FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December 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	CIN NO. U45400BR2021PTC053658	Name of Firm	SHIRDI SAI ENGICON PRIVATE LIMITED
Firm Address :	101-Sai Dinanath Kunj apartment, East Gola Road, Near-T-Point, Danapur, Patna-801503, Bihar		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA	03 years		
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	BRERAP95942-1/77/R-1395/2022	Name of Project/Phase of Registered Project	SAI RAM KUNJ
Name of Promoter	SHIRDI SAI ENGICON PRIVATE LIMITED	Project Address	SAI RAM KUNJ, NEAR RPS ENGINEERING COLLEGE, MAUZA-KOTHWAN, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	10/05/2026		
Starting date of Project or Phase of the Project	20/05/2022		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	3 YEARS		

SHIRDI SAI ENGICON PVT. LTD.

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-12	Total Number of Apartments in Landowner's share - FLAT-12
	1. 1 BHK				1. Booked / Allotted -07	3. Booked/ Allotted-NIL
	2. 2 BHK, -	8	5140.00			
	3. 3 BHK	16	13436.00	Flat-24	2. Sold-00	Sold -NIL
	4. Shop					
	5. Bungalow					
	6. Plot etc.				Percentage of booking 58%	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 -	07
	24	2. Sold -	00

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.	N/A			
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			

SHIRDI SAI ENGICON PVT. LTD.

Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 99/2021-22 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)	N/A	N/A
2.	Basements (if any)	N/A	N/A
3.	Podiums (if any)	N/A	N/A
4.	Plinth	100%	
5.	Stilt Floor	60%	31-12-2025
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% 100% 0% 50%	 31-12-2025 31-12-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20% 30%	31-12-2025 31-12-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60% 100% 0%	 31-12-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 60% 0% 60%	31-12-2025 31-12-2025 31-12-2025

SHIRDI SAI ENGICON PVT. LTD.

Director

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	0% 100% 0% 0% 0% 0% 0%	31-12-2025 31-12-2025 31-12-2025 31-12-2025 31-12-2025 31-12-2025

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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	31-12-2025
2.	Water Supply	YES	100% (Self Boring)	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	31-12-2025
4.	Storm Water Drains	YES	0%	31-12-2025
5.	Landscaping & Tree Planting	YES	0%	31-12-2025
6.	Street Lighting	YES	0%	31-12-2025
7.	Community Buildings	NO	N/A	

SHIRDI SAI ENGICON PVT. LTD.

Arun Kumar

Director

8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	31-12-2025
9.	Solid Waste Management & Disposal	YES	0%	31-12-2025
10.	Water Conservation / Rain Water Harvesting	YES	0%	31-12-2025
11.	Energy Management	YES	0%	31-12-2025
12.	Fire Protection and Fire Safety Requirements	YES	0%	31-12-2025
13.	Closed Parking	YES	0%	31-12-2025
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	31-12-2025
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

