GSTIN : 10ADYFS7629C1ZU

SHREE OM SAI & SATYARISHI

Ref.....

Date..13/01/2025.....

Quarterly Progress Report for quarter ending December of 2024.

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	Partnership Deed No. : 22	Name of Firm	SHREE OM SAI AND SATYARISHI
Firm Address:	Flat No. 101/102, Sai R. J. Kutir, R. K. Puram, Danapur-Khagaul Road, Patna-801503.		
Total Experience of promoter in Real Estate sector	10 + Years of Experience in Real Estate Sector		
Total Experience in Real Estate After Implementation of RERA	7 Years		
No of Project done Before Implementation of RERA	1. Residential	3 Nos.	
No of Project done After Implementation of RERA	1. Residential 2. Residential-cum Commercial	2 Nos. 1 No.	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP84615-1/51/R-1165/2021	Name of Project/Phase of Registered Project	SAI CREATIVE ENCLAVE
Name of Promoter	SHREE OM SAI AND SATYARISHI	Project Address	Near School Of Creative Learning, Nargadda, Danapur-Shivala Main Road, Danapur, Patna.
Name of Co-promoter			
Project Registration is valid up to	05.03.2026		
Starting date of Project or Phase of the Project	05.04.2021		
Type of Project or Phase of the Project	Mixed Development (Residential And Commercial)		
Period of validity of map by the Competent Authority	3+2=5 Years (Map Revalidation)		

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE

PARTNER

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number ofsanctioned apartments	Total Number of Apartments in Promoter's Share - 233 Nos. 1. Booked/ Allotted - 86 Nos. 2. Sold - NIL	Total Number of Apartments in Landowner Share – 158 Nos. 2. Booked/ Allotted - N/A. 2. Sold - NIL
4	1. 1 BHK -	110 Nos.	43,339.20	391 Nos.	Percentage of Booking - 37%	Percentage of Booking - N/A
	2. 2 BHK -	154 Nos.	1,14,488.00			
	3. 3 BHK -	120 Nos.	1,17,619.50			
	4. SHOP -	07 Nos.	25,308.50			

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
4	281	1. Booked/Allotted -	73 Nos.
		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				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport				
5.	Other Approval (s), if any, required for the Project.				

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE

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VI. (A) Construction Progress of the Project for Block 'A'

Plan Case No. PMAA/PCRN/JAMSAUT SHAHPUR /BLOCK-A, B, C- B+G+11, BLOCK-D- G+04/50/2020 (To beaded 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)	90%	31.12.2025
3.	Podiums (if any)	70%	31.12.2025
4.	Plinth	100%	Completed
5.	Stilt Floor	100%	Completed
6.	Slabs of Super Structure	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	85%	30.06.2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	35%	30.06.2025
9.	Staircases, Lifts Wells and Lobbies ateach Floor level, Overhead and Underground Water Tanks.	50%	30.06.2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10%	31.12.2025
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.	10%	31.12.2025

SHREE OM SAI & SATYARISHI-SAI CREATIVE ENCLAVE

PARTNER

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UDHD, GOVERNMENT OF BIHAR

VI. (B) Construction Progress of the Project for Block 'B'

1. Plan Case No. PMAA/PCRN/JAMSAUT SHAHPUR /BLOCK-A, B, C- B+G+11, BLOCK-D- G+04/50/2020 (To beaded 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)	90%	31.03.2026
3.	Podiums (if any)	70%	31.03.2026
4.	Plinth	100%	Completed
5.	Stilt Floor	100%	Completed
6.	Slabs of Super Structure	35%	30.04.2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	5%	31.03.2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	0%	31.03.2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	31.03.2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31.03.2026
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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%	31.03.2026

