GSTIN: 10ABFCS1980CAZT

SAI SV VENTURES PVT. LTD.

SOSG

Ref.: ..... Date: .....

Quarterly progress report for quarter ending March of 2025

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.: U45309BR2020PTC049863	Name of Firm	SAI SV VENTURES PVT. LTD.
Firm Address:	5th Floor, Sai R. J. Kutir, R. K. Puram, Danapur- Khagaul Road, Saguna More, 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 No 1 No	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP 90124-1/93/R-1399/2022	Name of Project/Phase of Registered Project	SAI J.N GALAXY
Name of Promoter	SAI SV VENTURES PVT LTD	Project Address	NEAR TRIBHUWAN SCHOOL, ASHOK NAGAR, VIJAY SINGH YADAV PATH KHAGAUL DANAPUR ROAD PATNA.
Name of Co-promoter			
Project Registration is valid up to	15.05.2027		
Starting date of Project or Phase of the Project	27.05.2022		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	5 Years		

SAI SV VENTURES PVT. LTD.

DIRECTOR

Nitesh Kumar & Associates FRN No. 018547N Gurugram Chartered Accountants

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

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Flat in Promoter's Share - 26 1. Booked/Allotted - 19 2. Sold - NIL	Total Number of Flat in Landowner's Share - 28 1. Booked/Allotted- 2. Sold - N/A
1	1. 2 BHK - 2. 3 BHK-	22 NOS. 32 NOS.	14644.00 29461.00	54 NOS.	Percentage of Booking - 73%	Percentage of Booking - N/A

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	54	1. Booked/Allotted -	19
		2. Sold -	0

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.				

VI. Construction Progress of the Project

1. Plan Case No. PMAA/PRN/ADAMPUR/DANAPUR/G+04/08/2022

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 foundation and pilling (if any)	100%	Completed
3.	Podiums (if any)	N/A	N/A

SAI SV VENTURES PVT. LTD.

DIRECTOR

Nitesh Kumar & Associates FRN No. 019547N Gurugram Chartered Accountants

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4.	Plinth	100%	Completed
5.	Stilt Floor	80%	31.12.2025
6.	Slabs of Super Structure	100%	31.12.2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	85%	30.06.2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	60%	30.06.2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60%	30.06.2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	85%	30.06.2026
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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	30%	30.06.2026

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	NO	N/A	N/A
2.	Water Supply	YES	40%	30.06.2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	50%	30.06.2026
4.	Storm Water Drains	YES	40%	30.06.2026
5.	Landscaping & Tree Planting	NO	N/A	N/A
6.	Street Lighting	YES	0%	30.06.2026
7.	Community Buildings	NO	N/A	N/A

M/S SV VENTURES PVT. LTD.

DIRECTOR

Nitesh Kumar & Associates FRN No. 018547N Gurugram Chartered Accountants

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8.	Treatment and Disposal ofSewage and Sullage Water	NO	N/A	N/A
9.	Solid Waste Management & Disposal	NO	N/A	N/A
10.	Water Conservation/RainWater Harvesting	YES	10%	30.06.2026
11.	Energy Management	NO	N/A	N/A
12.	Fire Protection and FireSafety Requirements	YES	0%	N/A
13.	Closed Parking	YES	0%	30.06.2026
14.	Open Parking	NO	N/A	N/A
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	30.06.2026
16.	Others (Option to AddMore)			

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			

XI. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT.

(A)	S. No.	Particulars	
	1.	Front Elevation.	Enclosed
	2.	Rear Elevation	Enclosed
	3.	Side Elevation	Enclosed
(B)		Photograph of each floor	Enclosed

SV VENTURES PVT. LTD.

DIRECTOR

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X. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	1866102000006958
2.	Estimated Cost of the Project including land cost at the start of the Quarter	1163.80 (In Lakh)
3.	Estimated Development Cost of the Project at the Start of the Project. (Excluding Land Cost)	970.00 (In Lakh)
4.	Any Variation in Development Cost which is declared at the start of the Project.	Not Yet
5.	Amount received during the Quarter	1,49,04,225.37
6.	Actual Cost Incurred during the Quarter	1,10,97,254.12
7.	Net amount at end of the Quarter	37,36,471.25
8.	Total expenditure on Project till date	10,67,06,069.40
9.	Cumulative fund collected till the end of Quarter in question	13,75,50,776.42
10.	Cumulative expenditure done till the end of Quarter in question	10,67,06,069.40

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
SBI Term Loan of 3Cr. In Which 1Cr. 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	2

SV VENTURES PVT. LTD.

