

FORM No. 1

ARCHITECT'S CERTIFICATE

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

Date-04.04.2024

To,

**Hira Panna Infraprojects LLP,
Plot No.-645, SurajSuman Nagar RupaspurNahar
Patna, Bihar- 801506**

Subject: Certificate of Percentage of Work executed (**JAN 2024 TO MARCH 2024**) in the Project "**THE CROWN**" State Bihar RERA Registration Number: BRERAP93630-1/1225R1098/2021 situated on the plot bearing final plot nos. 645 at Mauza Sikandarpur, District- Patna demarcated by its boundaries (latitude and longitude of the end points) admeasuring 3541.63 sqm area are being developed by Hira Panna Infraprojects LLP.

Sir,

I, **NavratanaRaghuvnshi**, Undertaken assignment as Architect of certifying Percentage of completion of Construction work of the Project, situated on the Plot bearing C.N. No./CTS No. Survey No./ Final Plot Nos.- 645 at Mauza- Sikandrapur Dist.- Patna of Division Danapur Village- Sikandarpur District- Patna, PIN-801506 admeasuring-3541.63 sqm area are being developed by Hira Panna Infraprojects LLP.

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

- (I)
- (II)
- (III)
- (iv)

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 **BRERAP93630-1/1225R1098/2021** 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

HIRA PANNA INFRA PROJECTS LLP

[Signature]

DESIGNATED PARTNER

[Signature]
AR NAVRATNA RAGHUVANSI
UDHD EMP. NO. AR/008
COA - CA/2013/58586

Table A

Sr.No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	100%
3	Number of Podiums	NA
4	Stilt Floor	-
5	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, Electricals Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, 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	100%

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	Yes	100%	
2	Water Supply	Yes	100%	
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	100%	
4	Storm water Drains	Yes	100%	
5	Landscaping & Tree Planting	Yes	100%	
6	Street lighting	Yes	100%	
7	Community Buildings	N/A	N/A	

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UDHD EMP. NO. AR/0081
CA - CA/2013/58586

8	Treatment and disposal of sewage and sullage water	Yes	100%	
9	Solid waste management & Disposal	Yes	100%	
10	Water conservation, Rain water harvesting	Yes	100%	
11	Energy Management	N/A	100%	
12	Fire protection and fire safety requirements	Yes	100%	
13	Electricals Meter room, Sub-Station, Receiving station	Yes	100%	
14	Others (Option to Add More)			

Total overall percentage completion of construction work including initial site preparation work (Total of Table A and B)=100%

Yours Faithfully,

HIRA PANNA INFRA PROJECTS LLP

DESIGNATED PARTNER


AR NAVRATNA RAGHUVANSHI
UDHD EMP. NO. AR/0081
COA - CA/2013/58586

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- 04/04/2024

To,
Hira Panna Infraprojects LLP,
Plot No.-645, SurajSuman Nagar RupaspurNahar
Patna, Bihar- 801506

Subject: Certificate of Cost Incurred for Development of Project "**THE CROWN**" for Construction of Building **BRERAP93630-1/1225R1098/2021** situated on the plot bearing final plot nos. 645 at MauzaSikandarpur, District- Patna demarcated by its boundaries (latitude and longitude of the end points)

Admeasuring 3541.63 sqm area are being developed

by **Hira Panna Infraprojects LLP.**

Ref: Bihar RERA Registration Number **BRERAP93630-1/1225R1098/2021**

Sir,

I/We, **NavratanaRaghuvnshi**, have undertaken assignment of certifying Cost for the Subject Real Estate Project Registered under RERA, Bihar of Project, situated on the Plot bearing C.N. No./CTS No. Survey No./ Final Plot Nos.- 645 at Mauza-Sikandarpur Dist.- Patna of Division Danapur Village- Sikandarpur District- Patna, PIN- 801506 admeasuring-3541.63 sqm area are being developed by **Hira Panna Infraprojects LLP.**

1. Following technical professionals are appointed by Owner / Promoter :
- (i) Ar. NAVRATNA RAGHUVANSHI (Architect)
- (ii)
- (iii)

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.

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AR NAVRATNA RAGHUVANSHI
UDHD EMP. NO. AR/0081
COA - CA/2013/58586

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 **Navratna Raghuvnshi** Quality 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. 1850/-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 Patna Municipal Corporation being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs 1839.75/-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 Patna Municipal Corporation is estimated at **Rs. NIL- 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 THE CROWN

(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 31.03.2024 date of Registration is	Rs.1850 Lacs
2	Cost incurred as on 31/03/2024 (Based on the Estimated cost)	Rs.1839.75Lacs
3	Work done in Percentage (As Percentage of the estimated cost)	100%
4	Balance Cost on Incurred (Based on Estimated Cost)	Rs. Nil
5	Cost Incurred on Additional/Extra Items as on 31/03/2024 not included in the Estimated Cost (Annexure A)	Rs. Nil

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AR NAVRATNA RAGHUVANSHI
UDHD EMP. NO. AR/008
COA - CA/2013/58586

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 building as on 31.03.2024 date of Registration is	Rs.1850 Lacs
2	Cost incurred as on 31/03/2024 (Based on the Estimated cost)	Rs.1839.75 Lacs
3	Work done in Percentage (As Percentage of the estimated cost)	100%
4	Balance Cost on Incurred (Based on Estimated Cost)	Rs. Nil
5	Cost Incurred on Additional/Extra Items as on 31/03/2024 not included in the Estimated Cost (Annexure A)	Rs. Nil

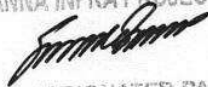
Yours Faithfully,

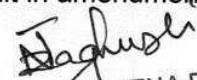
Signature of ~~Engineer~~ ^{Architect} (License No. ^{AR NAVRATNA RAGHUVANSHI} UDHD EMP. NO. AR/0081
COA - CA/2013/58586)

*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.