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE
PARTNER

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

Sanjay Kumar Jha & Associates

VI. (C) Construction Progress of the Project for Block 'C'

2. Plan Case No. PMAA/PCRN/ JAMSAUT SHAHPUR /BLOCK-A, B, C- B+G+11, BLOCK-D- G+04/50/2020 (To beaded 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
3.	Podiums (if any)	98%	31.03.2025
4.	Plinth	100%	Completed
5.	Stilt Floor	100%	Completed
6.	Slabs of Super Structure	99%	31.10.2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	95%	31.10.2024
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	72%	30.06.2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	70%	30.06.2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	65%	30.06.2025
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.	10%	30.06.2025

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE
PARTNER

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

VI. (D) Construction Progress of the Project for Block 'D'

3. Plan Case No. PMAA/PCRN/ JAMSAUT SHAHPUR /BLOCK-A, B, C- B+G+11, BLOCK-D- G+04/50/2020 (To beaded 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)	60%	31.03.2026
2.	Basements (if any)	10%	31.03.2026
3.	Podiums (if any)	0%	31.03.2026
4.	Plinth	0%	31.03.2026
5.	Stilt Floor	0%	31.03.2026
6.	Slabs of Super Structure	0%	31.03.2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	0%	31.03.2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	0%	31.03.2026
9.	Staircases, Lifts Wells and Lobbies ateach Floor level, Overhead and Underground Water Tanks.	0%	31.03.2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31.03.2026
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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%	31.03.2026

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE
PARTNER

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

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)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	85%	30.06.2025
2.	Water Supply	NO	N/A	N/A
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	31.03.2026
4.	Storm Water Drains	YES	0%	31.03.2026
5.	Landscaping & Tree Planting	YES	10%	31.03.2026
6.	Street Lighting	YES	0%	31.03.2026
7.	Community Buildings	YES	60%	31.03.2026
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	31.03.2026
9.	Solid Waste Management & Disposal	YES	0%	31.03.2026
10.	Water Conservation/RainWater Harvesting	YES	0%	31.03.2026
11.	Energy Management	NO	N/A	31.03.2026
12.	Fire Protection and Fire Safety Requirements	YES	0%	31.03.2026
13.	Closed Parking	YES	0%	31.03.2026
14.	Open Parking	NO	N/A	31.03.2026
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	31.03.2026
16.	Others (Option to AddMore)			

SHREE OM SAI & SATYARISHI-
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Sanjay Kumar Jha & Associates

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENT AGEOF ACTUAL WORK DONE (As On date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and 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) OF THE PROJECT.			
(A)	S. No.	Particulars	
	1.	Front Elevation.	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached
(B)		Photograph of each floor	Attached

X. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	41957771403
2.	Estimated Cost of the Project including land cost at the start of the Quarter	5848.00 LAKH
3.	Estimated Development Cost the Project at the start of the Project. (Excluding Land Cost)	4900.00 LAKH
4.	Any Variation in Development Cost which is declared at the start of the Project.	0.00
5.	Amount received during the Quarter	2,95,19,893.92
6.	Actual Cost Incurred during the Quarter	2,85,70,330.36
7.	Net amount at end of the Quarter	8,17,663.56
8.	Total expenditure on Project **till date**	30,97,32,676.23
9.	Cumulative fund collected till the end of Quarter in question	38,35,28,628.88
10.	Cumulative expenditure done till the end of Quarter in question	30,97,32,676.23

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE

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Sanjay Kumar Jha & Associates

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
Registered Mortgage-Khata No.- 332, 263, 390, 322, 342, Survey Plot No.- 1253, 1533, 1548, 1549, 1550, 1551, 1553, 1554, 1555, 1556 (P), Tauzi No. 5468, Plot Area – 93.34 decimal from SBI, SME Dakbunglow Branch.
Total Sanction Amount 5 Cr., in which 15 Lakh disbursed within qtr.

