FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U45200BR2010PTC016184	Name of Firm	NJ HOMES PRIVATE LIMITED
Firm Address :	A/110, A.G COLONY, PATNA		
Total Experience of promoter in Real Estate sector	14 YEARS		
Total Experience in Real Estate after Implementation of RERA	07 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	03 NIL NIL NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	01 NIL NIL NIL	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP83231-2/105/R-902/2020	Name of Project/Phase of Registered Project	MADHURI ENCLAVE
Name of Promoter	NJ HOMES PRIVATE LIMITED	Project Address	NEAR R.P.S ENGINEERING COLLEGE, AMBEDKAR CHOWK, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	31-12-2024		
Starting date of Project or Phase of the Project			
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	3 YEARS		

NJ Homes Pvt. Ltd.

Managing Director

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 - FLAT-32	Total Number of Apartments in Landowner's share - FLAT-28
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	28 32	18172.00 26044.00	60	1. Booked / Allotted -14 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 44%	Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	14
	60	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 Authority of India				
5.	Other Approval(s), if any, required for the Project.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

NJ Homes Pvt. Ltd.

Manager

1. Plan Case No. _____(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/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	NO	
3.	Podiums (if any)	NO	
4.	Plinth	100%	
5.	Stilt Floor	80%	
6.	Slabs of Super Structure	05-100%	20-06-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	50%	25-07-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	40%	20-07-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60%	20-05-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	30%	25-07-2025
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 me be required to complete project as per Specifications in Agreement of Sale.	30%	30-07-2025

NJ Homes Pvt. Ltd

Managing Director

	Any other activities		

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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	30-07-2025
2.	Water Supply	YES	20%	30-07-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30-07-2025
4.	Storm Water Drains	YES	0%	30-07-2025
5.	Landscaping & Tree Planting	YES	0%	30-07-2025
6.	Street Lighting	YES	0%	30-07-2025
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	0%	30-07-2025
10.	Water Conservation / Rain Water Harvesting	YES	0%	30-07-2025
11.	Energy Management	YES	0%	30-07-2025
12.	Fire Protection and Fire Safety Requirements	YES	0%	30-07-2025
13.	Closed Parking	YES	0%	30-07-2025
14.	Open Parking	NO	N/A	

NJ Homes Pvt. Ltd

Managing Director

15.	Electrical Meter Room, Sub-Station, Receiving Station	NO	N/A	
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENT AGE OF 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)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach

NJ Homes Pvt. Ltd

Managing Director

(B)		Photograph of each floor	





NJ Homes Pvt. Ltd

Managing Director





X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	758201010050201
2.	Estimated Cost of the Project including land cost at the start of the Project	6,60,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	4,75,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter (FROM NJ HOMES-2,00,000=00)	98,16,054=00
6.	Actual Cost Incurred during the Quarter	93,51,807=00
7.	Net amount at end of the Quarter	4,64,247=00
8.	Total expenditure on Project **till date**	5,00,02,527=00
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	5,00,02,527=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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

NJ Homes Pvt. Ltd

Managing Director

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	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

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

XIV UNITS ALLOCATION DETAILS

Total Number of sanctioned apartments
1 BHK-
2 BHK -28
3 BHK-32
4 BHK-
Shop-
Bungalow -
Plot etc

Details of allotment made so far with Flat number/ Bungalow - Plot etc

FLAT NO.	FLAT TYPE
204	2 BHK
205	3 BHK
206	3 BHK
208	2 BHK
209	3 BHK
210	3 BHK
401	3 BHK
404	2 BHK
410	3 BHK
415	3 BHK
202	2 BHK
213	2 BHK
403	2 BHK
408	2 BHK

Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : NIRAJ KUMAR
Contact No : 7739066666
Email id : reach2njhomes@gmail.com
Address : A/110, A.G. COLONY, ASHIANA NAGAR, SHASTRI NAGAR, PATNA.

NJ Homes Pvt. Ltd
Managing Director

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.

NJ Homes Pvt. Ltd

Managing Director

Signature of Promoter

Name:

Date:

FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date:- 04-04-2025

To,
The **NJ HOMES PRIVATE LIMITED**
Director:- SRI NIRAJ KUMAR , S/O SRI RAJNITI PRASAD SINHA
AT- A-110 , A.G. COLONY , POST- ASHIYANA NAGAR , THANA- SHASTRI NAGAR , PATNA- 800025.

