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. U70103DL2020PTC370227	Name of Firm	MITHILANGAN DEVELOPERS PRIVATE LIMITED
Firm Address :	A-77,A BLOCK,G/F,PALAM EXTENSION,PART-1,SECTOR-7,RAMPHAL CHOWK,DWARKA,NEW DELHI,SOUTH WEST DELHI-110075		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP130939-3/127/R-1784/2024	Name of Project/Phase of Registered Project	MITHILANGAN PRIME
Name of Promoter	MITHILANGAN DEVELOPERS PRIVATE LIMITED	Project Address	MAUZA- JAGATPUR, P.S- RAHIKA, DIST - MADHUBANI, BIHAR
Name of Co-promoter	N/A		
Project Registration is valid up to	05/06/2029		
Starting date of Project or Phase of the Project	06/12/2024		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	05/06/2029		

Mithilangan Developers Private Limited

Authorized Signatory/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 -	Total Number of Apartments in Landowner's share -
BLOCK-A	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Hall- 6. Bungalow 7. Plot etc.	06 18		FLAT-24	FLAT-24 1. Booked / Allotted -NIL 2. Sold-NIL	NIL 3. Booked/ Allotted- Sold -
					Percentage of booking 0%	Percentage of booking

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 -
BLOCK-B	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	06		FLAT-06	FLAT-06 1. Booked / Allotted -NIL 2. Sold-NIL	Self-Land 3. Booked/ Allotted- Sold -
					Percentage of booking 0%	Percentage of booking

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 -	NIL
BLOCK-A	20	2. Sold -	NIL
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	NIL
BLOCK-B	06	2. Sold -	NIL

Mithilangan Developers Private Limited

Authorized Signatory/Director

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	N/A			
2.	Fire N.O.C.	DIRECTOR-CUM-STATE FIRE OFFICER, BIHAR, PATNA		14-03-2024	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. BLOCK-A

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)		
3.	Podiums (if any)	100%	
4.	Plinth	100%	
5.	Stilt Floor		
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% 100% 100% 100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100% 100%	

Mithilangan Developers Private Limited

Authorized Signatory/Director

9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% 100% 80%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% 100% 100% 90%	
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. Any other activities	100% 100% 100%	

1. Plan Case No.		BLOCK-B	
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)		
3.	Podiums (if any)	100%	
4.	Plinth	100%	
5.	Stilt Floor		
6.	Slabs of Super Structure	100%	

Mithilangan Developers Private Limited

Authorized Signatory/Director

7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% 100% 100% 100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100% 100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% 100% 80%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% 100% 100% 90%	
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. Any other activities	100% 100% 100%	

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)

Mithilangan Developers Private Limited

Authorized Signatory/Director

1.	Internal Roads & Footpaths	YES	100%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	90%	
4.	Storm Water Drains			
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting			
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES		
10.	Water Conservation / Rain Water Harvesting	YES	100%	
11.	Energy Management	YES	90%	
12.	Fire Protection and Fire Safety Requirements	YES	40%	
13.	Closed Parking	YES		
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
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			

Mithilangan Developers Private Limited

Authorized Signatory/Director

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
(B)		Photograph of each floor	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	755605000384
2.	Estimated Cost of the Project including land cost at the start of the Project	6,09,02,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,71,00,000=00

Mithilangan Developers Private Limited

Authorized Signatory/Director

4.	Any Variation in Development Cost which is declared at the start of the Project .	NO
5.	Amount received during the Quarter	00=00
6.	Actual Cost Incurred during the Quarter	00=00
7.	Net amount at end of the Quarter	00=00
8.	Total expenditure on Project **till date**	00=00
9.	Cumulative fund collected till the end of Quarter in question	00
10.	Cumulative expenditure done till the end of Quarter in question	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
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?

Mithilangan Developers Private Limited

Authorized Signatory/Director

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1 BHK- 2 BHK -06 3 BHK-24 4 BHK- Hall - Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc No Booking	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
XV. BROCHURE /Prospectus		
XVI Grievance Redressal Officer **Name :** AMIT KUMAR MEHTA **Contact No :** 8877222299 **Email id :** mithilangandevelopers@gmail.com **Address :** A-77,A BLOCK,G/F,PALAM EXTENSION,PART-1,SECTOR-7,RAMPHAL CHOWK,DWARKA,NEW DELHI,SOUTH WEST DELHI-110075		

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.