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo – Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases / PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NOT YET
2.	Agreement for Sale	1

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE

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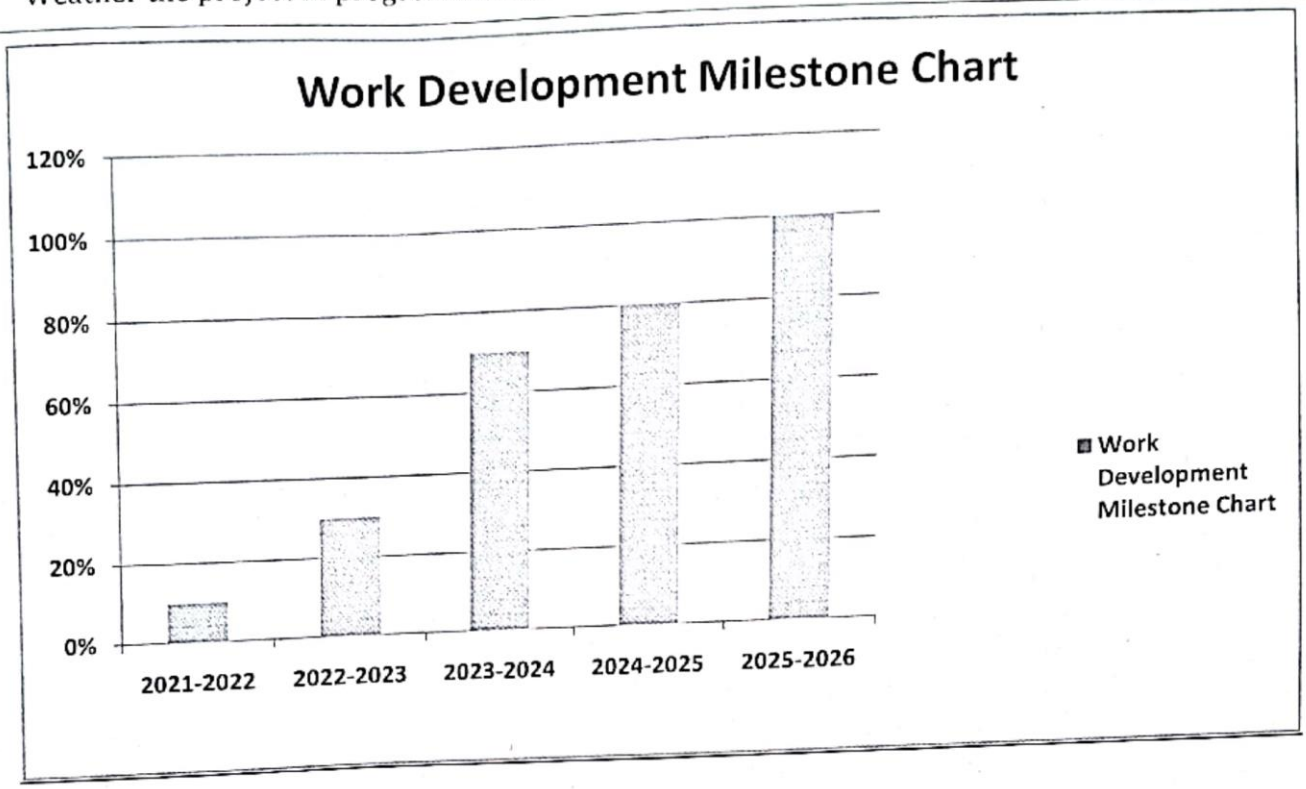
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?



Project is in progress as per time schedule.

The registration is valid for a period of 5 years commencing from 05.04.2021 and ending with 05.03.2026.

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.

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE

PARTNER

Signature of Promoter

Name : Amitesh Arun

Date : 05.01.2025

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

SHREE OM SAI & SATYARISHI-
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PARTNER

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

Sanjay Kumar Jha & Associates

पटना महानगर क्षेत्र प्राधिकार

पंत भवन, सातवां तल्ला, नेहरू पथ,
पटना - 800001

पत्रांक– PMAA/PCRN/$\frac{JAMSAUT}{SHAHPUR}$/$\frac{Block-A,B&C=(B+G+11)}{Block-D=(G+04)}$/50/2020 पटना, दिनांक–

प्रेषक,

अधीक्षण अभियंता,
पटना महानगर क्षेत्र प्राधिकार,
पटना।

सेवा में,

श्री अमितेश अरूण एवं अन्य,,
पार्टनर–श्री ओम साई एण्ड सत्यऋषि,
पिता–श्री अमिताभ कुमार अरूण,
निवासी–कैलाश विला, मुरलीचक,
जगदेव पथ, बेली रोड़, पटना–800014.