Subject: Certificate of Percentage of Completion of Construction Work of **MADHURI ENCLAVE** No. of Building(s)/ **01** Wing(s) of the **4th** Phase of the Project **BRERA P83231-2/1105/R-902/2020** situted on **NEAR RPS ENGINEERING COLLEGE ,** the Plot bearing **Khata No. 3 & 86** , Plot No. **882 & 883 ,** demarcated by its boundaries Latitude to the **(N) 25° 60' 35.92" , (E) 85° 04' 67.03" ,** Division- **PATNA ,** Village- **DANAPUR KHAGAUL ROAD ,** Block- **DANAPUR ,** District- **PATNA , PIN-801503 .** admeasuring **2073.31** sq. mts. area being developed by the Promoter **NJ HOMES PRIVATE LIMITED .**

Sir ,
I **MANOJ KUMAR** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **MADHURI ENCLAVE ,** Building(s)/ ------- Wing(s) of the **3rd** Phase of the Project, situated on **NEAR RPS ENGINEERING COLLEGE ,** the Plot bearing **Khata No. 3& 86** , Plot No. **882 & 883 ,** Division- **PATNA ,** Village- **DANAPUR KHAGAUL ROAD ,** Block- **DANAPUR ,** District- **PATNA , PIN-801503 .** admeasuring **2073.31** sq. mts. area being developed by the Promoter **NJ HOMES PRIVATE LIMITED .**

Following technical professionals are appointed by Owner/ Promoter:
Shri **Manoj Kumar** as L.S./Architect;
Shri **Vijay Kumar** as Structural Consultant
Shri **Krishna Gopal Prasad** as Mechanical/ Electrical / Plumbing Consultant (MEP)
Shri **Rohit Shekhar** as Site Supervisor

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 **BRERA P83231-2/1105/R-902/2020** 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.

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

Table-A

Building/ Wing number.....(to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	
2.	Basements(if any)	N/A	
3.	Podiums(if any)	NO	
4.	Plinth	100%	
5.	Stilt Floor	80%	
6.	Slabs of Super Structure	05-100%	20-06-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	50%	25-07-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	40%	20-07-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60%	20-05-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	30%	25-07-2025
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	30%	30-07-2025

Yours Faithfully,

(MANOJ KUMAR)

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

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

(Registration No./License No.....)

TABLE B

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

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads &Footpaths	Yes	0%	
2.	Water Supply	Yes	20%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Community Buildings	N/A		
8.	Treatment and Disposal of Sewage and Sullage Water	N/A		
9.	Solid Waste Management & Disposal	N/A		
10.	Water Conservation/Rain Water Harvesting	Yes	0%	
11.	Energy Management	Yes	0%	
12.	Fire Protection and Fire Safety Requirements	Yes	0%	
13.	Electric Meter Room	N/A		
14.	Any Other Amenities			

Architect / Engineer Singnature

MANOJ KUMAR

(Registration No./License No.)

CoA No.-CA/2002/29414

N.J Homes Pvt. Ltd.

Managing Director

Managing Director

Signature & Name of the Promoter

FORM No. 1
[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)

Date:- 12-04-2025

To,
The **NJ HOMES PRIVATE LIMITED**
Director:- SRI NIRAJ KUMAR , S/O SRI RAJNITI PRASAD SINHA
AT- A-110 , A.G. COLONY , POST- ASHIYANA NAGAR , THANA- SHASTRI NAGAR , PATNA-800025.

Subject: Certificate of Percentage of Completion of Construction Work of **MADHURI ENCLAVE** No. of Building(s)/ **04** Wing(s) of the Project **BRERA P83231-2/1105/R-902/2020** situted on **NEAR RPS ENGINEERING COLLEGE ,** the Plot bearing **Khata No. 03 & 86** , Plot No. **882 & 883 ,** demarcated by its boundaries Latitude to the **North 25° 60' 35.92" , East 85° 04' 67.03",** Division- **PATNA** , Village- **DANAPUR KHAGAUL ROAD** , Block- **DANAPUR ,** District- **PATNA , PIN-801503** . admeasuring **2073.31** sq. mts. area being developed by the Promoter **NJ HOMES PRIVATE LIMITED .**

Sir ,
I **VIJAY KUMAR** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **MADHURI ENCLAVE ,** Building(s)/ ------- Wing(s) of the Project, situated on **NEAR RPS ENGINEERING COLLEGE ,** the Plot bearing **Khata No. 03 & 86** , Plot No. **882 & 883 ,** Division- **PATNA** , Village- **DANAPUR KHAGAUL ROAD** , Block- **DANAPUR ,** District- **PATNA , PIN-801503** . admeasuring **2073.31** sq. mts. area being developed by the Promoter **NJ HOMES PRIVATE LIMITED .**

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

Shri **Manoj Kumar** as L.S./Architect;
Shri **Vijay Kumar** as Structural Consultant
Shri **Krishna Gopal Prasad** as Mechanical/ Electrical / Plumbing Consultant (MEP)
Shri **Rohit Shekhar** as Site Supervisor

2. We have estimated the cost of the completion to obtain Occupancy 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, labour and others made by developer , and the site inspection carried out by us.