Mithilangan Developers Private Limited

Authorized Signatory/Director

Signature of Promoter

Name:

Date:


GPS Map Camera
Sapta, Bihar, India
9395+mg5, Nh527a, Tunni Mishra Tolla, Sapta, Bihar 847215, India
Lat 26.368966° Long 86.058777°
13/04/2025 11:36 AM GMT +05:30
Google


GPS Map Camera
Jagatpur, Bihar, India
9, Baraiya Tol, Opposite Chaiti Durga Mandir, Jagatpur, Bihar 847213, India
Lat 26.369136° Long 86.058496°
13/04/2025 11:34 AM GMT +05:30
Google


GPS Map Camera
Jagatpur, Bihar, India
9, Baraiya Tol, Opposite Chaiti Durga Mandir, Jagatpur, Bihar 847213, India
Lat 26.369136° Long 86.058496°
13/04/2025 11:34 AM GMT +05:30
Google

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-05.04.2025

To,

MITHILANGAN DEVELOPERS PVT.LTD.,

Director SRI AMIT KUMAR MEHTA

At – A-77,ABLOCK,G/G,PALAM EXTENSION , PART-1,SECTOR-,
RAMPHAL CHOWK,DWARKA, NEW DELHI,SOUTH WEST DELHI-110075

Subject: Certificate of Percentage of Completion of Construction Work of " **MITHILANGAN PRIME"** No. of Building(s)/ **02** Wing(s) of the **.....** Phase of the Project Registration No- **BRERAP130939-3/127/R-1784/2024** situated on- Jagatpur, Anchal-Rahika, Madhubani, Bihar, the Plot bearing **Khata No. 466,463** , Plot No. 3820(o),6802, 6803 (N) , demarcated by its boundaries (Latitude and longitude of the end points) **26°36'95.77,86°05'86.90''** to the **North, 26°36'91.64, 86°05'85.70''** to the **South , 26°36'95.13, 86°05'90.04''** to the **East , 26°37'11.77,86°05'86.91''** to the **West ,**Division- **JAGATPUR** , Village- **JAGATPUR,** Block- **JAGATPUR,** District- **MADHUBANI ,** admeasuring **3317.00** sq. mts area being developed by the Promoter **MITHILANGAN DEVELOPERS PVT.LTD.,**

Sir ,

I **Rohit Kumar** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the " **MITHILANGAN PRIME"** Building(s)/ 02 Wing(s) of the **.....**Phase of the Project, situated on Jagatpur, Anchal-Rahika, Madhubani, Bihar ,the Plot bearing **Khata No. 466,463** , Plot No. 3820(o),6802, 6803 (N),Division- **JAGATPUR** , Village-**JAGATPUR,** Block-**JAGATPUR,** District- **MADHUBANI ,**admeasuring **3317.00** sq. mt
area being developed by the Promoter **MITHILANGAN DEVELOPERS PVT.LTD.,**

Following technical professionals are appointed by Owner/ Promoter:
Shri **Rohit Kumar** as L.S./Architect;
Shri **Shailesh Ranjan** as Structural Consultant
Shri **.....** as Mechanical/ Electrical / Plumbing Consultant (MEP)
Shri **.....** 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 P02920-1/141/R-1455/2022** 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.

Rohit Kumar

ROHIT KUMAR
(Architect)
CoA No.-CA/2020/125292

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	**N/A,**
4	Stilt Floor	**100%**
5	Number of Slabs of Super Structure	**06- 100%**
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	**100%**
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	**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%**

Rohit Kumar

ROHIT KUMAR
(Architect)
CoA No.-CA/2020/125292

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**	**98%**	Work is in progress
6	Street Lighting	**Yes**	**100%**	
7	Community Buildings	**Yes**	**100%**	
8	Treatment and disposal of sewage and sullage water	**Yes**	**100%**	
9	Solid Waste management & Disposal.	**NO**	**0%**	Not required
10	Water conservation, Rain water harvesting.	**Yes**	**100%**	
11	Energy management	**Yes**	**98%**	Work is in progress
12	Fire protection and fire safety requirements	**YES**	**100%**	Work is completed
13	Electrical meter room, Sub-Station, receiving station.	**Yes**	**100%**	Work is completed
14	Others (Option to Add more).			

Yours Faithfully,

ROHIT KUMAR

Rohit Kumar

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

(Registration No./License No. CA/2020/125292

ROHIT KUMAR
(Architect)
CoA No.-CA/2020/125292

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 : 08.04.2025

To,
MITHILANGAN DEVELOPERS PVT.LTD.,
Director SRI AMIT KUMAR MEHTA
At – A-77,ABLOCK,G/G,PALAM EXTENSION , PART-1,SECTOR-,
RAMPHAL CHOWK,DWARKA, NEW DELHI,SOUTH WEST DELHI-110075

