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- 04/10/2024

To,

Hira Panna Infraprojects LLP,
Plot No.-650, 517,516,663, Khata No.-236, Tauzi No.-5854, Thana No.17,
Mauja- Sikandarpur, Danapur,
Patna, Bihar.

Subject: Certificate of Cost Incurred for Development of Project **"THE EMPEROR"**for Construction of Building **BRERAP93630-1/1225R1098/2021** situated on the plot bearing final plot nos. 650, 517, 516, 663, Khata No.-236, Tauzi No.-5854, Thana No.17 at Mauza Sikandarpur, District- Patna demarcated by its boundaries (latitude and longitude of the end points) admeasuring 6436 sqm area are being developed by **Hira Panna Infraprojects LLP.**

Ref: Bihar RERA Registration Number **BRERAP93630-002/84/R-1594/2023**

Sir,

I/We, **Navratana Raghuvnshi,** 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. 650, 517, 516, 663, Khata No.-236, Tauzi No.-5854, Thana No.17 at Mauza- Sikandrapur, Danapur, Patna admeasuring-6436 sqm area are being developed by **Hira Panna Infraprojects LLP.**

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

(i) NAVRATNA RAGHUVANSHI (ARCHITECT.)

(ii) - DO - (Supervision)

(iii) .....

HIRA PANNA INFRA PROJECTS LLP

DESIGNATED PARTNER

AR NAVRATNA RAGHUVANSHI
UDHD EMP. NO. AR/00818
COA - CA/2013/58586

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimated cost calculations are based on the Schedule of rates (name of the schedule of Rates) .....and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by **Navratana 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. 5251.80 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 1833.65 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.3418.15/- 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 EMPEROR**

(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 25.06.2023 date of Registration is	Rs.5251.80 Lacs
2	Cost incurred as on 30.06.2024 (Based on the Estimated cost)	Rs. 1833.65 Lacs
3	Work done in Percentage (As Percentage of the estimated cost)	35%
4	Balance Cost on Incurred (Based on Estimated Cost)	Rs.3418.15 Lacs
5	Cost Incurred on Additional/Extra Items as on 30/09/2024 not included in the Estimated Cost (Annexure A)	Rs. Nil

HIRA PANNA INFRA PROJECTS LLP

DESIGNATED PARTNER

AR NAVRATNA RAGHUVANSHI
UDHD EMP. NO. AR/0081.
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 25.06.2023 date of Registration is	Rs.5251.80 Lacs
2	Cost incurred as on 30.06.2024 (Based on the Estimated cost)	Rs. 1833.65 Lacs
3	Work done in Percentage (As Percentage of the estimated cost)	35%
4	Balance Cost on Incurred (Based on Estimated Cost)	Rs.3418.15 Lacs
5	Cost Incurred on Additional/Extra Items as on 30.09.2024 not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully,

Signature of Engineer.(License No. CA/2013/ .....)

HIRA PANNA INFRA PROJECTS LLP

DESIGNATED PARTNER

*Note :

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate/Completion Certificate.

2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labor, material, equipment and machinery required to carry out entire work

4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred /to be incurred.

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

Annexure A

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

ANNEXURE-A

Quarterly Progress Report for quarter ending S e p t 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 No100A, 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	BRERAP93630-002/84/R-1594/2023	Name of Project/Phase of Registered Project	The Emperor
Name of Promoter	Hira Panna Infra Projects LLP	Project Address	Plot No-650,517,516,663, Khata No.-236, Tauzi No.-5854, Thana No.17, Mauja-Sikandarpur, Danapur,Dist-Patna, Bihar.
Name of Co-promoter			
Project Registration is valid up to	27-05-2028		
Starting date of Project or Phase of the Project	25-06-2023		
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

DESIGNATED PARTNER

AR NAVEEN RAGHUVANSHI
UDHD REG. NO. AR/0081
CA/2013/58586

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 1 BHK - 2. DUPLEX, - 3. 3 BHK - 4. 4 BHK - 5. PAINTHOUSE - 6. Shop - 5.Bungalow - 6. Plot etc. -	02 56 8	864.56 8210.03 2421.40		1. Booked/ Allotted- 20 2. Sold- Nil

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	39
1 Block	116	2. Sold -	

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. Building / Wing / Layout Number_____ (To beaded 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)	100%
2.	Basements (if any)	20%

HIRA PANNA INFRA PROJECTS LLP

DESIGNATED PARTNER

RAGHUVANSHI NAVRATNA RAGHUVANSHI

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

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	Nil	
2.	Water Supply	Yes	Nil	