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
REG. NO. BR/UDHD/SE/23-0077

TABLEB

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 16/03/2020 date of Registration is	Rs. 15,85,48,500/-
2	Cost incurred as on 12/04/2025 (based on the Estimated cost).	Rs. 5,90,00,227/-
3	Work done in Percentage (as Percentage of the estimated cost).	40%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 9,95,48,273/-
5	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A).	0

Yours Faithfully,

Signature of

Engineer (Licence

No .....)

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDH/SE/23-0077

Chourasiya Pankaj & Associates

Chartered Accountants

L-219, Second Floor, Dumroan Palace, Faser Road, Patna-800001
Telephone: - 0612 3145990
Mob: - 8789860781,8541957276
E-Mail: -acapankajkmr@gmail.com

Annexure A

Form No. 3
[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

RERA Registration No:- BRERA P83231-2/1105/R-902/2020 ***Date:-12/04/2025***

Subject: Certificate of amount incurred on **MADHURI ENCLAVE** project situated on Plot bearing Project address:- Near R.P.S. Engineering College, Ambedkar Chowk, Danapur, Patna, Plot No 882&883, Khata No 3 & 86 , latitude (N) 25°60' 35.92" & longitude 85°04' 67.03" being developed by ***M/S NJ HOMES PRIVATE LIMITED.***

Cost of land & on site construction of Real Estate Project *(All figures in Rs)*

S. No.	Particulars	Estimated	Incurred
1	2	3	4
1(i)	**Land Cost** (a) Acquisition cost of land or development rights, lease premium, lease rent, interest cost incurred or payable on legal costs or land cost; (b) Amount of premium payable to obtain development rights, FAR, additional FAR, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority; (c) Acquisition cost of TDR (Transfer of Development Rights), 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; (e) Land premium payable as per annual statement of rates (ASR) for development 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 3) (ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by CA (in column 4) **Note:** (For total cost of construction incurred, minimum of (i) or (ii) is to be considered) (iii) Cost towards clearance of land for all or any encumbrance incl. cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of transit accommodation, overhead costs. (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits or any amount whatsoever payable to any authority.	89,97,700.00	89,97,700.00
	SUB TOTAL LAND COST (in Rs)	89,97,700.00	89,97,700.00

Chourasiya Pankaj & Associates CA FRN No:- 029985C

S. No.	Particulars	Estimated	Incurred
1	2	3	4
1 (ii)	**Cost of Development / Cost of construction** (a) (i) Estimated cost of construction as certified by engineer (Column 3) (ii)Actual cost of construction incurred as per the books of accounts as verified by the CA (Column 4); **Note:** (For 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 overheads, 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) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	14,95,50,800.00	5,00,02,527.00
	SUB TOTAL DEVELOPMENT COST (in Rs.)	14,95,50,800.00	5,00,02,527.00
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	15,85,48,500.00	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	5,90,00,227.00	
4	Percentage of Project Completed (As per Architect)	40 % (Approx.)	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	37.21 % (Approx.)	
6	Amount which can be withdrawn from the Designated Account - Total Estimated Cost * Proportion of cost incurred (S. no. 2 * S. no. 5)	5,89,95,896.00	
7	Less: Amount withdrawn till date of this certificate As per the books of accounts and the book statement	3,82,44,687.00	
8	Net Amount which can be withdrawn from the Designated Bank account under this certificate	2,07,51,209.00	

This certificate is being issued for RERA Bihar compliance for the Company ***M/S NJ HOMES PRIVATE LIMITED*** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For, Chourasiya Pankaj & Associates
Chartered Accountant

Chourasiya Pankaj & Associates CA FRN No:- 029685C

Place: Patna
Date: 12/04/2025

(Pankaj Kumar) Proprietor
M. No – 450737,
FRN – 029685C
UDIN:- 25450737BMJMWR6854

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)		
Sr. No.	**Particulars**	Amount Incurred
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)	9,95,48,273.00
2	Balance amount of receivables from sold apartments as per annexure A to this Certificate (as certified by Charted Accountant as verified from the records and books of Accounts)	2,82,00,163.00
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 (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.	21,942 sqft 4,38,84,000.00
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	7,20,84,163.00
5	Amount to be deposited in Designed 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, than 100% of the balance receivables of ongoing project will be deposited in designated Account.	2,82,00,163.00

This Certificate is being issued for RERA compliance for the Company ***M/S NJ HOMES PRIVATE LIMITED*** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For, Chourasiya Pankaj & Associates
Chartered Accountant



Place: Patna
Date: 12/04/2025

(Pankaj Kumar) Proprietor
M. No – 450737,
FRN – 029685C
UDIN:- 25450737BMJMWR6854