Ref. No. NEX|022|2025 Date 02/05/2025

ANNEXURE-A

Quarterly Progress Report for quarter ending March of 2025.

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.		

For Nexgen Infra Heights Pvt. Ltd.
Ravi Kant Singh
Director

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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 Note:Out of 28 Shop 14 Shop are in share of builder	2983.18	28 (Twenty Eight)	1. Booked/ Allotted- Five 2. 2.Sold- Seven 3. Cancelled Two 4. Remainin g:- Five. Note:-Out of total elven shop unit booked two ware cancelled during the quarter and booking amount already refunded to the customer.

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:- 1. Booked/Allotted -	
7 HORIZON	17	2. Sold -	-

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number		(To headed 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

For Noyyan Infra Heights Pvt. Ltd.
Ravi kant singh
Director

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5.	Stilt Floor	Completed
6.	Slabs of Super Structure	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Completed
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.	60%
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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	NO

V.	menities 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	20	

For Navyan Infra Heights Pvt. Ltd.
Ravi kant singh
Director

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3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	30	
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)

For Navyan Infra Heights Pvt. Ltd.
Ravi kant singh
Director

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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	17415.00
4.	Amount received from customer during the Quarter	18941555.40
5.	Amount returned to customer during the Quarter	00.00
5.	Loan Receipt from NIPL	00.00
5.	Actual Cost Incurred during the Quarter	15210521.49
6.	Other Expenses during the Quarter	00.00
	a. Project Related Expenses	14840252.00
	b. Mis Exp	47083.00
	c. Staff Salary & Welfare	323012.00
	d.Bank Charges	174.49
6.	Net amount at end of the Quarter	3748448.91
7.	Total expenditure on Project till date	72287260.49
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	1. Sale deed executed to Shri K. S. Dwivedi on dated 28/01/2025 w.r.t shop no-S-201 & S-202. 2. Sale deed executed to Shri Nitesh Kumar on dated 11.03.25 w.r.t. shop no.-G-03. 3. Sale deed executed to Smt. Sapna Sameer on dated05.02.205 w.r.t shop no-S-203 & S-204. 4. Sale deed executed to Shri Anil Kumar Yadav on dated 29.03.2025 w.r.t shop no-F-102. 5.Sale deed executed on dated 21.11.2024 in favor of Mr. Gunjeshwar pd. Shrivastava, shop no.- G-05 vide deed No:-8678 Sr No-8901.
2.	Agreement for Sale	

For Navyon Infra Heights Pvt. Ltd

Ravi kant singh

Director

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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

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COMPUTER FOUNDATION
An ISO 9001 : 2008 Certified

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

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

CAD+
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: 10/04/2025

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

Subject: Certificate of cost Incurred during Q4-2024-2025 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 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.SDanapur, 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, DANAPUR, PATNA Situated at Mauza Saguna, Mohalla

Manoj Kumar 10-04-2025
Er. Manoj Kumar

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.** 15210521.49 (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 Q4-2023-24 (based on the Estimated cost)	Rs. *15210521.49*

Er. Manoj Kumar
STRUCTURAL ENGINEER

3	Work done in percentage (as percentage of the estimated cost)	90%
4	Balance cost to be incurred (Based on Estimated cost)	_____
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A)	_____

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 Commercial building/wing as on date of Registration is	**Rs. 10, 50,18,000.00**
2	Cost incurred during Q4-2023-24 (based on the Estimated cost)	***Rs. 15210521.49***
3	Work done in percentage (as percentage of the estimated cost)	90%
4	Balance cost to be incurred (Based onEstimated cost)	_____
5	Cost incurred on Additional/Extra item as on_not included in the Estimated cost (Annexure-A)	_____

Yours Faithfully

Signature of Engineer (License No.)

10/04/2025

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 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date: 10/04/2025

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
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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.**

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

Sir,

I Ajeet Singh have undertaken assignment as Architect/Licensed surveyor of certificate percentage of completion of Construction work of 7 HORIZON forConstruction 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
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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.**

Following technical professionals are appointed by owner/promoter:-

Shri Ajeet 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 super structure	100
6	Internal walls, Internal plaster, Floorings within Flats/premises, Doors and windows to each of the Flat/ premises	100
7	Sanitary fittings within the flat/premises, Electrical fittings within the flat/premises	25

AJIT SINGH

8	Staircases, Lifts wells and Lobbies at eachFloor level connecting staircases and Lifts,Overhead and Underground water Tanks	25
9	The external plumbing and external plaster, Elevation, completion of terraces with Waterproofing 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, pavingof Areas appurtenant to Building/Wing, Compound wall and all other requirementsas may be required to Obtain Occupation/Completion Certificate	90

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

TABLE-B

Internal & External Development works in respect of the entire registeredphase

S.No	Common areas and facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1.	Internal Roads & Foothpaths	YES	60	
2.	Water Supply	YES	90	
3.	Sewarage (chamber, lines, septic tank,STP)	YES	70	
4.	Storm water drains	NO		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and disposal of sewageand sullage water	NO		
9.	Solid waste management &Disposal	No	0	
10.	Water conservation, Rain waterharvesting	NO		
11.	Energy management	NO		
12.	Fire protection andfire safely 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

FORM-3

(SEE Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(For Registration of a Project and Subsequent Withdrawal of Money for Q4-2024-25)

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

Promotor:-Nexgen Infra Heights Private Limited

Project:- 7 Horizon

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

D JHA & ASSOCIATES * PATNA * CHARTERED ACCOUNTANTS

	encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieuof 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 (ii) Actual cost of construction incurred during Q4-2024-25 as per the books of accounts as verified by theCA **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. **b**. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. **c**. Principle sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money borrowed for construction;	00 *15210521.49*
	Sub-Total of Development Cost	*15210521.49*

D. JHA & ASSOCIATES * PATNA * CHARTERED ACCOUNTANTS

2.	**Total Estimated Cost of the Real Estate Project[1(i) + 1(ii)] of Estimated Column**	*15210521.45*
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)	90%
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 Nexgen Infra Heights Private Limited and is based on the records and documents produced before me and explanations provided to me by the managementof the company.

Yours Faithfully

For D Jha & Associates
Chartered Accountants
Keshav Kr. Jha
KESHAV KUMAR JHA
M. No: 408751 (Partner
FRN : 008877C

D. JHA & ASSOCIATES * CHARTERED ACCOUNTANTS * PATNA

Signature of Chartered Accountant
(Membership Number.....)

Name

UDIN:- 25408751BMJHPW6610

(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 Nexgen Infra Heights Private Limited and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully

Signature of Chartered Accountant

(Membership Number .....)

_____

Name

For D. Jha & Associates
(Chartered Accountants)
Keshav Kr. Jha
KESHAV KUMAR JHA
M. No: 408751 (Partner)
FRN : 008877C

D. JHA & ASSOCIATES * CHARTERED ACCOUNTANTS * PATNA

UDIN:- 25408751BMJHPW6610