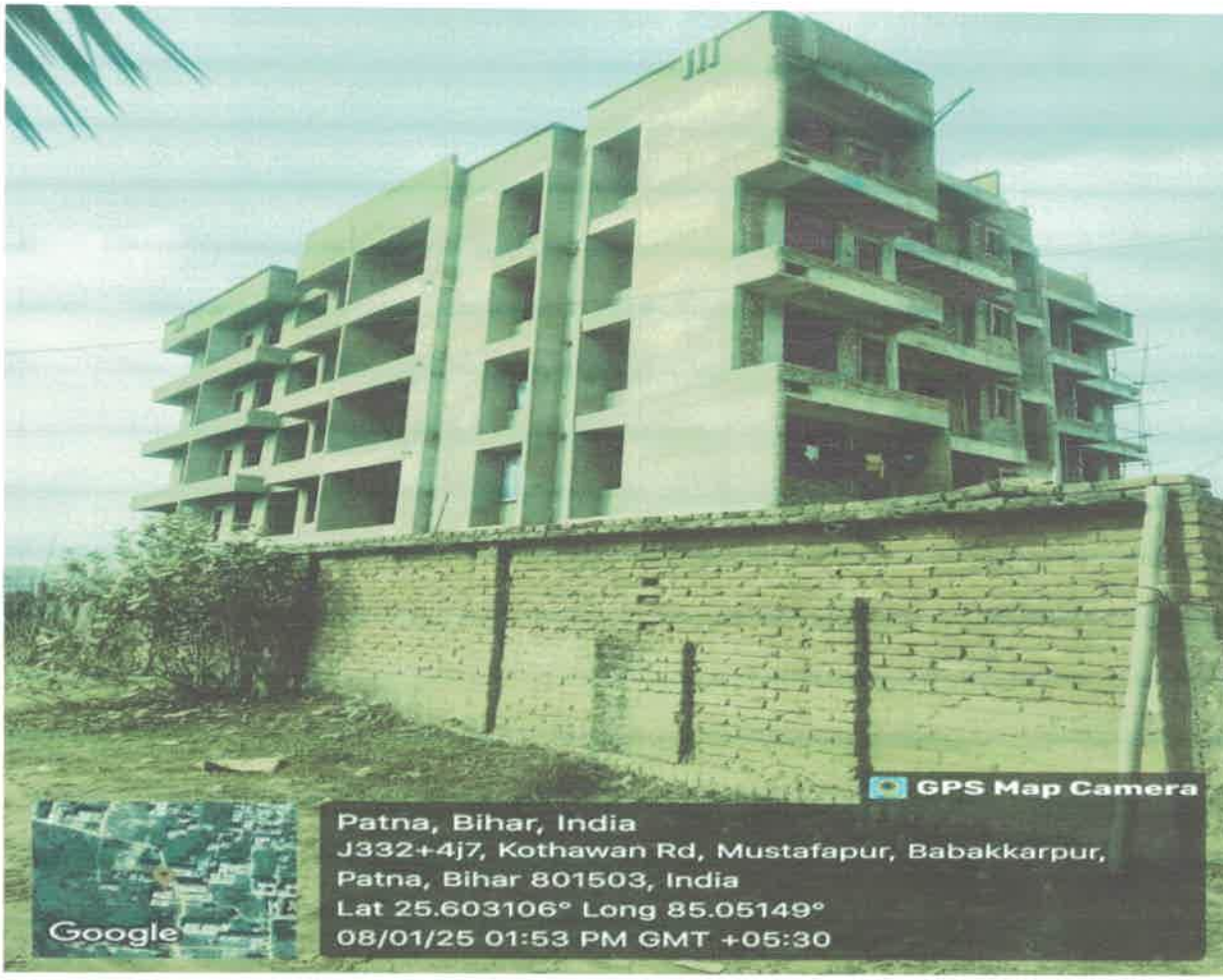
		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			

SHIRDI SAI ENGICON PVT. LTD.

Arun Kumar
Director

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	



SHIRDI SAI ENGICON PVT. LTD.

Director





SHIRDI SAI ENGICON PVT. LTD.

Director

FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	922020019103364
2.	Estimated Cost of the Project including land cost at the start of the Project	5,50,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	4,00,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	5,60,000=00
6.	Actual Cost Incurred during the Quarter	15,75,636=00
7.	Net amount at end of the Quarter	2,20,950=00
8.	Total expenditure on Project **till date**	1,59,79,350=00
9.	Cumulative fund collected till the end of Quarter in question	1,61,69,300=00
10.	Cumulative expenditure done till the end of Quarter in question	1,59,79,350=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

SHIRDI SAI ENGICON PVT. LTD.

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	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
1 BHK - 2 BHK, -08 3 BHK-16 4 BHK - Shop- Bungalow - Plot etc	FLAT NO. A-6 - 3BHK B-1 - 3BHK B-2 - 2BHK B-4 - 3BHK C-6 - 3BHK D-1 - 3BHK D-2 - 2BHK	

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : ARUN KUMAR
Contact No : 9102166442
Email id : shirdisai.engiconpvtltd@gmail.com
Address : C/O- PRIYA PRAWASH RANJAN, SHRINAGAR COLONY, NEAR CHETNA SAMITI, ASHIANA NAGAR, PATNA

SHIRDI SAI ENGICON PVT. LTD.