DIRECTOR

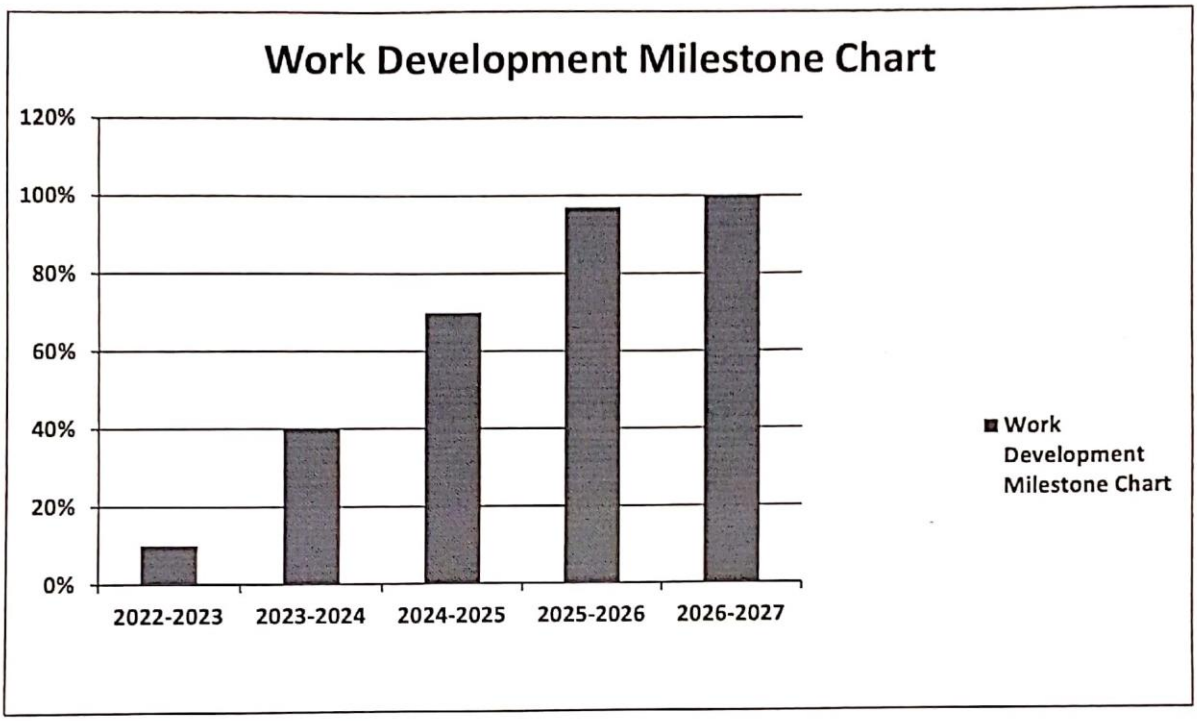
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XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

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 05 years commencing from 27.05.2022 and ending with 15.05.2027.

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.

SAI SV VENTURES PVT. LTD.

