

**OM SAI RAM JAI MATA DI CONSTRUCTIONS****"RAM KRISHN TOWER"**

Ref.

Date :

FORM-7 [REGULATION-9]**Quarterly progress report for quarter ending December of 2024 (year)****I. PARTICULARS OF PROMOTERS**

| | | | |
|--|--|--------------|--|
| Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies | BRERAP34435-2/55/R-1569/2023 | Name of Firm | OM SAI RAM JAI MATA DI CONSTRUCTION Proprietor- Harishchandra Prasad Sinha |
| Firm Address: | Andar Kila, G,F, Ward No-14, Kaushalya Ghat, Andar Kila, Hajipur, Vaishali, Bihar-844101 | | |
| Total Experience of promoter in Real Estate sector | 2 | | |
| Total Experience in Real Estate after Implementation of RERA | 2 | | |
| No of Project done Before Implementation of RERA | 1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project | | |
| No of Project done After Implementation of RERA | 1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project | | |

II. PARTICULARS OF PROJECT

| | | | |
|--|--|---|---|
| Project Registration Number | BRERAP34435-2/55/R-1569/2023 | Name of Project/Phase of Registered Project | |
| Name of Promoter | HARISHCHANDRA PRASAD SINHA | Project Address | PLOT NO-855, 856A,856B,857, KHATA NO- 313,MAUZA- ANDARKILA,HAJIPUR,VAISHALI |
| Name of Co-promoter | | | |
| Project Registration is valid up to | 30-03-2026 | | |
| Starting date of Project or Phase of the Project | 16-10-2023 | | |
| 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 | 07-09-2027 | | |



OM SAI RAM JAI MATA DI CONSTRUCTIONS
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Date :.....

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 -15 | Total Number of Apartments in Landowner's share -9 |
|-------------------------|----------------------------|-------------|---------------------------------------|--|--|
| BLOCK A G+3 | 1. 2 BHK, -6 2. 3 BHK-6 | | 24 | 1. Booked / Allotted - 1 2. Sold- | 3. Booked/ Allotted - Sold - |
| BLOCK B G+3 | 3. 2 BHK, -6 4. 3 BHK-6 | | | Percentage of booking 6.7 % | Percentage of booking |

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

| Building / Block Number | Total Number of Sanctioned Garages | Total Number of Garages: | |
|-------------------------|------------------------------------|--------------------------|---------|
| | | 1. Booked/Allotted | 2. Sold |
| G+3 | 24 | - | - |

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

VI. CONSTRUCTION PROGRESS OF THE PROJECT (BLOCK A)

1. Plan Case No. _____ (To beaded for each Building / Wing)

**OM SAI RAM JAI MATA DI CONSTRUCTIONS**
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Date :

| 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) |
|----------------|---|---|--|
| 1. | Excavation (if any) | 100% | |
| 2. | Basements (if any) | 0% | |
| 3. | Podiums (if any) | NA | |
| 4. | Plinth | 0% | 30-03-2026 |
| 5. | Stilt Floor | 0% | 30-03-2026 |
| 6. | Slabs of Super Structure | 0% | 30-03-2026 |
| 7. | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises. | 0% | 30-03-2026 |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | 0% | 30-03-2026 |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | 0% | 30-03-2026 |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | 0% | 30-03-2026 |
| 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. | 0% | 30-03-2026 |

**OM SAI RAM JAI MATA DI CONSTRUCTIONS**
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Date :

| VI. Construction Progress of the Project (BLOCK B) | | | |
|--|--|--------------------------------------|---|
| 1. PlanCaseNo. (To beaded for each Building/Wing) | | | |
| S.No. (1) | Tasks/Activity (2) | Percentage of Actual Work Done | Expected Completion date in (dd/mm/yyy) |
| 1. | Excavation(if any) | 100% | |
| 2. | Basements(If any) | 100% | |
| 3. | Podiums(if any) | NA | |
| 4. | Plinth | 100% | |
| 5. | Stilt Floor | 100% | |
| 6. | Slabs of Super Structure | 100% | |
| 7. | Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises. | 90% | 30-03-2026 |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises | 40% | 30-03-2026 |
| 9. | Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | 40% | 30-03-2026 |
| 10. | External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing. | 0% | 30-03-2026 |
| 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. | | |