Arun Kumar
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.

SHIRDI SAI ENGICON PVT. LTD.

Director

Signature of Promoter

Name:

Date:

FORM-1

[seeRegulation3]

ARCHITECT'SCERTIFICATE

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

Date: -10-01-2025

To

The Director (Name & Address of Promoter)
SHIRDI SAI ENGICON PVT. LTD.
GOLA ROAD DANAPUR PATNA

Subject:-Certificate of Percentage Work of executed in the project **SAI RAM KUNJ** having no. of Building (S)- 1 Wing(s)- of the Phase-15% bearing the registration no. [Bihar RERA Registration Number] BRERAP95942-1/77/R-1395/2022,, and being developed on the plot bearing CS No.-- / Khata No-, Survey Plot No-. **269 & 270** demarcated by its Boundaries (latitude-25.603404'N and Longitude-85.051512'E the end point) **to the North PRASHANT PARCHARYA--to the South-ANITA LAXMI-to the East-BRANCH ROAD to the West** of Division –**ARJUN SINGH**, Village – **KOTHWAN,** Block – **PHULWARI** Division-- District-Patna PIN-801503, Admeasuring- **1048** sq. mts. Area being developed by the Promoter - SHIRDI SAI ENGICON PVT. LTD,,Patna.

Sir,

I/We SHUBHAM KUMAR have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **SAI RAM KUNJ** Building(s)/ One Wing(s) of the……..Phase of the Project, Situated on the plot bearing C.S. No……../ Survey No. Plot. 269 & 270 of Division-DANAPUR, Village- KOTHWAN Taluka _____ Admeasuring- **959.32** sq. mts. being developed by [Owner / Promoter] SHIRDI SAI ENGICON PVT. LTD, Patna-801503 as per the approved plan.

Following technical professionals are appointed by Owner / Promoter :-

i. Mr. SHUBHAM KUMAR as L.S. / Architect;
ii. Mr. Pradeep Kumar as Structural Consultant
iii. Mr. Rajesh Kumar as Mechanical /Electrical/Plumbing Consultant(MEP)
iv. Mr. Chandan Kumar 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 BRERAP95942-1/77/R-1395/2022 under Real Estate Regulatory Authority, Bihar is as per table A here in below.

The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table A &B.

TABLE-A

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

Sr. No.	Tasks/Activity	Percentage of work done
1.	Excavation	N/A
2.	Number of basement(s) and Plinth	N/A
3.	Number of Podiums	N/A
4.	Plinth	100%
5.	Stilt Floor	60%
6.	Number of Slabs of Super Structure	100%
7.	Internal Walls, Internal Plaster, Floorings within Flat/Premises, Door and Windows to each of the Flat/Premises.	70%
8.	Sanitary Fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	80%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	80%
11	Installation of lifts, water pumps , Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s plinth protection, paving of areas appurtenant to Building/Wing, Compound Well and all other requirements as may by required to obtain Occupation/Completion Certificate.	0%

TABLE-B

Internal&ExternalDevelopmentWorksinRespectoftheentireRegisteredPhase

Sl. No	Common areas and Facilities, Amenities	Proposed(Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	No	0%	31/12/2025
2.	Water Supply	Yes	100%	Deep boring
3.	Sewerage (chamber, lines, Septic Tank ,STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	31/12/2025
5.	Landscaping & Tree Planting	Yes	0%	31/12/2025
6.	Street Lighting	No	0%	
7.	Community Buildings	No	0%	
8.	Treatment and disposal of sewage and silage water	Yes	0%	
9.	Solid Waste management &Disposal	No	0%	31/12/2025
10.	Water conservation, Rain water harvesting	Yes	0%	31/12/2025
11.	Energy management	Yes	0%	31/12/2025
12.	Fire protection and fire safety requirements	Yes	0%	31/12/2025
13.	Electrical meter room, sub-station, Receiving station	Yes	0%	31/12/2025
14.	Others (Option to Add more)	No	0%	

Yours Faith fully
Signature & Name(IN BLOCK LETTERS) of
L.S/Architect (Registration No./License No.....)

