FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending MARCH 2025 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	PARTNERSHIP DEED NO. 82/19-8-21	Name of Firm	SHARDE CONSTRUCTION
Firm Address :	SHRI RAMCHANDRA NIWAS, ASHIYANA, FRIENDS COLONY, PATNA		
Total Experience of promoter in Real Estate sector	03 YEARS		
Total Experience in Real Estate after Implementation of RERA	03 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	N/A	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	N/A	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP01527-1/17/R-1540/2023	Name of Project/Phase of Registered Project	CHANDA ENCLAVE
Name of Promoter	SHARDE CONSTRUCTION	Project Address	KHAT ANO.- 214, 221, PLOT NO.- 972, 973, MAUZA-DANAPUR SHAHJADPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	15/12/2027		
Starting date of Project or Phase of the Project	10/03/2023		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	07-09-2027		

Sharde Construction
Partner

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - FLAT-11	Total Number of Apartments in Landowner's share - FLAT-12
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	10 13		23	1. Booked / Allotted -05 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 45%	Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.			
Association of allottees name			
Details of allottees - Name, Address, Email id (if any), contact number. These details may not be available to common people			
Name	Address	contact number	Email id (If any)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
	23	1. Booked/Allotted -	05
		2. Sold -	NIL

V. 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.	DIRECTOR-CUM-STATE FIRE OFFICER, BIHAR, PATNA		02-07-2022	
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			

Sharde Construction

Partner

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 90/22-23

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)	NO	N/A
3.	Podiums (if any)	NO	N/A
4.	Plinth	100%	
5.	Stilt Floor	100%	01-04-2025
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% 100% 95% 95%	 01-04-2025 01-04-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90% 50%	01-04-2025 01-04-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90% 90% 70%	01-04-2025 01-04-2025 01-04-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	95% 95% 90% 100%	01-04-2025 01-04-2025 01-04-2025

Shardc Construction

Partner

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 me be required to complete project as per Specifications in Agreement of Sale. Any other activities	10% 70% 80% 80% 80% 80%	01-04-2025 01-04-2025 01-04-2025 01-04-2025 01-04-2025 01-04-2025

VII. 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)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	90%	01-04-2025
2.	Water Supply	YES	90%	01-04-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	90%	01-04-2025
4.	Storm Water Drains	YES	90%	01-04-2025
5.	Landscaping & Tree Planting	YES	20%	01-04-2025
6.	Street Lighting	YES	25%	01-04-2025
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		

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Partner

9.	Solid Waste Management & Disposal	YES	0%	01-04-2025
10.	Water Conservation / Rain Water Harvesting	YES	0%	01-04-2025
11.	Energy Management	YES	0%	01-04-2025
12.	Fire Protection and Fire Safety Requirements	YES	90%	01-04-2025
13.	Closed Parking	YES	90%	01-04-2025
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	10%	01-04-2025
16.	Others (Option to Add More)	NO		

VIII. A 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
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			

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9.	Energy Management			

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

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	439005000694
2.	Estimated Cost of the Project including land cost at the start of the Project	5,00,09,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	3,00,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	10,85,000=00
6.	Actual Cost Incurred during the Quarter	27,15,000=00
7.	Net amount at end of the Quarter	60,377=00
8.	Total expenditure on Project **till date**	24318645=00
9.	Cumulative fund collected till the end of Quarter in question	16296967=00
10.	Cumulative expenditure done till the end of Quarter in question	24318645=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

Sharda ...

Partner

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

XIV UNITS ALLOCATION DETAILS			
Total Number of sanctioned apartments 1 BHK- 2 BHK -10 3 BHK-13 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc		Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
	FLAT NO.	FLAT TYPE	
	G-1	3BHK	
	106	3BHK	
	303	3BHK	
	304	3BHK	
	103	3BHK	
XV. BROCHURE /Prospectus			

Sharde Construction

Partner

XVI Grievance Redressal Officer

Name : ABHINAV KUMAR

Contact No : 8252931086

Email id : abhi.sinha2728@gmail.com

Address : SRI RAMCHANDRA NIWAS, ROAD NO-2, FRIENDS COLONY, ASHIYANA NAGAR, PATNA

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.