DIRECTOR

Signature of Promoter

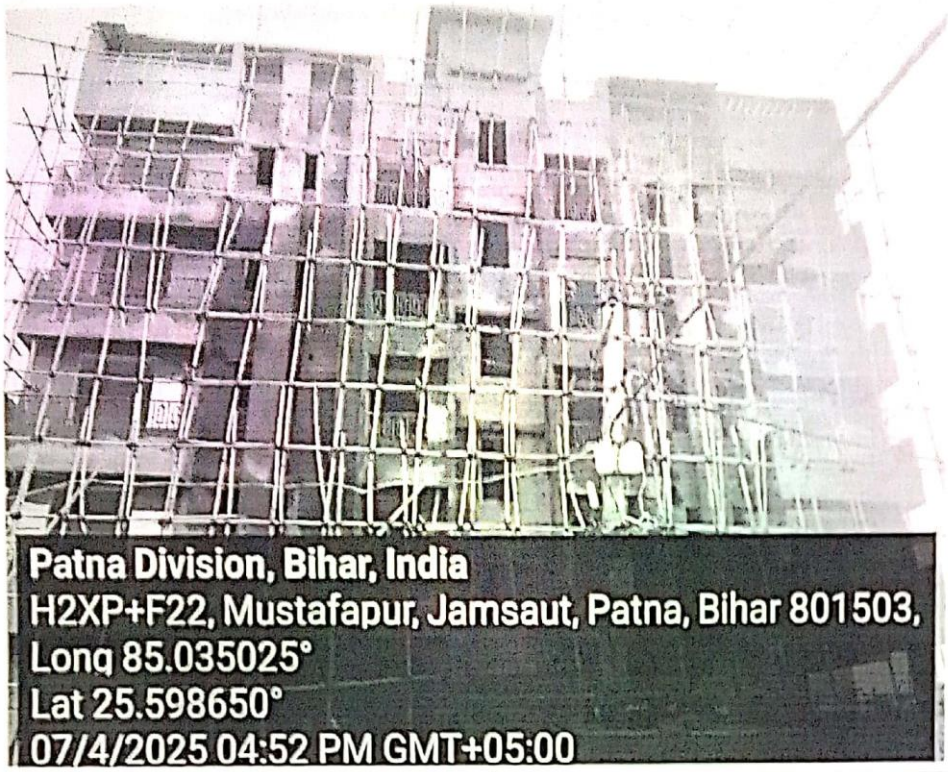
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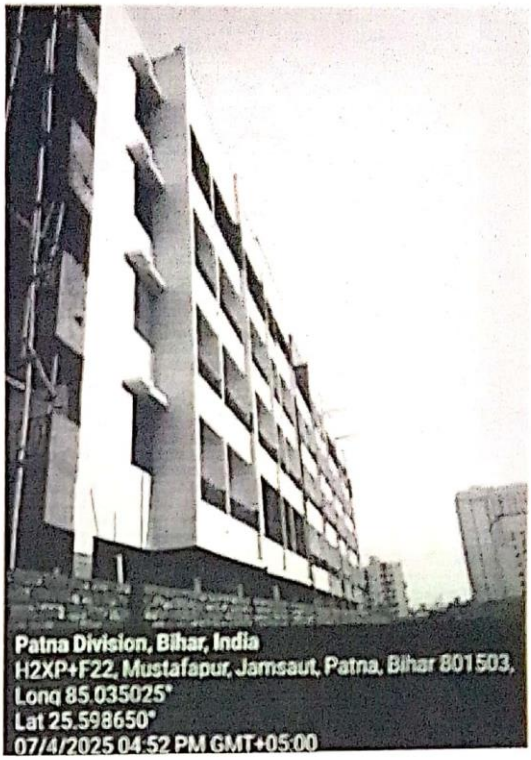
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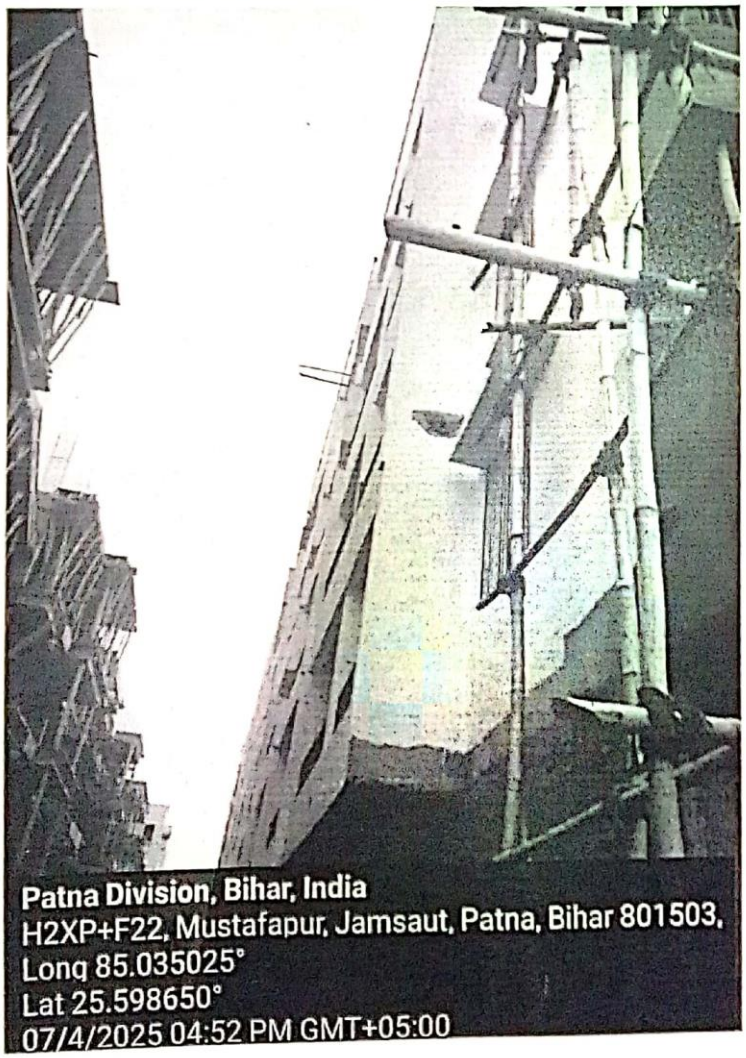
Nitesh Kumar & Associates FRN No. 047N Gurugram Chartered Accountants