HIRA PANNA INFRA PROJECTS LLP

DESIGNATED PARTNER

RAGHUVANSHI
NO. AR/00816

3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	Nil	
4.	Storm Water Drains	Yes	Nil	
5.	Landscaping & Tree Planting	Yes	Nil	
6.	Street Lighting	Yes	Nil	
7.	Community Buildings	Yes	Nil	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	Nil	
9.	Solid Waste Management & Disposal	Yes	Nil	
10.	Water Conservation / Rain Water Harvesting	Yes	Nil	
11.	Energy Management	Yes	Nil	
12.	Fire Protection and Fire Safety Requirements	Yes	Nil	
13.	Closed Parking	Yes	Nil	
14.	Open Parking	Yes	Nil	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	Nil	
16.	Others (Option to Add More)			

VIII. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING

S. No.	Particulars
1.	Front Elevation.
2.	Rear Elevation
3.	Side Elevation

IX. Financial Progress of the Project

S. No.	Particulars	Amount (In Rs.)

HIRA PANNA INFRA PROJECTS LLP

DESIGNATED PARTNER

AR NAVRATNA RAGHUVANSHI
UDHD EMP. NO. AR/00813
COA - CA/2013/58586

(1)	(2)	(3)
1.	Project Account No.	923020025123933
2.	Estimated Cost of the Project including land cost at the start of the Quarter	5251.80 Lacs
3.	Amount received during the Quarter	83.28 Lacs
4.	Actual Cost Incurred during the Quarter	127.72 Lacs
5.	Net amount at end of the Quarter	127.72 Lacs
6.	Total expenditure on Project **till date**	1833.65 Lacs
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	Nil

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

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.

HIRA PANNA INFRA PROJECTS LLP

Signature of Promoter Name:

Sharad Keshri DESIGNATED PARTNER

Date : 04-10-2024

AR NAVRATNA RAGHUVANSHI
UDHD EMP. NO. AR/00813
COA - CA/2013/58586

ARCHITECT'S CERTIFICATE

Date- 04.10.2024

To,
Hira Panna Infraprojects LLP,
Plot No.-650, 517,516,663, Khata No.-236, Tauzi No.-5854, Thana No.17,
Mauja- Sikandarpur, Danapur,
Patna, Bihar.

Subject: Certificate of Percentage of Completion of Construction Work of the Project **"THE EMPEROR"** State Bihar RERA Registration Number: BRERAP93630-002/84/R-1594/2023 situated on the plot bearing final Plot No.-650, 517,516,663, Khata No.-236, Tauzi No.-5854, Thana No.17,
Mauja- Sikandarpur, Danapur, demarcated by its boundaries (latitude and longitude of the end points) admeasuring 6436 sqm area are being developed by Hira Panna Infraprojects LLP.

Sir,

I, **Navratana Raghuvnshi,** 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 No.-650, 517,516,663, Khata No.-236, Tauzi No.-5854, Thana No.17,
Mauja- Sikandarpur, Danapur, admeasuring- 6436 sqm area are being developed by Hira Panna Infraprojects LLP.

1. Following technical professionals are appointed by Owner/ Promoter:
   (I) NAVRATNA RAGHUVANSHI – ARCHTECT.
   (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 **BRERAP93630-002/84/R-1594/2023** 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

HIRA PANNA INFRA PROJECTS LLP
DESIGNATED PARTNER

AR NAVRATNA RAGHUVANSHI
UDHD EMP. NO. AR/00818
COA-CA/2013/58586

Table A

Sr.No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	20%
3	Number of Podiums	Nil
4	Stilt Floor	Nil
5	Slabs of Super Structure	Nil
6	Internal Walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/Premises.	Nil
7	Sanitary fittings within the Flat/Premises, Electricals Fittings within the Flat/Premises	Nil
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Nil
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	Nil
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	Nil

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	Nil	
2	Water Supply	Yes	Nil	
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Nil	
4	Strom water Drains	Yes	Nil	
5	Landscaping & Tree Planting	Yes	Nil	
6	Street lighting	Yes	Nil	
7	Community Buildings	N/A	Nil	
8	Treatment and disposal of sewage and sullage water	Yes	Nil	
9	Solid waste management	Yes	Nil	

HIRA PANNA INFRA PROJECTS LLP

DESIGNATED PARTNER

NAVRATNA RAGHUVANSHI
MEMP. NO. AR/00818
/2013/58586

	& Disposal			
10	Water conservation, Rain water harvesting	**Yes**	**Nil**	
11	Energy Management	**N/A**	**Nil**	
12	Fire protection and fire safety requirements	**Yes**	**Nil**	
13	Electricals Meter room, Sub-Station, Receiving station	**Yes**	**Nil**	
14	Others (Option to Add More)			

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

Yours Faithfully,

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

HIRA PANNA INFRA PROJECTS LLP

DESIGNATED PARTNER