Subject : Certificate of Cost Incurred for Development of "**MITHILANGAN PRIME**" Project and Construction of no. of building(s) **02** Wing(s) of the Project- Bihar RERA Registration Number **BRERAP130939-3/127/R-1784/2024** situated on- Jagatpur, Anchal-Rahika, Madhubani, Bihar, the Plot bearing **Khata No. 466,463** , Plot No. 3820(o),6802, 6803 (N) , demarcated by its boundaries (Latitude and longitude of the end points) **26°36'95.77,86°05'86.90''** to the **North, 26°36'91.64, 86°05'85.70''** to the **South , 26°36'95.13, 86°05'90.04''** to the **East , 26°37'11.77,86°05'86.91''** to the **West** ,Division- **JAGATPUR** , Village- **JAGATPUR,** Block- **JAGATPUR,** District- **MADHUBANI** , admeasuring **3317.00** sq. mts area being developed by the Promoter **MITHILANGAN DEVELOPERS PVT.LTD.,**

Ref: Bihar RERA Registration Number **BRERAP130939-3/127/R-1784/2024**

Sir,

I , Mukesh Kumar Gupta have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, Registration N o . **BRERAP130939-3/127/R-1784/2024** situated on the Survey Plot no. 3820(o),6802, 6803 (N) , Khata No. **466,463** , Division- **JAGATPUR** , Village- **JAGATPUR,** Block- **JAGATPUR,** District- **MADHUBANI** , admeasuring **3317.00** sq. mts area being developed by the Promoter **MITHILANGAN DEVELOPERS PVT.LTD.,**

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

(i) Shri **Rohit Kumar** as L.S./Architect;
(ii) **Er. Mukesh Kumar Gupta** as Engineer
(iii) Shri **Shailesh Ranjan** as Structural Consultant
(iii) **Mr.Satyendra Kumar** and as MEP Consultant

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost

Mukesh Kumar Gupta
Certified Civil Engineer
Urban Development and Housing Department
Reg. No.-BR/UDHD/CE/23-0231

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 **Er.Rohit Kumar** Quantity 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. ..... Crore Only (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 NAGAR NIGAM MADHUBANI being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. ...../-(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 NAGAR NIGAM MADHUBANI (planning Authority) is estimated at Rs. ...../- (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 Number02or called Block -A+B, " MITHILANGAN PRIME"(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. .....
2	Cost incurred as on ..... (based on the Estimated cost)	Rs. .....
3	Work done in Percentage (as Percentage of the estimated cost).	.....%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.....
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	NA

Mukesh Kr.
Mukesh Kumar Gupta
Certified Civil Engineer
Urban Development and Housing Department
Reg. No.-BR/UDHD/CE/23-0231

TABLE B

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	NA
2	Cost incurred as on (based on the estimated cost)	NA
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	NA
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).	NA

Yours Faithfully,

Mukesh Dr.

Signature of Engineer.

Mukesh Kumar Gupta
Certified Civil Engineer
Urban Development and Housing Department
Reg. No -BR/UDHD/CE/23-0231

(Licence No.)

*** 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 Occupation 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 can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the 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 labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with 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)

NAYAN SALUJA & COMPANY

canayansaluja@gmail.com

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project **Rs. 5,71,00,000.00**

Bihar RERA Registration Number **BRERAP130939-3/127/R-1784/2024**

Sr. No.	Particulars	Amount (₹) Estimated Incurred
1.i	**Land Cost :**	
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	**1,48,00,000.00**
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	
	c. Acquisition cost of TDR (if any)	
	d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	**14,81,050.00**
	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.	
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	
	Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	
	(iii) Cost towards clearance of land of all or any 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 **1,62,81,050.00**

Sr.No.	Particulars	Amount (₹) Estimated Incurred
ii	**Development Cost/ Cost of Construction :**	
	a. (i) Estimated Cost of Construction as certified by Engineer.	**4,08,18,950.00**
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	**3,51,08,900.00**
	Note : (for adding to total cost of construction incurred,	
	Minimum of (i) or (ii) is to be considered).	
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site 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 (i) construction of the entire phase of the project registered.	
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	
	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;	

NAYAN SALUJA & COMPANY

canayansaluja@gmail.com

	Sub-Total of Development Cost	**3,51,08,950.00**
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	**5,71,00,000.00**
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	**5,13,90,000.00**
4	% completion of Construction Work (as per Project Architect's Certificate)	**90%**
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	**90%**
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	**5,13,90,000.00**
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	

This certificate is being issued for RERA compliance for the **MITHILANGAN DEVELOPERS** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,



(Membership Number 576951)

Name: Nayan Saluja
UDIN: 25576951BMMAUB9361

NAYAN SALUJA & COMPANY

canayansaluja@gmail.com

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹) Estimate 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)	**57,10,000.00**
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)	**Na**
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	**Na**
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**Na**
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	**Na**

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,



(Membership Number 576951)

Name: Nayan Saluja

UDIN: 25576951BMMAUB9361

NAYAN SALUJA & COMPANY

canayansaluja@gmail.com

Annexure A

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
	Na	Na	Na	Na	Na

(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises Rs. _____per sq.mts.

Sr.No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
01	**02**	**03**	**04**
Na	Na	Na	Na