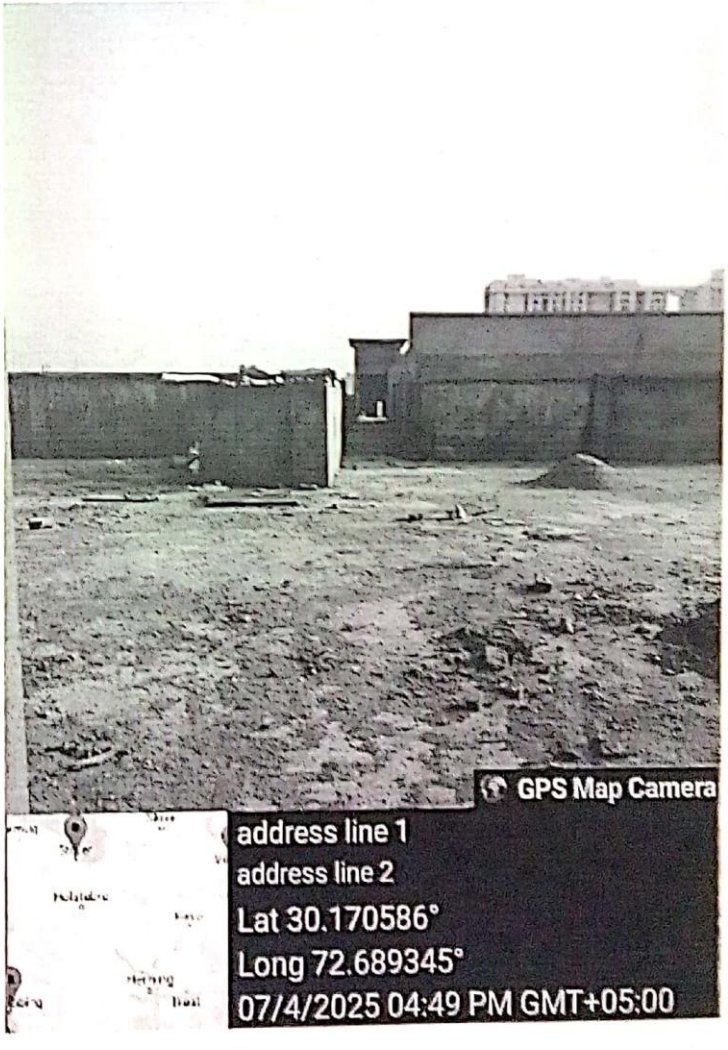
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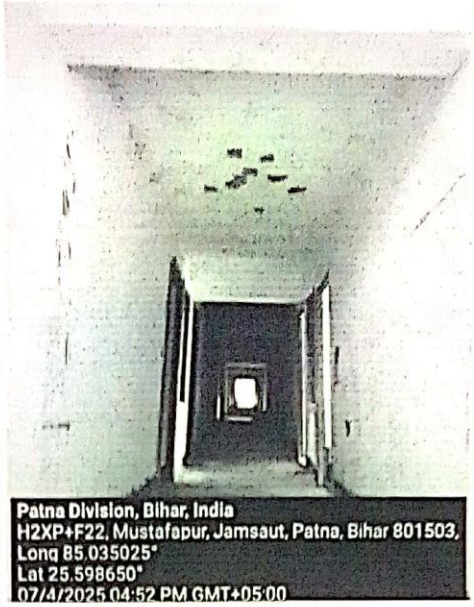
DIRECTOR