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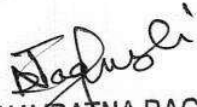
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

**List of Extra/Additional Items executed with cost
(Which were not Part of the original Estimate of Total Cost)**

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FORM-7[REGULATION-9]

Quarterly progress report for quarter ending March 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	AAM-4717	Name of Firm	Hira Panna Infraprojects LLP
Firm Address:	Plot No 100A, Patliputra Colony, Patliputra-800013		
Total Experience of promoter in Real Estate sector	10 Year		
Total Experience in Real Estate after Implementation of RERA	6 Year		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	Nil Nil	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	1	

II. PARTICULARS OF PROJECT			
Project Registration Number	RERAP02222020193630-1	Name of Project/Phase of Registered Project	The Crown
Name of Promoter	Hira Panna Infra Projects LLP	Project Address	Plot No-645, Opp-Pillar No-263 Suraj Suman Nagar, Rupaspur Nahar Road, Patna
Name of Co-promoter			
Project Registration is valid up to	30-03-2025		
Starting date of Project or Phase of the Project	30-03-2020		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	1. Residential	
Period of validity of map by the Competent Authority	5 Years		

HIRA PANNA INFRA PROJECTS LLP

[Signature]

DESIGNATED PARTNER

[Signature]

AR NAVRATNA RAGHUVANSHI
UDHD EMP. NO. AR/003
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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 -	Total Number of Apartments in Landowner's share -
1 BLOCK	1. 1BHK				1. Booked /Allotted-30	3. Booked/ Allotted - N.A
	2. 2BHK,-	6	4911	2. Sold-6	Sold - N.A	
	3. 3BHK	46	48260			
	4. 4 BHK	12	16969			
	5. 5 BHK	1	2461			
	6. Shop					
	7. Bungalow					
	8. Plot etc.				Percentage of booking 90%	Percentage of booking

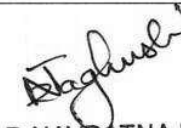
IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 29
1 Block	65	2. Sold	- NIL

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	Filled along with Registration Application			
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				

VI. Construction Progress of the Project			
1. Plan Case No. (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)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	Completed
2.	Basements (if any)	100%	Completed

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

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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	100%	Done
2.	Water Supply	Yes	100%	Done

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AR NAVRATNA RAGHUVANSI
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COA - CA/2013/5052

3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	
4.	Storm Water Drains	Yes	100%	
5.	Landscaping & Tree Planting	Yes	100%	
6.	Street Lighting	No	100%	
7.	Community Buildings	N/A	100%	
8.	Treatment and Disposal of Sewage and Sullage Water	N/A	100%	
9.	Solid Waste Management & Disposal	N/A	100%	
10.	Water Conservation / Rain Water Harvesting	Yes	100%	
11.	Energy Management	N/A	100%	
12.	Fire Protection and Fire Safety Requirements	Yes	100%	
13.	Closed Parking	No	100%	
14.	Open Parking	No	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	Done
16.	Others (Option to Add More)			

VIII. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT- Not Applicable

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			
2.	Water Supply			

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DESIGNATED PARTNER

Abhishek
AR NAVRATNA RAGHUVAN
UDHD EMP. NO. AR/00:
COA - CA/2013/58586

3.	Sewerage (Chamber, Line, Septic Tank, STP)			
4.	Water Drains			
5.	Park, Landscaping & Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water Conservation / Rain Water Harvesting			
9.	Energy Management			

IX. GEO TAGGED AND DATE PHOTOGRAPH OF EACH BLOCK (EACH BLOCK) OF THE PROJECT.

A	S. No.	Particulars
	1.	Front Elevation.
	2.	Rear Elevation
	3.	Side Elevation
B		Photograph of each floor

X. FINANCIAL PROGRESS OF THE PROJECT

S.No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	920020003522478
2.	Estimated Cost of the Project including land cost at the start of the Project	1850.00 Lacs
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	1500.00 Lacs
4.	Any Variation in Development Cost which is declared at the start of the Project.	350.00 Lacs
5.	Amount received during the Quarter	286.31 Lacs
6.	Actual Cost Incurred during the Quarter	451.10 Lac

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DESIGNATED PARTNER

Raghuwansi
AR NAVRATNA RAGHUVANSHI
UDHD EMP. NO. AR/0081
COA - CA/2013/58586

7.	Net amount at end of the Quarter	451.10 Lacs
8.	Total expenditure on Project till date	1839.75 Lacs
9.	Cumulative fund collected till the end of Quarter in question	2146.63 Lacs
10.	Cumulative expenditure done till the end of Quarter in question	1839.75 Lacs

XI. DETAIL OF MORTGAGE OR CHARGE IF ANY CREATED	
Not Applicable	

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XII.MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	Nil
2.	Name of Parties	N.A
3.	No of Execution Cases against this project Case No. Name of Parties	Nil
4.	No of suo-Moto cases against this project Case No. Name of Parties	Nil
5.	No of Certificate cases / PDR cases against this project Case No. Name of Parties	Nil
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		
Whether 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: Sharad keshri
Date : 09-10-2024

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