AR. SHUBHAM KUMAR
CA/2021/131542

FORMNO.2
[SeeRegulation3]

ENGINEER'SCERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for with drawl of Money from Designated Account-Project Wise)

Date-**08-01-2025**

To,
The Director (Name & Address of Promoter)
SHIRDI SAI ENGICON PVT. LTD.
GOLA ROAD DANAPUR PATNA

Subject : Certificate of cost incurred for development of project **SAI RAM KUNJ for** construction of MULTISERIES Building (S)- _____ Wing(s)- of the __15%___Phase. [Bihar RERA Registration Number] BRERAP95942-1/77/R-1395/2022, situated on the plot bearing khesra no/ khata no/ Thana No./ Tauzi No./C.N.No/CTS No./ Survey No./Final Plot No-. **269 &270,** Demarcated by its Boundaries (latitude-25.6065'N and Longitude-85.0461'E of the end points) **to the North ----------to the South----------to the East----------to the West** of Division -DANAPUR, Village – **KOTHWAN,** Block-**DANAPUR,** Admeasuring- **959.32** sq. mts. Area being developed by the Promoter - SHIRDI SAI ENGICON PVT. LTD, Patna-801503

Ref. State RERA Registration Number-BRERAP95942-1/77/R-1395/2022

Sir,

I/We Pradeep Kumar have undertaken assignment of certified cost of the subject Real Estate Project proposed to be registered under State RERA being SAI RAM KUNJ building (s) One wing(s) of the ----Phase, Situated on the plot bearing C.N. No/CTS No Survey No./Final Plot. 269 & 270 of Division-DANAPUR, Village- KOTHWAN Taluka _____ Admeasuring- **959.32** sq. mts. being developed by [Owner / Promoter] SHIRDI SAI ENGICON PVT. LTD, Patna-801503

1. Following technical professionals are appointed by Owner / Promoter :-
   i. Mr. Shubham Kumar as L.S. / Architect;
   ii. Mr. Pradeep Kumar as Structural Consultant
   iii. Mr. Rajesh Kumar as Mechanical /Electrical/Plumbing Consultant(MEP)
   iv. Mr. Chandan Kumar as Site Supervisor

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 Drawing/Plans made available to us for the project under reference by the Develop and Conssultants and the Schedule of items and quantity for the entire work as calculated by ER Pradeep kumar quatity Surveyor appointed by Developer/Engineer, and the site inspection carried out by us.

3 We estimate Total Estimated Cost of completion of the building(s) one of the aforesaid project under reference as Rs. 5,03,52,000 (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 fo rthe building(s) one from the Patna Nagar Nigam Area Authority. Being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4 The Estimated Cost Incurred till date is calculated at Rs 1,69,06,861 (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) one of the subject project to obtain Occupation Certificate/Completion Certificate from Patna PMC Area Authority (planning Authority)is estimated at Rs. 3,34,45,139(Total of Table 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_____or called- SAI RAM KUNJ
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No.	Particulars	Amoun ts
1.	Total Estimated cost of the building/wing as on 31/12/2024 Date of Registration is 20/05/2022	Rs. 5,03,52,000/-
2.	Cost in curried as on-31/12/2024 (Based on the Estimated cost)	Rs. 1,69,06,861/-
3.	Work done in Percentage(As Percentage of the estimated cost)	33.58%
4.	Balance Cost to be Incurred(Based on Estimated Cost)	Rs. 3,34,45,139/-
5.	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure-A)	Rs. Nil

TABLE-B
(To be prepared for the entire registered phase of the Real state Project)

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the lay out as on 10/12/2023 date of Registration is	Rs. . 5,03,52,000/-
2.	Cost in curried as on 10/12/2023 (Based on the Estimated cost).	Rs. 1,69,06,861/-
3.	Work done in Percentage (As Percentage of the estimated cost).	33.58%

4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 3,34,45,139/-
5.	Cost Incurred on Additional/Extra Items as on _____Not included in the Estimated Cost (Annexure-C).	Rs. Nill

Your Faithfully

*Note:-Signature of Engineer

.(License No.....)