Sharda ...

Partner

Signature of Promoter

Name: Abhinav Kumar

Date: 15/04/2025


GPS Map Camera
Patna, Bihar, India
J3f6+vfw, Vivek Vihar Colony, Danapur Nizamat, Patna, Bihar 801503, India
Lat 25.624948° Long 85.06103°
12/04/25 10:01 AM GMT +05:30
Google


GOLA ROAD
GPS Map Camera
Patna, Bihar, India
J3f6+vfw, Vivek Vihar Colony, Danapur Nizamat, Patna, Bihar 801503, India
Lat 25.624948° Long 85.06103°
12/04/25 10:02 AM GMT +05:30
Google


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Lat 25.624948° Long 85.06103°
12/04/25 10:04 AM GMT +05:30
Google

FORM No. 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date:- 10-04-2025

To,
SRI ABHIJAY KUMAR,S/O SRI UMA SHANKAR PRASAD & SRI ABHINAV KUMAR , S/O SRI ANJANI KUMAR SINHA ,Partner of SHARDE CONSTRUCTION ,AT.- RAMCHANDRA NIWASH , ROAD NO.- 02, FRIENDS COLONY, ASHIYANA NAGAR,THANA –RAJEEV NAGAR, Patna, Distt.-Patna ,800015

Subject: Certificate of Percentage of Completion of Construction Work of **"CHANDA ENCLAVE"** No. of Building(s)/ **01** Wing(s) of the **……** Phase of the Project **BRERA P01527-1/17/R-1540/2023** situated on **EAST GOLA ROAD , CHANDRASHEKHAR NAGAR,DANAPUR, Patna,** the Plot bearing **Khata No. 214 & 221**, Plot No. **972 & 973,** demarcated by its boundaries (Latitude and longitude of the end points) Latitude **(N) 25° 62' 49.41",** Longitude **(E) 85° 06' 05.86",** village-**DANAPUR**, Block-**DANAPUR** division- **Patna** ,District **Patna ,**PIN- **801503,** admeasuring **1075.29** sq. mts., area being developed by the Promoter SHARDE CONSTRUCTION

Sir ,
I **Manoj Kumar** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **"CHANDA ENCLAVE"** Building(s)/ 01 Wing(s) of the **……**Phase of the Project, situated on Akbarpur Chhatana**, Patna, Patna,** the Plot bearing **Khata No. 214 & 221**, Plot No. **972 & 973,** village-**DANAPUR**, Block-**DANAPUR** division- **Patna** ,District **Patna ,**PIN- **801503,** admeasuring **1075.29** sq. mts., area being developed by the Promoter SHARDE CONSTRUCTION

Following technical professionals are appointed by Owner/ Promoter:
Shri **Manoj Kumar** as L.S./Architect;
Shri **Vijay Kumar** as Structural Consultant
Shri **Krishna Gopal Prasad** as Mechanical/ Electrical / Plumbing Consultant (MEP)
Shri **Rohit Shekhar** 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 **BRERA P01527-1/17/R-1540/2023** under Bihar RERA is as per table A herein below. The Percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

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

Table-A

Building/ Wing number 01 (to be prepared separately for each building / wing of the project)

Task/Activity	Percentage of Actual Work Done	Projected date of Completion (DD/MM/YYYY)
Excavation(if any)	100%	
Basements(if any)	N/A	
Podiums(if any)	N/A	
Plinth	100%	
Stilt Floor	100%	30-01-2026
Slabs of Super Structure	G+3=100%	30-01-2026
Internal walls, Internal Plaster, Floorings, Doors and Windowswithin Flats /Premises.	95%	30-06-2026
Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	95%	30-06-2026
Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%	30-10-2026
External plumbing and externalplaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60%	30-10-2026
Installation of Lifts, water pumps,Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, Finishing to entrance lobby/splint protection, paving of areas appurtenant to Building/Wing,Compound Wall and all other	90%	30-10-2026

