FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending 31st 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	Registration No: U00500BR1999PTC008796	Name of Firm	PLATINUM HERITAGE HOMES PRIVATE LIMITED
Firm Address :	Sarari Gumati Near Power Grid, Khagaul Bihta Main Road, Khagaul, Patna Danapur - cum Khagaul Patna-801105.		
Total Experience of promoter in Real Estate sector	10 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	13 01 01 00	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	00 01 00 00	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP63858-1/102/R-1780/2024	Name of Project/Phase of Registered Project	SHANVI RESIDENCY
Name of Promoter	PLATINUM HERITAGE HOMES PRIVATE LIMITED	Project Address	Lakhnibigha Mauza Danapur
Project Registration is valid up to	04.05.2029		
Starting date of Project or Phase of the Project	12.11.2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority concerned	30.05.2029		

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Tota Nos. of Sanctioned Apartments/unit-wise	Total Number of Apartments in Promoter's share	Total Number of Apartments in Promoter's Share-	Total Number of Apartments in Landowner Share-	Total Number of Apartments in Landowner Share-
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	2 BHK	611	06	03/06		Don't Know	Don't Know
	3 BHK	880	12	06/12			
	3 BHK	860	06	03/06			
	3 BHK	997	06	03/06			
		Total		50% of Total units	00% of Total units	% of Total units	% of Total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES:

Mandatory in case of booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

5 % booking

V. CANCELLATION OF ALLOTEMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC

(A) Cancelled by Allottees	(B) Cancelled by Promoters.
FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC	FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC
*Whether notice and reminder of cancellation was served to the promoter by Allottees	*Whether notice and reminder of cancellation has been served to the Allottees by Serving
Yes/No	Yes/No

VI DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building/ Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	01
01	Developer Share- 15	2. Sold -	00

VII 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.	Fire Department , Patna		27.07.2023	Already submitted
3.	Water Supply Permission				

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4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT – Internal infrastructure Development

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)	80%	11.06.2025
2.	Basements (if any)	00%	08.03.2026
3.	Podiums (if any)	00%	30.12.2026
4.	Plinth	00%	30.06.2027
5.	Stilt Floor	00%	25.02.2028
6.	Slabs of Super Structure	08%	30.12.2028
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00%	30.05.2029
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00%	30.05.2029
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	00%	30.05.2029
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%	30.05.2029
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	00%	30.05.2029
12.	NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms		30.05.2029

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13.	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing,Compound Wall and all other requirements as be required to complete project as per specifications in Agreement for Sale. Any Other activities.		30.05.2029
14.	Overall Percentage of Actual Work Done and final completion date.		30.05.2029

IX. EXTERNAL INFRASTRUCTUREDEVELOPMENT WORKS – PROGRESS RELATED TO AMENITIES AND COMMON AREA AND				
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	30.05.2029
2.	Water Supply	YES	0	30.05.2029
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	30.05.2029
4.	Storm Water Drains	-	-	30.05.2029
5.	Landscaping & Tree Planting	YES	0	30.05.2029
6.	Street Lighting	YES	0	30.05.2029
7.	Community Buildings	-	-	30.05.2029
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0	30.05.2029
9.	Solid Waste Management & Disposal	YES	0	30.05.2029
10.	Water Conservation / Rain Water Harvesting	YES	0	30.05.2029
11.	Energy Management	YES	0	30.05.2029

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12.	Fire Protection and Fire Safety Requirements	YES	0	30.05.2029
13.	Closed Parking	YES	0	30.05.2029
14.	Open Parking	YES	0	30.05.2029
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	30.05.2029
16.	Others (Option to Add More)	-	-	30.05.2029
17.	Overall Percentage of Actual Work Done and final completion date			

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

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

PLATINUM HERITAGE HOMES PVT. LTD.