R. PRADEEP KUMAR
STRUCTURE ENGINEER
EMP No.-BR/UDHD/SE/23-0159
UDHD PATNA (BIHAR)

*Note:

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time me 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 survey or 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.

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUESNT WITHRAWAL OF MONEY)

Project Name — **SAI RAM KUNJ**

Cost of Real Estate Project Registration Number — **5,03,52,000.00**

Bihar RERA Registration Number — **BRERA95942-1/77/R-1395/2022**

Sr No.	Particulars	Amount Rs. Estimated	Incurred
1. i)	**Land Cost:**		
a)	Acqusition Cost of Land or Development Rights, lease Premium lease rent, interst cost incurred or payable on Land Cost and legal cost		
b)	Amount of Premium payable to obtain development rights. 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, resgistration fees etc; and		
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities		
g)	Under Rehabilitation scheme:		
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	1,03,52,000.00	
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 accomodation or rent in lien of Transit accomodation, overhead cost,		
iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.		
	Sub Total of LAND COST Rs	**1,03,52,000.00**	-

Kumar Akash & Associates Chartered Accountants

ii) **Development Cost / Cost of Construction:**

a (i)	Estimated Cost of Construction as certified by Engineer		
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be consudered)		
a.) (iii)	On-site expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the buildings/ wings of the project registered.	4,00,00,000.00	1,69,06,861.00
b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.		
c)	Principal sum and interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
	Sub Total of Development Cost	**4,00,00,000.00**	**1,69,06,861.00**
2	**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**		5,03,52,000.00
3	**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**		1,69,06,861.00
4	% completion of Construction Work (as per Project Architect's Certificate)		-
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)		33.58%
6	Amount which can be withdrawn from the Designated Account **Total Estimated Cost X Prportion of cost incurred** **(Sr. number 2 X Sr. number 5)**		1,61,69,300.00
	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement		1,59,79,350.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,89,950.00

This certificate is being issued for RERA compliance for the Shirdi Sai Engicon 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 Kumar Akash & Associates
Chartered Accountants
FRN - 021057C

Akash Kumar Nirala
(Proprietor)
M.No. 413067

Date : 08.01.2025
Place : Patna

(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)	3,34,45,139.00
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)	1,41,53,937.00
3 i	Balance unsold area (to be cerified by Management and to be verified by CA from the records and books of accounts)	Carpet Area - 372.15 Sq. mts
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	2,79,11,250.00
4	Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	4,20,65,187.00
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 wil 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.	4,20,65,187.00

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.



For Kumar Akash & Associates
Chartered Accountants
FRN - 021057C

Akash Kumar Nirala
(Proprietor)
M.No. 413067

Date : 08.01.2025
Place : Patna

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	A-6	79.71	60,00,000.00	37,61,906.00	22,38,094.00
2	B-1	78.50	54,00,000.00	40,95,236.00	13,04,764.00
3	B-2	61.31	41,00,000.00	32,47,525.00	8,52,475.00
4	C-6	79.71	60,00,000.00	40,00,000.00	20,00,000.00
5	D-2	61.31	44,00,000.00	32,36,635.00	11,63,365.00
6	B-4	84.91	55,00,000.00	1,90,476.00	53,09,524.00
7	D-1	78.50	50,00,000.00	37,14,285.00	12,85,715.00
			3,64,00,000.00	**2,22,46,063.00**	**1,41,53,937.00**

(Unsold Inventory Valuation)

of the Residential / commercial premises Rs 75,000/- Per sq. mtrs

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	B-3	79.99	59,99,250.00
2	C-5	63.63	47,72,250.00
3	D-3	79.99	59,99,250.00
4	D-4	84.91	63,68,250.00
5	A-5	63.63	47,72,250.00
			2,79,11,250.00