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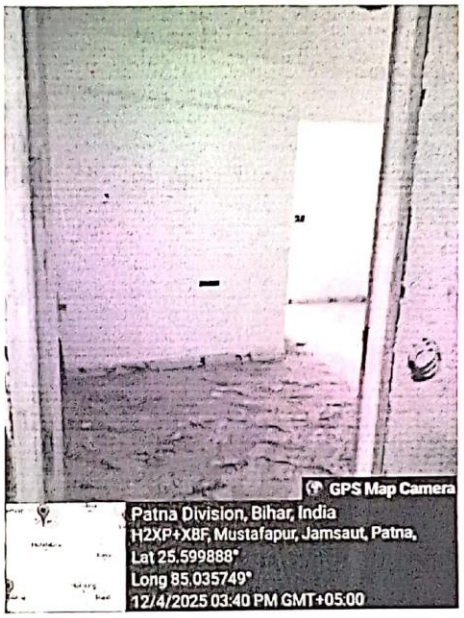
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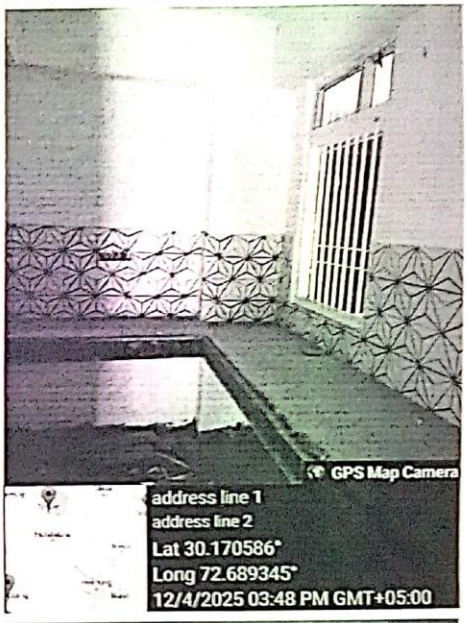