विषयः– प्लान केस नं०– PMAA/PCRN/$\frac{JAMSAUT}{SHAHPUR}$/$\frac{Block-A,B&C=(B+G+11)}{Block-D=(G+04)}$/50/2020 के द्वारा स्वीकृत नक्शा की समयावधि संशोधन के संबंध में।

महाशय,

उपर्युक्त प्रसंगाधीन विषय के संबंध में कहना है कि आवेदित प्लान केस नं०–PMAA/PCRN/$\frac{JAMSAUT}{SHAHPUR}$/$\frac{Block-A,B&C=(B+G+11)}{Block-D=(G+04)}$/50/2020 को पत्रांक–90, दिनांक–06.03.2021 को भवन स्वीकृति संबंधी पत्र एवं भवन का नक्शा निर्गत् किया गया था। उक्त नक्शा की अवधि 03 (तीन) वर्ष तक अर्थात 06.03.2021 से 05.03.2024 तक विधिमान्य थी।

आपके द्वारा पुनः विधिमान्यकरण (Revalidation) हेतु आवेदन दिया गया है। निदेशानुसार आवेदन के आधार पर बिहार भवन उपविधि–2014 की कंडिका–7(4)(iii) के अनुसार यदि कोई आवेदन तीन वर्षो के अन्दर पुनः विधिमान्यकरण (Revalidation) हेतु आवेदन देता है, तो पुनः अगले दो वर्षो के लिए पुनः विधिमान्यकरण (Revalidation) किया जा सकता है। जिसके आधार पर नक्शा स्वीकृति की अवधि–05.03.2024 तक विधिमान्य था। उक्त के आलोक में स्वीकृत नक्शा को अगले दो वर्षो की अवधि अर्थात् दिनांक–05.03.2026 तक के लिए पुनः विधिमान्यकरण (Revalidation) किया जाता है।

10/10/25

अधीक्षण अभियंता,
पटना महानगर क्षेत्र प्राधिकार।

M2

Amit Kumar
B.Arch., AIIA

ARTCON DESIGN CONSULTANTS
Architects, Engineers, Interior Designers
Computer Aided Design
G-04, Laxmi Palace ,Mitra Compound
Boring Road, Patna-01
Mobile: 9386717726, 9931723771
E-mail: - artcondesign@consultant.com
www.artcondesignconsultants.com

FORM NO. 1
[See Regulation 3]

Date: 10/01/2025

ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)
For the quarter ending December-2024

To,
M/s Shree Om Sai And Satyarishi,
R. J. Sai Kurir, R. K. Puram, Khagaul –Danapur Road,
Saguna More, Patna-801503.

Subject: Certificate of Percentage of Completion of Construction Work of Sai Creative Enclave No. of Building (s) 4 Wing (s) of the Mixed Development (Residential And Commercial) phase of the Project (State RERA Registration Number BRERAP84615-1/51/R-1165/2021 situated on the Plot bearing CS No./CTS No./Survey No./Final Plot No.___ Khata No.- 332, 263, 390, 322, 342, Survey Plot No.- 1253, 1533, 1548, 1549, 1550, 1551, 1553, 1554, 1555, 1556 (P) demarcated by its boundaries (latitude and longitude of the end points) of the land 25.612677 & 85.158875 situated in Nargada, Usri, Village-Jamsaut, Block-Danapur, Division- Danapur, District- Patna, PIN -801503. Admeasuring - 9637.70 sq.mts. area being developed by the promoter Shree Om Sai And Satyarishi.