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

TABLE B

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

No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads &Footpaths	YES	90%	30-06-2026
2.	Water Supply	YES	90%	30-06-2026
3.	Sewerage (Chamber, Line,Septic Tank, STP)	YES	90%	30-09-2026
4.	Storm Water Drains	NO	N/A	
5.	Landscaping & Tree Planting	YES	0%	30-12-2026
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal ofSewage and Sullage Water	NO	N/A	
9.	Solid Waste Management& Disposal	NO	N/A	
10.	Water Conservation/Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	30-10-2026
12.	Fire Protection and FireSafety Requirements	NO	N/A	
13.	Electric Meter Room	YES	0%	30-10-2026
14.	Any Other Amenities			

Yours Faithfully,

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

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

MANOJ KUMAR

(Registration No./License No.- CA/2002/29414)

SANJAY KUMAR JHA & ASSOCIATES
CHARTERED ACCOUNTANTS

FORM No. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project (In lakh) – 300

Bihar RERA Registration Number :- **BRERAP01527-1/17/R-1540/2023**

Sr. No.	Particulars	Amount (₹) Estimated Incurred
1.i	**Land Cost :**	
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	6,42,065.00
	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	
	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,	

201-203 & 208, Jagat Trade Centre, Fraser Road, Patna-800 001 (INDIA)
Office No 01. UGF, Lotus Tower, F-4, Vijay Block, Laxmi Nagar, Vikash Marg, New Delhi-110092
Also at: THANE (MAHARASHTRA), NOIDA, LUCKNOW, RANCHI DHARKHAND)
Bullding of ER. Amarnath Choudhary, Rampur Road, Bazar Samiti, Patna-06(Bihar)
0612-2231820, 0612-2214085, 8252776020 | Email:spranwal@gmail.com, skjhapatna@gmail.com
Firm Regn. No.- 006329C (422457)

(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 | **6,42,065.00**

Sr.No.	Particulars	Amount (₹) Estimated Incurred
Ii	**Development Cost/ Cost of Construction:**	
a.	(i) Estimated Cost of Construction as certified by Engineer.	3,00,00,000.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	2,48,42,992.00

Note : (for adding to total cost of construction incurred,

Minimum of (i) or (ii) is to be considered).

(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.

All costs directly incurred to complete the (i) construction of the entire phase of the project registered.

b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.

c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;

Sub-Total of Development Cost

Sanjay Kumar Jha & Associates ★ CHARTERED ACCOUNTANTS ★ PATNA

		2,48,42,992.00
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	**3,06,42,065.00**
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	2,54,85,057.00
4	% completion of Construction Work (as per Project Architect's Certificate)	90%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	83.17%
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	2,54,85,057.00
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	1,17,30,377.00
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	1,37,54,680.00

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For Sanjay Kumar Jha & Associates.

Chartered Accountants



(CA. Shivendra Prakash Ranwal)

Partner

PATNA Membership No.- 422457

UDIN No. **25422457BMKUZB7897**

FRN No.- 006329C

DATE: April' 12th, 2025

Place: Patna

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹) Estimate Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	51,57,008.00
2.	Balance amount of receivables from sold apartments (as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	50,68,618.00
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	2,06,96,310
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	2,57,64,928
5.	Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	

This certificate is being issued for RERA compliance for the SHARDE CONSTRUCTION and is based on the records and documents produced before me and explanations provided to me by the management of the firm. Further Estimated cost has been taken on the basis of data filled at RERA at the time of Registration

Yours Faithfully,

For Sanjay Kumar Jha & Associates.
Chartered Accountants

(CA. Shivendra Prakash Ranwal)
Partner
PATNA Membership No.- 422457
UDIN No **25422457BMKUZB7897**
FRN No.- 006329C

DATE: April' 12th' 2025

Place: Patna

Annexure A

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

Sold Inventory

Sr. No	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	304	88.26	48,67,000	45,75,722	2,91,278
2	G1	86.40	42,00,000	30,00,000	12,00,000
3	106	77.38	37,00,000	32,00,100	4,99,900
4	303	84.45	46,59,300	39,31,860	7,27,440
5	103	84.45	44,00,000	20,50,000	23,50,000

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate

of the Residential/Commercial premises Rs. 50,100.00 per sq. mts.