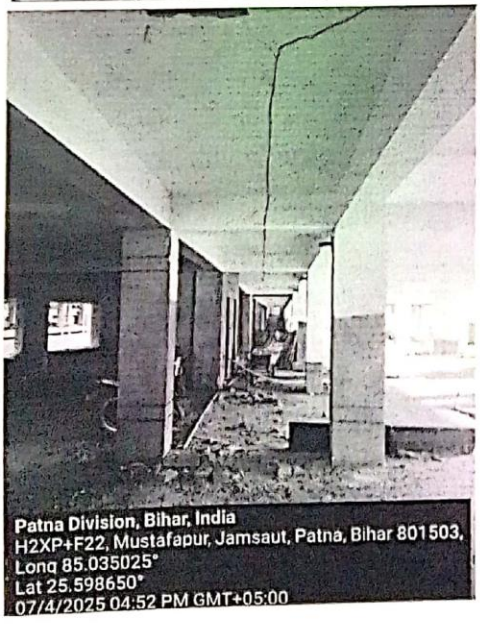


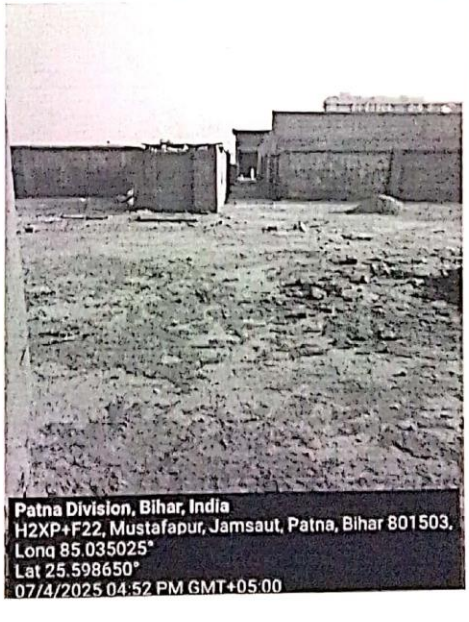


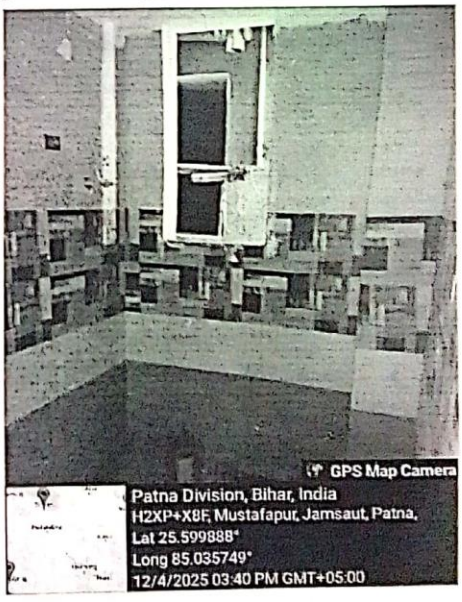












SV VENTURES PVT. LTD.

DIRECTOR

Nitesh Kumar & Associates
FRN No. 008547N
Gurugram
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EMPANELMENT NO.
CA/1999/25514
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FORM NO. 1
[See Regulation 3]

Date: 12/04/2025

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 March-2025

To,
M/s SV Ventures Pvt. Ltd.
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 J. N Galaxy Building(s) 1 Wing(s) of the Phase-1, bearing the Bihar RERA registration No. BRERAP 90124-1/93/R-1399/2022 and being developed on the plot bearing CS No.__ Khata No.- 140 Survey Plot No. – 46 (P), 47 (P) demarcated by its boundaries (latitude and longitude of the end points) of the land 25.6007° N & 85.0349° E situated in Near Tribhuwan School, Ashok Nagar, Vijay Singh Yadav Path, Village- Adampur, Block- Danapur, Division- Danapur, District- Patna, PIN- 801503. Admeasuring - 2036.23 sq.mts. area being developed by the promoter Sai SV Ventures Pvt. Ltd.

Sir,

I, We Ar. Amit Kumar have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the Project, Sai J.N Galaxy Building(s) 1 Wing(s) of the 1 Phase of the Project,Situated on the plot bearing C.S. No. ……/Survey Plot No. 46 (P), 47 (P) of Village- Danapur, Block – Danapur, Division- Danapur, District- Patna, PIN- 801503 admeasuring 2036.23 sq.mts. area being developed by the promoter Sai SV Ventures Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
   - (i) M/s /Shri/Smt. Amit Kumar as L.S. / Architect;
   - (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

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 BRERAP 90124-1/93/R-1399/2022 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.

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

Table A

Building / Wing Number 1 (to be prepared separately for each Building/Wing of the Project)

1. Construction Progress of the Project		
1. Plan Case No. PMAA/PRN/ADAMPUR/DANAPUR/G+04/08/2022		
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 foundation and pilling (if any)	100%
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	80%
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	60%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	85%
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.	30%

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

TABLE-B

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

2. Amenities and Common Area and External Infrastructure Development Works)				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actualWork Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO	N/A	N/A
2.	Water Supply	YES	40%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	50%	
4.	Storm Water Drains	YES	40%	
5.	Landscaping & Tree Planting	NO	N/A	N/A
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	N/A
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	N/A
9.	Solid Waste Management & Disposal	NO	N/A	N/A
10.	Water Conservation/Rain Water Harvesting	YES	10%	
11.	Energy Management	NO	N/A	N/A
12.	Fire Protection and Fire Safety Requirements	YES	0%	N/A
13.	Closed Parking	YES	0%	
14.	Open Parking	NO	N/A	N/A
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

Total overall percentage completion of construction work including initial site preparation work (Total of Table A and B) = 80%

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

Yours Faithfully,

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

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

FORM NO. 2

[See Regulation 3] Date **12/04/2025**

ENGINEER'S CERTIFICATE

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

For the quarter ending March-2025

To,
M/s Sai SV Ventures Pvt. Ltd.,
R. J. Sai Kutir, R. K. Puram, Khagaul-Danapur Road,
Saguna More, Patna-801503.