Sir,
I, We Ar. Amit Kumar have undertaken assignment as Architect / Engineer of certifying Percentage of execution of Work of the Project, Sai Creative Enclave Building(s) 4 Wing(s) of the Mixed Development (Residential And Commercial) Phase of the Project, Situated on the plot bearing C.S. No. ……/Survey Plot No. 1253, 1533, 1548, 1549, 1550, 1551, 1553, 1554, 1555, 1556 (P) of Village- Jamsaut, Block- Danapur, Division-Danapur, District- Patna, PIN- 801503, admeasuring 9637.70 sq.mts. area being developed by the promoter Shree Om Sai And Satyarishi.

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s /Shri/Smt. Amit Kumar as Architect/Engineer
   (ii) M/s /Shri/Smt Brajesh Kumar as Structural Consultant
   (iii) M/s /Shri/Smt. Amit Kumar as Mechanical/Electrical/PlumbingConsultant (MEP)
   (iv) M/s/Shri/Smt. Er. Santosh Kumar as Site Supervisor/Clerk of Works

Based on site Inspection, with respect to reach 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 BRERAP84615-1/51/R-1165/2021 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 Table B.

Table A

Building / Wing Number 4 (to be prepared separately for each Building/Wing of the Project)

I. (A) Construction Progress of the Project for Block 'A'		
1. Plan Case No. PMAA/PCRN/ JAMSAUT SHAHPUR /BLOCK-A, B, C- B+G+11, BLOCK-D- G+04/50/2020 (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)	90%
3.	Podiums (if any)	70%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	85%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	35%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50%
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 conditionsof 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.	10%

V. (B) Construction Progress of the Project for Block 'B'		
1. Plan Case No. PMAA/PCRN/ JAMSAUT SHAHPUR /BLOCK-A, B, C- B+G+11, BLOCK-D- G+04/50/2020 (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)	90%
3.	Podiums (if any)	70%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	35%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	5%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof 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.	0%

V. (C) Construction Progress of the Project for Block 'C'		
1. Plan Case No. PMAA/PCRN/ JAMSAUT / SHAHPUR /BLOCK-A, B, C- B+G+11, BLOCK-D- G+04/50/2020 (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)	100%
3.	Podiums (if any)	98%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	99%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	95%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	72%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	70%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	65%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof 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.	10%

V. (D) Construction Progress of the Project for Block 'D'		
1. Plan Case No. PMAA/PCRN/ JAMSAUT SHAHPUR /BLOCK-A, B, C- B+G+11, BLOCK-D- G+04/50/2020 (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)	60%
2.	Basements (if any)	10%
3.	Podiums (if any)	0%
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	0%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof 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.	0%

TABLE-B

Internal and External Development Work in respect of the entire Registered Phase.

VI. 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)	Expected Completion date in (dd/mm/yyyy)
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	85%	30.06.2025
2.	Water Supply	NO	N/A	N/A
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	31.03.2026
4.	Storm Water Drains	YES	0%	31.03.2026
5.	Landscaping & Tree Planting	YES	10%	31.03.2026
6.	Street Lighting	YES	0%	31.03.2026
7.	Community Buildings	YES	60%	31.03.2026
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	31.03.2026
9.	Solid Waste Management & Disposal	YES	0%	31.03.2026
10.	Water Conservation/Rain Water Harvesting	YES	0%	31.03.2026
11.	Energy Management	NO	N/A	31.03.2026
12.	Fire Protection and Fire Safety Requirements	YES	0%	31.03.2026
13.	Closed Parking	YES	0%	31.03.2026
14.	Open Parking	NO	N/A	31.03.2026
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	31.03.2026
16.	Others (Option to Add More)			

Total overall percentage completion of construction work including initial site preparation work (Total of Table A and B) = 68%

Yours Faithfully,

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

Signature & Name (IN BLOCK LETTERS) of L.S./Architect

(Registration No./license No.....)