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XI. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	040405011481
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs.11,42,70,891
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 10,62,10,891
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	Rs. 2,00,000
6.	Actual Cost Incurred during the Quarter	Rs. 03,00,000
7.	Net amount at end of the Quarter	Rs.(-)1,00,000
8.	Total expenditure on Project **till date**	Rs. 13,00,000
9.	Cumulative fund collected till the end of Quarter in question	Rs.2,00,000
10.	Cumulative expenditure done till the end of Quarter in question	Rs.13,00,000

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NONE

XIII. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached
	4.	Photograph of each floor showing progress of interior works	
	5.	Photograph of Common Areas (Staircase, Lift, Area, Terrace, Parking,etc)	
(B)	Sr. No.		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	

XIV. MISCELLANEOUS	
A	List of Legal Cases (if any) – On Project / Promoter

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Director

23/12/2025

1	(a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)
2	No. of Execution Cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)
3	No. of Suo-Moto cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)
4	No. of Certificate cases/PDR cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Weather the project in progress is as per time schedule or lagging behind?
- No
b. If yes, whether it would be completed on the completion date fixed as per RC. Yes/No
c. If No, then Reason for delay:

XVI. BROCHURE/Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7

XVII.Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance

Name:

Contact No:

Email id:

Address:

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. I am/we are executing this undertaking to attest to the truth of all the foregoing information and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this

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Director

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undertaking may serve.

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Director

31/01/2025

Signature of Promoter

Name: Nawnil Kumar Singh

Date:

PLATINUM HERITAGE HOMES PVT. LTD.
CIN- U00500 BR1999PTC008796
Mob.: 9708037901, 9431020136

Ref. RERA/SHANVI/02

Date. 30-05-2025

To
The Secretary,
RERA Bihar.

Subject: Submission of Form 1 and Form 2 Due to Delay Caused by Health Issues of the Promoter

Respected Sir,

This is to inform and declare that the director of the project has been suffering from ill health, which has significantly impacted their ability to carry out essential activities related to the project, including the appointment of an engineer and an architect.

Due to this unforeseen circumstance, there has been a delay in submitting the Q4 report for the financial year 2024-2025. It is further informed that, from the date of registration of the project, no major construction activity has commenced.

In light of the above, and in the absence of appointed professionals, the promoter is hereby submitting self-certified Form 1 (Engineer's Certificate) and Form 2 (Architect's Certificate) for the said quarter.

We request your kind consideration of the situation and seek acceptance of the self-submitted documents as a temporary measure. The promoter remains committed to appointing qualified professionals as soon as health permits and will ensure compliance with all applicable norms and regulations.

Thank you for your understanding and support.

PLATINUM HERITAGE HOMES PVT. LTD.
Director

SARARI RAILWAY GUMATI, NEAR POWER GRID, KHAGAUL BIHTA MAIN ROAD, DANAPUR, PATNA- 801105 (BIHAR)
Web.: www.platinumheritagehomes.com, E-mail: info@platinumheritagehomes.com

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FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

Date----------

To,
Platinum Heritage Homes Pvt. Ltd.

Office at: Sarari Gumati Near Power Grid,
Khagaul Bihta Main Road, Khagaul, Patna
Danapur - cum Khagaul Patna-801105.

Subject: Certificate of Percentage of Completion of Construction Work of———— No. of Building(s)/———— Wing(s) of the———— Phase of the Project [**BRERAP63858-1/102/R-1780/2024**] situated on the Plot No: 1144(P), 1147(P) demarcated by its boundaries (latitude and longitude of the end points) ———— to the North ————to the South to the East To the West of Division Mauza- Lakhnibigha District Patna PIN_____ Admeasuring 1247.95 sq.mts. area being developed by Platinum Heritage Homes Pvt. Ltd.

Sir, ----------

I/ We ----------have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the ---------- —— Building(s)/————Wing(s) of the Phase of the Project, situated on the Plot No: 1144(P), 1147(P) of Mauza- Lakhnibigha District Patna PIN_____ Admeasuring 1247.95 sq.mts. area being developed by Platinum Heritage Homes Pvt. Ltd.
Following technical professionals are appointed by Owner / Promoter:—

(i) M/s/Shri/Smt. —————as L.S. / Architect;
(ii) M/s /Shri / Smt. ———— as Structural Consultant
(iii) M/s /Shri / Smt. ———— as MEP Consultant
(iv) M/s /Shri / Smt. ———— 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 under **BRERAP63858-1/102/R-1780/2024** 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.

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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	Rs 13,62,10,891.
2	Cost incurred as on _____ (based on the Estimated cost).	Rs.16,23,722.50
3	Work done in Percentage (as Percentage of the estimated cost).	3%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 13,45,87,168.50
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. 00

Yours Faithfully,

Signature of Engineer.

(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 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 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

PLATINUM HERITAGE HOMES PVT. LTD.

Director

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 :----------

To,
Platinum Heritage Homes Pvt. Ltd.