Sr. No	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
(1)	(2)	(3)	(4)
1	G2	60.48	30,30,048
2	101	87.45	43,81,245
3	301	87.45	43,81,245
4	302	60.48	30,30,048
5	305	60.48	30,30,048
6	307	56.76	28,43,676

CHARTERED ACCOUNTANTS Sanjay Kumar Jha & Associates FRN-008822C PATNA

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- 11.04.2024

To,

SRI ABHIJAY KUMAR,S/O SRI UMA SHANKAR PRASAD & SRI ABHINAV KUMAR , S/O SRI ANJANI KUMAR SINHA ,Partner of SHARDE CONSTRUCTION ,AT.- RAMCHANDRA NIWASH , ROAD NO.- 02, FRIENDS COLONY, ASHIYANA NAGAR,THANA –RAJEEV NAGAR, Patna, Distt.-Patna ,800015

Subject: Certificate of Cost Incurred for Development of **"CHANDA ENCLAVE"** for Construction of Building **BRERA P01527-1/17/R-1540/2023** situated on the Plot bearing khata no,- **214 & 221,** Plot No. **972 & 973** demarcated by its Latitude **(N) 25° 62' 49.41"**, Longitude **(E) 85° 06' 05.86"** of the land situated in **EAST GOLA ROAD , CHANDRASHEKHAR NAGAR ,** village-**DANAPUR**, Block-**DANAPUR** division- **Patna** ,District **Patna ,**PIN- **801503,** admeasuring **1075.29** sq. mts., area being developed by the Promoter SHARDE CONSTRUCTION

Ref: Bihar RERA Registration Number **BRERA P01527-1/17/R-1540/2023**

Sir,

I/We, **Vijay Kumar** have undertaken assignment of certifying Cost for the Subject Real Estate Project Registered under RERA, Bihar of Building situated on the Plot bearing khata no,- **214 & 221,** Plot No. **972 & 973** demarcated by its Latitude **(N) 25° 62' 49.41"**, Longitude **(E) 85° 06' 05.86"** of the land situated in **EAST GOLA ROAD , CHANDRASHEKHAR NAGAR ,** village-**DANAPUR**, Block-**DANAPUR** division- **Patna** ,District **Patna ,**PIN- **801503,** admeasuring **1075.29** sq. mts., area being developed by the Promoter SHARDE CONSTRUCTION

1. Following technical professionals are appointed by Owner / Promoter :
   - (i) Shri. **Manoj Kumar** as LS. / Architect;
   - (ii) Shri. **Vijay Kumar** as Structural Consultant
   - (iii) Shri **Krishna Gopal Prasad** as MEP Consultant

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion, 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 Er. Vijay kumar Quality Surveyor* appointed by Developer/Engineer, and the assumption of

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STRUCTURAL ENGINEER
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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. **300** Lacs (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 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 270 /-Lacs** (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 **NPDN**

is estimated at Rs.300.00/- Lacs (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 called "**CHANDA ENCLAVE**"

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

Sr.No.	Particulars	Amount
1	Total Estimated cost of the building as on 10.03.2023 date of Registration is	Rs.300 Lacs
2	Cost incurred as on 31/03/2025 (Based on the Estimated cost)	Rs. 270 Lacs
3	Work done in Percentage (As Percentage of the estimated cost)	90%
4	Balance Cost on Incurred (Based on Estimated Cost)	Rs.30 Lacs
5	Cost Incurred on Additional/Extra Items as on 31/03/2025 not included in the Estimated Cost (Annexure A)	Rs. Nil

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TABLE-B

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

Sr.No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout as on 10/03/2023	N/A
2	Cost incurred as on 31/03/2025 (Based on the Estimated cost)	N/A
3	Work done in Percentage (As Percentage of the estimated cost)	N/A
4	Balance cost to be Incurred (Based on Estimated Cost)	N/A
5	Cost Incurred on Additional/Extra Items as on 31/03/2025 not included in the Estimated Cost (Annexure A)	N/A

Yours Faithfully,

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

Signature of Engineer.(License 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 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 labor, 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.

Annexure A

List of Extra/Additional Items executed with cost

(Which were not Part of the original Estimate of Total Cost)