OM SAI RAM JAI MATA DI CONSTRUCTIONS
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Date :

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

| S. No. | Common Areas and Facilities | Proposed (Yes/No) | Percentage of actual Work Done | Expected Completion date in (dd/mm/yyy) |
|--------|---|-------------------|--------------------------------|---|
| (1) | (2) | (3) | (4) | (5) |
| 1. | Internal Roads & Footpaths | NO | | |
| 2. | Water Supply | YES | 30% | 30-03-2026 |
| 3. | Sewerage (Chamber, Line, Septic Tank, STP) | YES | 0% | 30-03-2026 |
| 4. | Storm Water Drains | YES | 0% | 30-03-2026 |
| 5. | Landscaping & Tree Planting | YES | 0% | 30-03-2026 |
| 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 | 0% | 30-03-2026 |
| 11. | Energy Management | YES | 0% | 30-03-2026 |
| 12. | Fire Protection and Fire Safety Requirements | NO | | |
| 13. | Closed Parking | YES | 0% | 30-03-2026 |
| 14. | Open Parking | NO | | 30-03-2026 |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | YES | 0% | 30-03-2026 |
| 16. | Others (Option to Add More) | | | 30-03-2026 |



OM SAI RAM JAI MATA DI CONSTRUCTIONS
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Ref.

Date :

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

| | | PROPOSED YES/NO. | PERCENT AGE OF ACTUAL WORK DONE | Expected Completion date in (dd/mm/yy) |
|----|--|------------------|---------------------------------|--|
| 1. | Internal Roads and foot paths | NA | | |
| 2. | Water Supply | NA | | |
| 3. | Sewerage Chambers Septic Tank | NA | | |
| 4 | Drains | NA | | |
| 5. | Parks, Land Scaping and Tree Planting | NA | | |
| 6. | Street Lighting | NA | | |
| 7. | Disposal of sewage & sullage water | NA | | |
| 8. | Water conservation/Rain Water Harvesting | NA | | |
| 9. | Energy Management | NA | | |

IX. 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 | | |

**OM SAI RAM JAI MATA DI CONSTRUCTIONS**
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| X. FINANCIAL PROGRESS OF THE PROJECT | | |
|---|--|---|
| S. No. (1) | Particulars (2) | Amount (In Rs.) (3) |
| 1. | Project Account No. | 41657392370 |
| 2. | Estimated Cost of the Project including land cost at the start of the Project | Rs. 8,65,00,000.00 |
| 3. | Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost) | Rs. 3,00,00,000.00 |
| 4. | Any Variation in Development Cost which is declared at the start of the Project. | |
| 5. | Amount received during the Quarter i. Flat Booking amount ii. Loan Amount | Rs. 25,00,000.00 Total Amount Rs. 25,00,000.00 |
| 6. | Actual Cost Incurred during the Quarter i. Bank crg ii. Expenses during the quarter | Rs. 4720.00 Rs. 25,47,369.00 Total Amount Rs. 25,52,089.00 |
| 7. | Net amount at end of the Quarter | Rs. 9,219.24 |
| 8. | Total expenditure on Project till date | Rs. 1,26,79,224.00 |
| 9. | Cumulative fund collected till the end of Quarter in question | |
| 10. | Cumulative expenditure done till the end of Quarter in question | |
| XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED | | |
| | | |
| | | |



OM SAI RAM JAI MATA DI CONSTRUCTIONS

"RAM KRISHN TOWER"

Ref.

Date :

| XII. MISCELLANEOUS | |
|--|--|
| A | List of Legal Cases (if any) – On Project / Promoter |
| 1. | Case No. |
| 2. | Name of Parties |
| 3. | No of Execution Cases against this project Case No. Name of Parties |
| 4. | No of Suo - Moto cases against this project Case No. Name of Parties |
| 5. | No of Certificate cases /PDR cases against this project Case No. Name of Parties |
| B | Sale/Agreement for Sale during the Quarter |
| 1. | Sale Deed |
| 2. | Agreement for Sale |
| 3. | No. of possessions given to allottees |
| XIII. 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.