Office at: Sarari Gumati Near Power Grid,
Khagaul Bihta Main Road, Khagaul, Patna
Danapur - cum Khagaul Patna-801105

Subject : Certificate of Cost Incurred for Development of [Shanvi Residency] for Construction of _____ building(s)/Wing(s) of the _____Phase [**BRERAP63858-1/102/R-1780/2024**] situated on the Plot No: 1144(P), 1147(P) demarcated by its boundaries (latitude and longitude of the end points) ———————— to the North ———————— to the South to the East To the West of Division Mauza- Lakhnibigha District Patna PIN_____ Admeasuring 1247.95 sq.mts. area being developed by Platinum Heritage Homes Pvt. Ltd.

Ref: Bihar RERA Registration Number **BRERAP63858-1/102/R-1780/2024**

Sir,

I/We_____ have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being_____Building(s)/ _____Wing(s) of the _____ Phase situated on the Plot No. : 1144(P), 1147(P) of Mauza- Lakhnibigha, District Patna PIN_____ Admeasuring 1247.95 sq.mts. area being developed by Platinum Heritage Homes Pvt. Ltd.

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

   (i) M/s /Shri/Smt _____as L.S. / Architect ;
   (ii) M/s /Shri/Smt _____as Structural Consultant
   (iii) M/s /Shri/Smt _____as MEP Consultant
   (iv) M/s /Shri/Smt _____as Quantity Surveyor *

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 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. _____(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 Occupancy Certificate / Completion Certificate for the building(s) from the _____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 Occupancy Certificate / Completion Certificate from____ (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 Number_____or called _____
(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. ,10,62,10,891 _____
2	Cost incurred as on _____ (based on the Estimated cost)	Rs.16,23,722.50 _____
3	Work done in Percentage (as Percentage of the estimated cost)	3%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,45,87,168.50
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs.00 _____

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)	80%	11.06.2025
2.	Basements(if any)	00%	08.03.2026
3.	Podiums(if any)	00%	30.12.2026
4.	Plinth	00%	30.06.2027
5.	Stilt Floor	00%	25.02.2028
6.	Slabs of Super Structure	08%	30.12.2028
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00%	30.05.2029
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00%	30.05.2029
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	00%	30.05.2029
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%	30.05.2029
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	00%	30.05.2029

Yours Faithfully,

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

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

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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	30.05.2029
2.	Water Supply	YES	0	30.05.2029
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	30.05.2029
4.	Storm Water Drains	-	-	30.05.2029
5.	Landscaping & Tree Planting	YES	0	30.05.2029
6.	Street Lighting	YES	0	30.05.2029
7.	Community Buildings	-	-	30.05.2029
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0	30.05.2029
9.	Solid Waste Management & Disposal	YES	0	30.05.2029
10.	Water Conservation/Rain Water Harvesting	YES	0	30.05.2029
11.	Energy Management	YES	0	30.05.2029
12.	Fire Protection and Fire Safety Requirements	YES	0	30.05.2029
13.	Electric Meter Room	YES	0	30.05.2029
14.	Any Other Amenities			

PLATINUM HERITAGE HOMES PVT. LTD.

Director

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A SWAIKA & CO.
CHARTERED ACCOUNTANT
Email: caaswaikaandco@gmail.com

Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

FORM No. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Cost of Real Estate Project SHANVI RESIDENCY
Bihar RERA Registration Number **BRERAP63858-1/102/R-1780/2024**

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.	Rs. 80,60,000.00
	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	
	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 Rs. 80,60,000.00

Sr.No.	Particulars	Amount (₹) Estimated Incurred
ii	**Development Cost/ Cost of Construction :**	
a.	(i) Estimated Cost of Construction as certified by Engineer.	Rs. 10,62,10,891.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	Rs. 16,23,722.50
	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;	
	Sub-Total of Development Cost	Rs. 16,23,722.50

2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	Rs. 10,62,18,891.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	Rs. 16,23,722.50
4	% completion of Construction Work (as per Project Architect's Certificate)	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	0.0153
6	Amount Which can be withdrawn from the Designated Account.	0.00
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	Rs. 16,25,149.03
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	0.00
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs. 16,25,149.03

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,

For and on behalf of
A SWAIKA & CO.
Chartered Accountants
Firm Registration No. – 333998E

Amit Swaika

CA. Amit Swaika
(Proprietor)
Membership No. – 303466
UDIN- 25303466BNIBUJ4763
DATE: 12.05.2025