FORM NO. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration Number:- BRERAP84615-1/51/R-1165/2021 dated 13-07-2021, Project Name- SAI CREATIVE ENCLAVE being developed by M/S SHREE OM SAI AND SATYARISHI, having its registrered office at Flat No. 101/102, R. J. Sai Kutir, R. K. Puram, Saguna More, Patna-801503.

For quarter ending December 2024-25

Sr. No.		Particulars	Amount (in Rs.) Estimated (Column - A)	Amount (in Rs.) Incurred & Paid Column - B)
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.	9,48,00,000.00	9,48,00,000.0
	b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and 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.	Included in Point No. 1 (i) (a)	Included in Point No. 1 (i) (a)
	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. **(in Column - A)**	-	-
	(ii)	Actual cost of construction of rehab building incurred as per the books of accounts as verified by the C.A. **(in Column-B) 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		**9,48,00,000.00**	**9,48,00,000.00**

Office: 208, Jagat Trade Centre, Fraser Road, Patna-800001
Branch at: Lucknow, New Delhi, Ranchi, Thane
Telephone: 91-0612-2231820 Firm Registration No. 00639C (422457) www.caskjha.com
Building of ER. Amarnath Choudhary, Rampur Road, Bazar Samiti, Patna-06(Bihar)
Email:- spranwal@gmail.com

Sr. No.	Particulars		Amount (in Rs.)	
			Estimated	Incurred & Paid
			(Column - A)	Column - B)
	(ii)	**Development Cost/ Cost of Construction** :		
	a (i)	Estimated Cost of Construction as certified by Engineer. **(Column-A)**	64,00,00,000.00	30,97,32,676.23
	a (ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA **(Column-B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).**	.	-
	a (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 roadsetc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the (i) construction of the entire phase of the project of the project registered.	-	-
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	-	Included in Point No. (ii) a (i)
	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;	-	Included in Point No. (ii) a (i)
	Sub-Total of Development Cost		**64,00,00,000.00**	**30,97,32,676.2**

2		Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	73,48,00,000
3		Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	40,45,32,676
4		Percentage of completion of construction Work (As per project Architect's Certificate on completion of project)	68.00%
5		Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	55.05%
6		Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)	40,45,32,676
7	**Less:**	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	17,62,37,369
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	22,82,95,307

This certificate is being issued for RERA compliance for the Company **[SHREE OM SAI & SATYARISHI]** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Sanjay Kumar Jha & Associates
FRN-005329C
PATNA
CHARTERED ACCOUNTANTS

Signature of Chartered Accountant,
(Membership Number 422457)

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE
PARTNER

Partner/Proprietor **Date:**
Name **Place:**

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (Calculated as per the Form IV)	
2		Balance amount of receivables from sold apartments (As per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	
3	(i)	Balance Unsold area to be 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 as per Annexute-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 of the balance receivables of ongoing project will be deposited in designated Account.	

This certificate is being issued for RERA compliance for the Company [Shree Om Sai & Satyarishi] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Sanjay Kumar Jha & Associates
CA
FRN-006329C
PATNA
CHARTERED ACCOUNTANTS

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

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE
PARTNER

Partner/Proprietor **Date:**
Name **Place:**

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory

(Amount in Rs)

Sr. No.	Flat No./Bunglow/Office No.	Carpet Area (in sq. ft.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
	Total		-	-	-

(Unsold Inventory Valuation)
Of the Residential/Commercial premises Rs. ……/- per sq.ft. (Estimated)

Sr. No.	Flat No./Bunglow/Office No.	Carpet Area (in sq. ft.)	Unit Consideration as per Agreement/Letter of Allotment
	Total		

Sanjay Kumar Jha & Associates
FRN-096329C
PATNA
CHARTERED ACCOUNTANTS

Signature of Chartered Accountant,
(Membership Number 422457)

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE
PARTNER

Partner/Proprietor
Name

Date:

Place:

Amit Kumar
B.Arch., AIIA

ARTCON DESIGN CONSULTANTS
Architects, Engineers, Interior Designers
Computer Aided Design
G-04, Laxmi Palace ,Mitra Compound
Boring Road, Patna-01
Mobile: 9386717726, 9931723771
E-mail: - artcondesign@consultant.com
www.artcondesignconsultants.com

FORM NO. 2

[See Regulation 3]

Date **10.01.2025**

ENGINEER'S CERTIFICATE

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

To,
M/s Shree Om Sai And Satyarishi,
R. J. Sai Kurir, R. K. Puram, Khagaul-Danapur Road,
Saguna More, Patna-801503.

Subject : Certificate of Cost Incurred for Development of Sai Creative Enclave for Construction of building(s) 4 Wing(s) of the Mixed Development (Residential And Commercial) Phase, Bihar RERA Registration Number: BRERAP84615-1/51/R-1165/2021, situated on the plot bearing C.N. No…..... Khata No. - 332, 263, 390, 322, 342, Survey Plot No.1253, 1533, 1548, 1549, 1550, 1551, 1553, 1554, 1555, 1556 (P), Thana No.- 30. Tauzi No……/ Plot No. – 1551, 1533, 1554, 1553, 1548, 1253, 1549, 1556 (P), 1555, 1550 demarcated by its boundaries (latitude and longitude of the end points) 25.612677 & 85.158875, Village- Jamsaut, Block- Danapur, Division- Danapur, District- Patna, PIN- 801503, Admeasuring 9637.70 sq.mts. area being developed by M/s Shree Om Sai And Satyarishi,

Ref: Bihar RERA Registration Number - BRERAP84615-1/51/R-1165/2021

I, We **Ar. Amit Kumar** have undertaken assignmentof certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Sai Creative Enclave Building(s) 4 Wing(s) of the Mixed Development (Residential And Commercial) Phase situated on the plot bearing/ CTS No. /Survey No./ Plot No.- No. 1253, 1533, 1548, 1549, 1550, 1551, 1553, 1554, 1555, 1556 (P), of Village- Jamsaut, Block – Danapur, Division- Danapur, District- Patna, PIN- 801503, admeasuring 9637.70 sq. mts. area being developed by Shree Om Sai And Satyarishi.

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

(i) M/s /Shri/Smt. Amit Kumar as Architect/Engineer
(ii) M/s /Shri/Smt Brajesh Kumar as Structural Consultant
(iii) M/s /Shri/Smt. Amit Kumar as Mechanical/Electrical/PlumbingConsultant (MEP)
(iv) M/s/Shri/Smt. Er. Santosh Kumar as Site Supervisor/Clerk of Works

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 Er. Santosh Kumar as Quality 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. 73,48,00,000.00 (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 Amit Kumar being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 30,97,32,676.23 (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 Amit Kumar planning Authority) is estimated at Rs. 42,50,67,323.77 (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/Wing bearing Number 4 or called Block

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

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on date of Registration is	Rs. 73,48,00,000.00
2.	Cost incurred as on (Based on the Estimated cost)	Rs. 30,97,32,676.23
3.	Work done in Percentage (As Percentage of the estimated cost)	68%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 42,50,67,323.77
5.	Cost Incurred on Additional/Extra Items as on not included in theEstimated Cost (Annexure A)	Rs. 15,00,00,000.00

TABLE-B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts In Rs.
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. 36,74,00,000
2.	Cost incurred as on (Based on the Estimated cost).	Rs. 20,20,70,000
3.	Work done in Percentage (As Percentage of the estimated cost).	68%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 16,53,30,000
5.	Cost Incurred on Additional/Extra Items as on not included in theEstimated Cost (Annexure A).	Rs. 15,00,00,000

Yours Faithfully,

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

Signature of Engineer.

(License No. .....)

1. The scope of work is to complete entire Real Estate Project as perdrawings 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 placemarked (*).

3. The estimated cost includes all labour, material, equipment and machineryrequired 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)