Signature of Promoter

Name: HARISHCHANDRA PRASAD SINHA

Date:

FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE Q3 2024

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

Date

TO,

**OM SAI RAM JAI MATA DI CONSTRUCTION,
PROPRIETOR -HARISHCHANDRA PRASAD SINHA
Andar Kila ,G.F,Ward No:-14,Kaushalya Ghat ,
Andar Kila ,Hajipur ,Vaishali ,Bihar ,844101**

Subject: Certificate of Percentage of Work executed (**Oct 2024 To December 2024**) in the project
"RAM KRISHAN TOWER "bearing the registration no. [Bihar RERA Registration Number]
BRERAP34435-2/55/R-1569/2023 and being developed on the Plot bearing khata
no 313 Plot No. 855,856(K),856(KHA),857 demarcated by its boundaries Latitude (N)
,25.702000 and Longitude (E) **85.215600** of the land situated in **ANDAR KILA
,HAJIPUR,VAISHALI,(Khesra/ PLOT NO- 855,856(K),856(KHA) ,857 ,KHATA NO- 313
,MAUZA -SAHIDAPUR ANDAR KILA, HAJIPUR,VAISHALI**, admeasuring 1167.52 sq .M area
being developed by Promoters **OM SAI RAM JAI MATA DI CONSTRUCTION, PROPRIETOR -
HARISHCHANDRA PRASAD SINHA**

I , have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of
execution of Work of the " RAM KRISHAN TOWER " Building of the Project,
situated on the plot bearing khata no 313 Plot No. 855,856(K),856(KHA),857 demarcated by its
boundaries Latitude (N) ,25.702000 and Longitude (E) **85.215600** of the land situated in
**ANDAR KILA ,HAJIPUR,VAISHALI,(Khesra/ PLOT NO- 855,856(K),856(KHA) ,857
,KHATA NO- 313 ,MAUZA -SAHIDAPUR ANDAR KILA, HAJIPUR,VAISHALI**, admeasuring
1167.52 sq .M area being developed by Promoters **OM SAI RAM JAI MATA DI
CONSTRUCTION, PROPRIETOR -HARISHCHANDRA PRASAD SINHA**

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

(i) Shri Sangeeta D Prajapati as L.S. / Architect;
(ii) Shri as Structural Consultant
(iii) Shri as
Mechanical/Electrical/Plumbing Consultant (MEP)
(iv) Shri 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 BRERAP34435-2/55/R-1569/2023 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.

TABLE-A

| S.N | Tasks / Activity (2) | BLOCK-A | BLOCK-B |
|-----|---|---------|---------|
| 1 | Excavation (if any) | 100% | 100 % |
| 2 | Basements (if any) | 00% | 100% |
| 3 | Podiums (if any) | NA | NA |
| 4 | Plinth | 00% | 100% |
| 5 | Stilt Floor | 00% | 100% |
| 6 | Slabs of Super Structure | 00% | 100% |
| 7 | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises. | 00% | 90% |
| 8 | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | 00% | 40% |
| 9 | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | 00% | 40% |
| 10 | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | 00% | 00% |
| 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. | 00% | 00% |

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

| Sr. No. | Common areas and Facilities, Amenities | Proposed (Yes/No) | Percentage of work done | Details |
|----------------|--|--------------------------|--------------------------------|----------------|
| 1 | Internal Roads & Foot-paths. | NO | Nothing | |
| 2 | Water Supply | YES | 30% | |
| 3 | Sewerage (chamber, lines, Septic Tank, STP) | YES | 0% | |
| 4 | Storm Water Drains | YES | 0% | |
| 5 | Landscaping & Tree Planting. | YES | 0% | |
| 6 | Street Lighting | NO | Nothing | |
| 7 | Community Buildings | NO | Nothing | |
| 8 | Treatment and disposal of sewage and sullage water | NO | Nothing | |
| 9 | Solid Waste management & Disposal. | NO | Nothing | |
| 10 | Water conservation, Rain water harvesting. | YES | 0% | |
| 11 | Energy management | YES | 0% | |
| 12 | Fire protection and fire safety requirements | NO | Nothing | |
| 13 | Electrical meter room, sub-station, receiving station. | YES | 0% | |
| 14 | Others (Option to Add more). | NO | Nothing | |

Yours Faithfully,

Sangeeta Pradhan
SANGEETA D. PRADHAN

Signature & Name (IN BLOCK LETTERS)
of L.S/ Architect
(Registration No./License No

Sangeeta D. Pradhan
CA/2006/39137

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)

For the quarter ending **December 2024**

Project RAM KRISHAN TOWER

Date:

To,

**OM SAI RAM JAI MATA DI CONSTRUCTION,
PROPRIETOR -HARISHCHANDRA PRASAD SINHA,
Andar Kila ,G.F,Ward No:-14,Kaushalya Ghat ,
Andar Kila ,Hajipur ,Vaishali ,Bihar ,844101**

Subject : Certificate of Cost Incurred for Development of **RAM KRISHAN TOWER** for Construction of building bearing the registration number Bihar RERA Registration Number BRERAP34435-2/55/R-1569/2023 situated on the Plot bearing Khata no 313 Plot No. 855,856(K),856(KHA),857 demarcated by its boundaries Latitude (N) **25.702000** and Longitude (E) **85.215600** of the land situated in **ANDAR KILA ,HAJIPUR,VAISHALI,(Khesra/ PLOT NO- 855,856(K),856(KHA) ,857 ,KHATA NO- 313 ,MAUZA -SAHIDAPUR ANDAR KILA, HAJIPUR,VAISHALI,** admeasuring 1167.52 sq .M area being developed by Promoters **OM SAI RAM JAI MATA DI CONSTRUCTION, PROPRIETOR -HARISHCHANDRA PRASAD SINHA**

Ref: Bihar RERA Registration Number BRERAP34435-2/55/R-1569/2023.

Sir,

I, SINHA, have undertaken assignment of Structure Engineer Architect/ Licensed surveyor of certificate percentage of completion of construction work of **RAM KRISHAN TOWER / OM SAI RAM JAI MATA DI CONSTRUCTION, PROPRIETOR -HARISHCHANDRA PRASAD SINHA**

of project situated on the plot wherein building BRERAP34435-2/55/R-1569/2023 Khata no 313 Plot No. 855,856(K),856(KHA),857 , admeasuring 1167.52 sq. mts. area being developed by **OM SAI RAM JAI MATA DI CONSTRUCTION, PROPRIETOR - HARISHCHANDRA PRASAD SINHA**

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

i. Shri _____ as L.S. / Architect
Shri Sushil Kumar as Structural Consultant
ii. M/s /Shri/Smt _____ as MEP Consultant
iii. 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. **3,00,00,000.00** (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. **Rs. 1,26,79,224.00** (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. **Rs. 1,73,20,776.00** (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 RAM KRISHAN TOWER
(To be prepared of the Real Estate Project)

| Sr. No. | Particulars | Amounts |
|---------|---|---------------------------|
| 1 | Total Estimated cost of the building/wing as on <u>16-10-2023</u> date of Registration is | Rs. 3,00,00,000.00 |
| 2 | Cost incurred as on <u>31-12-2024</u> (Based on the Estimated cost) | Rs. 1,26,79,224.00 |
| 3 | Work done in Percentage (As Percentage of the estimated cost) | 42.26 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 1,73,20,776.00 |
| 5 | Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A) | Rs. _____ |

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 | Rs. _____ |

| | | |
|---|---|-----------|
| 2 | Cost incurred as on _____ (Based on the Estimated cost). | Rs. _____ |
| 3 | Work done in Percentage (As Percentage of the estimated cost). | _____ % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost). | Rs. _____ |
| 5 | Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A). | Rs. _____ |

YoursFaithfully, 
SUSHIL KUMAR
 Registration No. **BR/UDHD/SE/23-0111.....**
 Signature of Engineer.(License No.)
UDHD, Govt. of Bihar

***Note:**

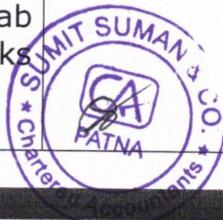
1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked(*) .
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred to be incurred.
5. All components of work with specifications are indicative and not exhaustive

FORM-3
[See section 4(2) (I) (D) of RERA Act]
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR WITHDRAWAL OF MONEY)
RERA Registration number BRERAP34435-2/55/R-1569/2023 dated 16-10-2023 For Project name RAM

KRISHAN TOWER, being developed by OM SAI RAM JAI MATA DI CONSTRUCTION, PROPRIETOR - HARISHCHANDRA PRASAD SINHA, having its Registered Office at . ANDAR KILA , HAJIPUR, VAISHALI, (Khesra/ PLOT NO- 855,856(K),856(KHA) ,857 ,KHATA NO- 313 ,MAUZA - SAHIDAPUR ANDAR KILA, HAJIPUR, VAISHALI

For the quarter ending 31ST December, 2024.

| 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 | 565.00 | 565.00 |
| | 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 | | |
|--|--|--|--------|--|--|

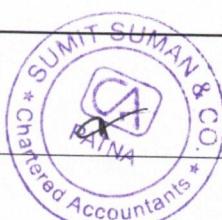
Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)

| | | | | | |
|--|--|-------------------------------|---|---------------|---------------|
| | | (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, | - | - |
| | | (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 | | 565.00 | 565.00 |

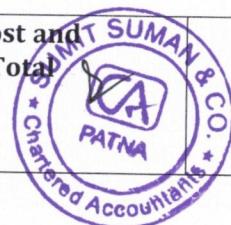
| Sr. No. | Particulars | Amount (Rs. In Lakh) | | | | |
|---------|---|---|---------------|---|-----|---|
| | | Estimated | Incurred | | | |
| 1(ii) | Development Cost/ Cost of Construction : | 300.00 | 126.79 | | | |
| | <table border="1"> <tr> <td>A</td> <td>(i)</td> <td>Estimated Cost of Construction as certified by Engineer</td> </tr> <tr> <td></td> <td>(ii)</td> <td>Actual Cost of construction incurred as per the books of accounts as verified by the CA</td> </tr> </table> | | | A | (i) | Estimated Cost of Construction as certified by Engineer |
| 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) | |
|---------|-------------|----------------------|----------|
| | | Estimated | Incurred |
| | | | |



| | | (iii) | On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered. | | |
|---------|---|-------|---|-----------------------------|---|
| | B | | Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. | | |
| | C | | Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ; | - | - |
| | Sub-Total of Development Cost | | 300.00 | 126.79 | |
| | | | | | |
| Sr. No. | Particulars | | | Amount (Rs. In Lakh) | |
| 2 | Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column | | | 865.00 | |
| 3 | Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column | | | 691.79 | |
| 4 | % completion of Construction Work (as per Project Architect's Certificate) | | | As per form 1 attached | |
| 5 | Proportion of the Cost incurred on Land Cost and % Construction Cost to the Total Estimated Cost. (3/2 %) | | | 79.97 % | |

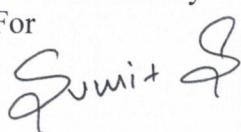


| | | |
|---------|---|----------------------|
| 6 | Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5) | |
| Sr. No. | Particulars | Amount (Rs. In Lakh) |
| 7 | Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement | |
| 8 | <p>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</p> <p>This certificate is being issued for RERA compliance for the project of RAM KRISHAN TOWER being developed by OM SAI RAM JAI MATA DI CONSTRUCTION, PROPRIETOR - HARISHCHANDRA PRASAD SINHA . RERA Registration number of 2023 dated 16.10.2023 is based on the records and documents produced before me and explanations provided to me by the management of the Company.</p> | 173.20 |

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




Sumit Suman

Chartered Accountant

Membership Number: 473075

Date: 10-01-2024

UDIN: 25473075BMMLWZ4022