Subject : Certificate of Cost Incurred for Development of Sai JN Galaxy for Construction of building(s) 01 Wing(s) of the 1 Phase, Bihar RERA Registration Number: BRERAP90124-1/93/R-1399/2022, situated on the plot bearing C.N. No. Khata No. -140, Survey Plot No 46(P) 47(P), Thana No.- 40, Tauzi No demarcated by its boundaries (latitude and longitude of the end points) 25.6007° N & 85.0349° E, Village- Ashok Nagar, Vijay Singh Yadav Path, Block____ Division- Danapur, District - Patna, PIN- 801105, Admeasuring 2036.23 sq.mts. area being developed by M/s Sai SV Ventures Pvt. Ltd,

Ref: Bihar RERA Registration Number BRERAP90124-1/93/R-1399/2022

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) 01 Wing(s) of the 1 Phase situated on the plot bearing/ CTS No. /Survey No./ Plot No.- No. 46 (P), 47 (P), of Village- Ashok Nagar, Vijay Singh Yadav Path, Near – Tribhuwan School, Block Division- Danapur, District- Patna, PIN- 801105, admeasuring 2036.23 sq. mts. area being developed by Sai SV Ventures Pvt Ltd

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

   (i) M/s /Shri/Smt. Amit Kumar as L.S. / Architect;
   (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 Quantity Surveyor

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.

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

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 15,13,80,000.00 (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. 12,60,86,069.00/- (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. 2,52,93,931.00/- (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 1 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. 15,13,80,000.00
2.	Cost incurred as on (Based on the Estimated cost)	Rs. 12,60,86,069.00
3.	Work done in Percentage (As Percentage of the estimated cost)	80%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,52,93,931.00
5.	Cost Incurred on Additional/Extra Items as on not included in theEstimated Cost (Annexure A)	Rs. 3,50,00,000.00

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

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. 7,56,90,000.00
2.	Cost incurred as on (Based on the Estimated cost).	Rs. 6,81,21,000.00
3.	Work done in Percentage (As Percentage of the estimated cost).	90%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 75,69,000.00
5.	Cost Incurred on Additional/Extra Items as on not included in theEstimated Cost (Annexure A).	Rs. 3,50,00,000.00

Yours Faithfully,

Signature of Engineer. (License No.)

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

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)

Nitesh Kumar & Associates
Chartered Accountants

1004, 10th Floor, Vipul Business Park, Sohna Road,
Sector-48, Gurugram-122018, Haryana
Tel: 0124-4295711, e-mail: nitesh@nkaglobal.in

FORM NO. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration Number:- BRERAP90124-1/93/R-1399/2022 dated 27-05-2022, Project Name- SAI J.N GALAXY being developed by M/S SAI SV VENTURES PVT. LTD., having its registrered office at Flat No. 301/302, R. J. Sai Kutir, R. K. Puram, Saguna More, Patna-801503.

For quarter ending March of 2024-25

Sr. No.	Particulars		Amount (in Rs.)	
			Estimated (Column - A)	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.	19,380,000.00	19,380,000.00
	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		**19,380,000.00**	**19,380,000.00**

For Nitesh Kumar & Associates
Chartered Accountants

FRN No. 029547N
Gurugram

CA Nitesh Kumar
Membership No. 538556
UDIN: 22538556BFBDHO3420

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)**	132,000,000.00	106,706,069.40
	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 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 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		**132,000,000.00**	**106,706,069.4**

For Nitesh Kumar & Associates
Chartered Accountants

Nitesh Kumar & Associates
GRN No. P-029547N
Gurugram

CA Nitesh Kumar
Membership No. 538556
UDIN: 22538556BFBDHO3420

2		Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	151,380,000
3		Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	126,086,069
4		Percentage of completion of construction Work (As per project Architect's Certificate on completion of project)	80.00%
5		Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	83.29%
6		Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)	126,086,069
7	**Less:**	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	41,546,281
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	84,539,788

This certificate is being issued for RERA compliance for the Company **[SAI SV VENTURES PVT. LTD.]** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For Nitesh Kumar & Associates
Chartered Accountants



CA Nitesh Kumar
Membership No. 538556
UDIN: 22538556BFBDHO3420

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



Shashi Kant
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 [**SAI SV VENTURES PVT. LTD.**] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For Nitesh Kumar & Associates
Chartered Accountants

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





CA Nitesh Kumar
Membership No. 538556
UDIN: 22538556BFBDHO3420

Shashi Kant
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		

For Nitesh Kumar & Associates
Chartered Accountants

Nitesh Kumar & Associates
FRN No. 029547N
Gurugram
CA Nitesh Kumar
Membership No. 538556
UDIN: 22538556BFBDHO3420

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

Shasni Kant
Partner/Proprietor
Name

Date:
Place: