



GST No.: 10AAQCS9571B1ZB

NEXGEN INFRA HEIGHTS PRIVATE LIMITED

Ref. No.

ANNEXURE-A

Date. 17/01/25

Quarterly Progress Report for quarter ending December of 2024.

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP94606-2/47/R-1570/2023	Name of Project	7 HORIZON
Name of Promoter	NEXGEN INFRA HEIGHTS PRIVATE LIMITED	Project Address	KHATA NO-161, PLOT NO-159, SAGUNA MORE, DANAPUR, PATNA
Name of Co-promoter			
Project Registration is valid up to	15/11/2027		
Starting date of Project or Phase of the Project	30/11/2022		
Type of Project or Phase of the Project	Commercial Project Residential Apartment		
Period of validity of map by the Competent Authority	Five Year from Date of Approval of MAP.		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments
7 HORIZON	4.Shop-	28	2083.18	28 (Twenty Eight)	1. Booked/ Allotted- Nine 2.Sold-One

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
7 HORIZON	17	1. Booked/Allotted	-
		2. Sold	-

For Nexgen Infra Heights Pvt. Ltd.

Ravi Kant Singh
Director

HEAD OFFICE

H.O.: Flat No.202, R.J. Kutir, Sri Om Sai Group, Behind Curis Hospital, R.K. Puram, Khagaul Road, Danapur, Patna-801503

BRANCH OFFICE

Basement Gannati Tower Apartment, Behind Prabhakar Mall, Lalit Vihar Colony, Dheive, Dhanbad, Jharkhand - 826004

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number		(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)	Completed
2.	Basements (if any)	Completed
3.	Podiums (if any)	Completed
4.	Plinth	Completed
5.	Stilt Floor	Completed
6.	Slabs of Super Structure	90%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	70%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	25%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	25%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10%
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.	NO

V. Amenities and Common Area and External Infrastructure Development Works)

For Nexgen Infra Heights Pvt. Ltd

Ravi Kant Singh

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	20	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	80	
4.	Storm Water Drains	YES	20	
5.	Landscaping & Tree Planting	YES	0	
6.	Street Lighting	YES	10	
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	NO		
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)	NA		

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.)
(1)	(2)	(3)
1.	Project Account No.	7424363349.
2.	Estimated Cost of the Project including land cost at the start of the Quarter	1050.18 Lakhs
3.	Opening Amount at start of Quarter	539343.00
4.	Amount received from customer during the Quarter	6063220.00
5.	Amount returned to customer during the Quarter	5,11,001.00
5.	Loan Receipt from NIPL	00.00
5.	Actual Cost Incurred during the Quarter	5534804.00
6.	Other Expenses during the Quarter	00.00
	a. Project Related Expenses	5321731.00
	b. Mis Exp	44730.00
	c. Staff Salary & Welfare	165000.00
	d. Bank Charges	3343.00
6.	Net amount at end of the Quarter	17415.00
7.	Total expenditure on Project till date	57076739.00
8.	Details of Mortgage or Charge, if any, created on the Land and the projects	NA

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	

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.

SIGN:

NAME:- RAVI KANT SINGH

DIRECTOR

ON AND BEHALF OF PROMOTER:-

M/S:- NEXGEN INFRA HEIGHTS PRIVATE LIMITED

Mob No: - 9334497137

Email ID: - singhnbaghel@gmail.com

For Nexgen Infra Heights Pvt. Ltd.

Ravi Kant Singh

Director

FORM 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of withdrawal of money from Escrow Account)

Date: 10/01/2024

To,

THE NEXGEN INFRA HEIGHTS PVT. LTD.

202, R J KUTIR, SRI OM SAI GROUP

BEHIND CURIS HOSPITAL,

R K PURAM, DANAPUR

PATNA BR 801503.

Subject: Certificate of percentage of completion of construction work of 7 HORIZON for Construction of Commercial building vide (BIHAR RERA:-BRERAP94606-2/47/R-1570/2023) situated on the plot bearing KHATA NO-161, PLOT NO-159, SAGUNA MORE, DANAPUR, PATNA. Demarcated by its boundaries (latitude and longitude of the end points) as mentioned below:-

EAST: - DANAPUR KHAGAUL ROAD

WEST: - OTHERS HOUSE

NORTH: - OM GANGA COMPLEX

SOUTH: - OTHERS HOUSE

LATITUDE: - 25°34'46.48

LONGITUDE: - 85°2'50.31"

KHATA NO-161, PLOT NO-159, SAGUNA MORE, DANAPUR, PATNA Situated at Mauza Saguna, Mohalla Nageshwari Nagar, Khagaul road, Near-R.K Purma, P.S-Danapur, Dist Patna admeasuring 758.64 sq.mts.area being developed by M/S- Nexgen Infra heights Private Limited.

ANIL SINGH

ARCHITECT

F.M.P. No.-CA/2012/56055
UDHD. BIHAR

Sir,
I, **Ajit Singh** have undertaken assignment as Architect/Licensed surveyor of certificate percentage of completion of Construction work of 7 HORIZON for Construction of Commercial building vide (BIHAR RERA:-BRERAP94606-2/47/R-1570/2023) situated on the plot bearing KHATA NO-161, PLOT NO-159, SAGUNA MORE, DANAPUR, PATNA. Demarcated by its boundaries (latitude and longitude of the end points) as mentioned below:-

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Following technical professionals are appointed by owner/promoter:-

Shri Ajit Singh as Architect;

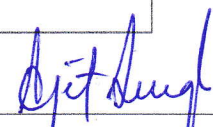
Shri Manoj Kumar as Structural Consultant.

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 the Commercial building/wing of the Real Estate project as registered vide number BRERAP94606-2/47/R-1570/2023 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

COMMERCIAL BUILDING 7 HORIZON

Sr.No	Tasks/Activity	Percentage of work done
1	Excavation	100
2	Number of basement(s) and plinth	100
3	Number of podiums	100
4	Stilt Floor	100
5	Number of slabs of superstructure	100
6	Internal walls, Internal plaster, Floorings within Flats/premises, Doors and windows to each of the Flat/premises	80
7	Sanitary fittings within the flat/premises, Electrical fittings within the flat/premises	50


AJIT SINGH

8	Staircases, Lifts wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground water Tanks	90
9	The external plumbing and external plaster, Elevation, completion of terraces with Water proofing of the Building/Wing	80
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/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 Obtain Occupation/Completion Certificate	90

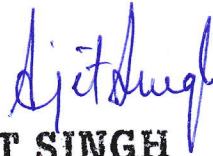

AJIT SINGH
 ARCHITECT
 E.M.P. No.-CA/2012/56056
 UDHD, BIHAR

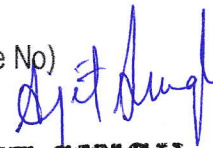
TABLE-B

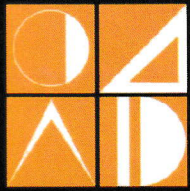
Internal&External Development works in respect of the entire registered phase

S.No	Common areas and facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1.	Internal Roads & Footpaths	YES	60	
2.	Water Supply	YES	90	
3.	Sewerage (chamber, lines, septic tank, STP)	YES	70	
4.	Stormwater drains	NO		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and disposal of sewage and sullage water	NO		
9.	Solid waste management & Disposal	No	0	
10.	Water conservation, Rainwater harvesting	NO		
11.	Energy management	NO		
12.	Fire protection and fire safety requirements	YES	50	
13.	Electrical meter room, sub-station, receiving station	YES	50	
14.	Others (Option to add more)			

Yours Faithfully

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


AJIT SINGH
ARCHITECT
EMR No. CA/2012/56055
UDHD, BIHAR



**COMPUTER
FOUNDATION**

An ISO 9001: 2008 Certified

0612 - 2572525 +91-
9835047253
compfound@yahoo.com

Opp Tapasya Complex
Boring Road, Patna - 800001
Bihar, India



Computer Foundation Pvt. Ltd
Computer Aided Structural Designer

FORM-2
[See Regulation 3]
STRUCTURAL ENGINEER'S CERTIFICATE

(To be submitted at the time of withdrawal of money from
Escrow Account)

Date: 10/01/2025 *Manoj Kumar*

To,
The Nexgen Infra Heights Pvt. Ltd.
202, R J KUTIR, SRI OM SAI GROUP
BEHIND CURIS HOSPITAL,
R K PURAM, DANAPUR
PATNA BR 801503

Subject: Certificate of cost Incurred during Q3-2024-2025 for
Development of 7 HORIZON for Construction of Commercial
building vide (BIHAR RERA:- BRERAP94606-2/47/R-
1570/2023) situated on the plot bearing KHATA NO-161, PLOT
NO-159, SAGUNA MORE, DANAPUR, PATNA. Demarcated by
its boundaries (latitude and longitude of the end points) as
mentioned below:-

EAST: - DANAPUR KHAGAU ROAD

WEST: - OTHERS HOUSE

NORTH: - OM GANGA COMPLEX

SOUTH: - OTHERS HOUSE

LATITUDE: - 25°34'46.48

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KHATA NO-161, PLOT NO-159, SAGUNA MORE,
DANAPUR, PATNA Situated at Mauza Saguna, Mohalla
Nageshwari Nagar, Khagaul road, Near-R.K Purma, P.S-
Danapur, Dist Patna admeasuring 758.64 sq.mts. area being
developed by M/S- Nexgen Infra heights Private Limited.

**Ref: Bihar RERA Registration Number BRERAP94606-2/47/R-
1570/2023**

Sir,

I Manoj Kumar have undertaken assignment to certify estimated
cost for the subject Real Estate Project proposed to be
registered under BIHAR RERA:- BRERAP94606-2/47/R-
1570/2023, being commercial building situated on the plot
bearing KHATA NO-161, PLOT NO-159, SAGUNA MORE,

Manoj Kumar
10/01/2025



Er. Manoj Kumar
STRUCTURAL ENGINEER

DANAPUR, PATNA Situated at Mauza Saguna, Mohalla Nageshwari Nagar, Khagaul road, Near-R.K Purma, P.S-Danapur, Dist Patna admeasuring 758.64_sq.mts.area being developed by M/S- Nexgen Infra heights Private Limited

1. Following technical professionals are appointed by owner/promoter:-
 - (I) Shri Ajeet Singh as Architect;
 - (II) Shri Manoj Kumar as Structural Consultant.
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 Drawings/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by quantity Surveyor* appointed by Developer/Engineer 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 10, 50, 18,000.00** (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 **Danapur Nagar Parisad** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred during quarter-2024-25 is calculated at **Rs. 55, 34,804.00** (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 **Danapur Nagar Parisad**, being the planning Authority is estimated at **Rs. 2, 00, 00.000.00** (Total of table A and B).
6. I certify that the cost of the Civil, MEP and Allied works for the aforesaid project as completed on the date of this certificate is as given in table A and B below

TABLE- A

COMMERCIAL BUILDING 7 HORIZON

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

Sr. No	Particulars	Amounts
1	Total estimated cost of the Commercial building/wing as on ___date of Registration is	Rs. 10, 50,18,000.00
2	Cost incurred during Q3-2023-24 (based on the Estimated cost)	Rs. 55,34,804.00.



Er. Manoj Kumar
STRUCTURAL ENGINEER

		00
3	Work done in percentage (as percentage of the estimated cost)	85%
4	Balance cost to be incurred (Based on Estimated cost)	Rs.2,00,00.0 00.00
5	Cost incurred on Additional/Extra item 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)

S r. N o	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.4,00,18,00 0.00/-
2	Cost incurred during Q3-2024-25 (based on the Estimated cost)	Rs. 55,34,804.00.0 0
3	Work done in percentage (as percentage of the estimated cost)	85%
4	Balance cost to be incurred (Based on Estimated cost)	Already exceed estimation
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A)	Rs. _____/-

Yours Faithfully

Manoj Kumar
10/01/2025

Signature of Engineer (License No. _____)
Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD, GOVERNMENT OF BIHAR

* Note

1. The scope of work is to complete entire Real Estate project as per drawing approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity survey can be done by officer 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 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 specification are indicative and not exhaustive.



Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD, GOVERNMENT OF BIHAR

FORM-3

(SEE Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(For Registration of a Project and Subsequent Withdrawal of Money for Q3-2024-25)

Cost of Real Estate Project BIHAR RERA Registration Number BRERAP94606-2/47/R-1570/2023.

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. 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 f. Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities. g. 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	6,50,00,000.00	6,50,00,000.00



	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			
		6,50,00,000.00	6,50,00,000.00

Sr. No	Particulars	Amount (Rs.)
	ii. Development cost/cost of construction:	
	a. (i) Estimated cost of construction as Certified by Engineer	40018000.00
	(ii) Actual cost of construction incurred during Q3-2024-25 as per the books of accounts as verified by the CA	53,21,731.00
	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 over heads, 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.	209730.00
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	594882.28
	c. Principle sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money borrowed for construction;	
Sub-Total of Development Cost		40018000.00



2.	Total Estimated Cost of the Real Estate Project[1(i) + 1(ii)] of Estimated Column	105018000.00
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	
Sr. No	Particulars	Amount
4.	% completion of construction work (as per project Architect's certificate)	70%
5.	Proportion of the cost incurred on land cost and 85% construction cost to total Estimated cost. (3/2%)	5%
6.	Amount which can be withdrawn from the Designated Account Total Estimated cost* proportion of cost incurred (Sr. number 2* Sr. number 5)	
7.	Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement	
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 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

D.JHA & ASSOCIATES

(Chartered Accountants)

Keshav n. Jha

C.A KESHAV KUMAR JHA

(PARTNER)

M.No. 408751

UDIN : 25408751BMJHOL2575



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1. Estimated balance cost to complete the Real Estate Project (Difference of total Estimated project cost less cost incurred)
2. Balance amount of receivables from sold apartments as per Annexure A to this certificate

(as certificate by chartered Accountant as verified from the records and books of Accounts)
3. (i) Balance unsold area (to 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
4. Estimated receivables of ongoing project. Sum of 2 + 3 (ii)
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 balance receivables of ongoing project will be deposited in designated Account%

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

D.JHA & ASSOCIATES
(Chartered Accountants)

Keshav K. Jha

C.A KESHAV KUMAR JHA
(PARTNER)

M.No. 408751

UDIN : 25408751BMJHOL2575

