As Percentage of the estimated cost)	3.42 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,67,55,000/-

TABLE-B

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. 6,50,000/-
2.	Cost incurred as on (Based on the Estimated cost).	Rs. 71,000/-
3.	Work done in Percentage (As Percentage of the estimated cost).	10.92 %
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 5,79,000/-
5.	Cost Incurred on Additional/Extra Items as on Not included in the Estimated Cost (Annexure A).	N/A

Manoj Kumar
10-3-2023
Er. MANOJ KUMAR
(Structural Engineer)
License No SE/09/2021
Patna Municipal Corporation
Yours Faithfully



Sanjeev Kiran & Associates

Chartered Accountants

FORM-C

(See Regulation 3)

(CHARTERED ACCOUNTANTS CERTIFICATE)

(FOR SUBSEQUENT WITHDRAWAL OF MONEY FOR THE QUARTER ENDED 31st March 2023)

Cost of Real Estate Project Bihar RERA Reg. Number :- BRERAP01121-2/82/R-1393/2022.

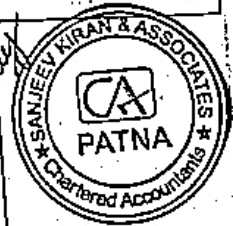
PROJECT NAME : S.N. ENCLAVE (Address : Lakhni Bigha, Danapur, Patna)

Company Name : SANHIT INFRA DEVELOPERS PRIVATE LIMITED.

Reg Office: - 403, HERA ENCLAVE DAKBUNGLOW ROAD PATNA BR 800001

Sr. No.	Particulars		Amount (Rs.)	
			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	10,00,000	10,00,000
	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	-	-
	E	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	(Included in point no. 1(i)(a))	(Included in point no. 1(i)(a))
	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)



Ground Floor, Shyam Bhawan, S P sinha Path, East Boaring Canal Road, Patna 800 001

e-mail: kirandubey4@gmail.com,

Office : Patna & Delhi



Sanjeev Kiran & Associates

Chartered Accountants

	(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	10,00,000	10,00,000

Note:- Payment of Amount of Rs. 10,00,000/- For Acquisition Cost of Land or Development Rights from Management
A/C No-38082263510 (S.B.I)

Sr. No.	Particulars		Amount (Rs.)	
			Estimated	Incurred
1(ii)	Development Cost/ Cost of Construction :			
	A			
	(i)	Estimated Cost of Construction as certified by Engineer. (As per Table- A Rs.1,73,50,000+Table-B Rs.6,50,000)	1,80,00,000/-	NA
	(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA (Total Exp Till Date)	-	6,02,730/-

Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)

			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.	-	63,270/-



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Chartered Accountants

	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	1,80,00,000/-	6,66,000/-
Sr. No.	Particulars		Amount (Rs.)	
2	Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of Estimated Column -A		1,90,00,000/-	
3	Total Cost Incurred of the Real Estate Project [1(i) +1(ii)] of Incurred Column-B		16,66,000/-	
4	Percentage of completion of Construction Work (as per Project Architect's Certificate Table-A) = 3.43% (as per Project Architect's Certificate Table-B) = 10.92%		As per form 1 attached	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2%)		8.768%	
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)		16,66,000/-	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement(Qtr-4)		13,48,651/-	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		3,17,349/-	

This certificate is being issued for RERA compliance for the SANHIT INFRA DEVELOPERS PRIVATE LIMITED (CIN : U45209BR2018PTC039092) and is based on the records and documents produced before us and explanation provided before us by the management of the company.

Yours Faithfully

Sanjeev Kiran and Associates

Chartered Accountants FRN : 023011N

(CA Kiran Dubey)

Partner (M No : 066974)

UDIN : 23066974BGQEVJ3888



Place : Patna

Date : 14th April 2023

Ground Floor, Shyam Bhawan, S P sinha Path, East Boaring Canal Road, Patna 800 001

e-mail: kirandubey4@gmail.com,

Office : Patna & Delhi



Sanjeev Kiran & Associates

Chartered Accountants

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

RERA Reg. Number :- BRERAP01121-2/82/R-1393/2022

S No	Particulars	Amount (Rs)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (Including Land Cost)	1,73,34,000/-
2	Balance amount of receivables from sold apartments / Commercial as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	1,46,72,176/-
3	i Balance. Unsold area to be certified by Management and to be verified by CA from the records and books of accounts) (Area increase due to Cancellation of One Unit) (50% of Total area for builder part)	1887.36 Sq. Ft
	ii Estimated amount of sales proceeds in respect of unsold apartment (calculated as per ASR multiplied to unsold area as on date of certificate) as per Annexure-A	94,36,800/-
4	Estimated receivables of ongoing project. Sum of 2 +3 (ii)	2,41,08,976/-
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.	1,68,76,283/-

This certificate is being issued for RERA compliance for the SANHIT INFRA DEVELOPERS PRIVATE LIMITED (CIN : U45209BR2018PTC039092) and is based on the records and documents produced before us and explanation provided before us by the management of the company.

Yours Faithfully

Sanjeev Kiran and Associates
Chartered Accountants FRN : 023011N

(CA Kiran Dubey)
Partner (M No : 066974)
UDIN : 23066974BGQJ3888



Place : Patna
Date : 14th April 2023