

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		Name of Firm	Astara Real Estate
Firm Address :	Plot No. 523 & 524, Bank Road, Patna		
Total Experience of promoter in Real Estate sector	3 years		
Total Experience in Real Estate after Implementation of RERA	3 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	BRERAP10956-1/111/R1423/2022	Name of Project/Phase of Registered Project	Astara Residences
Name of Promoter	Astara Real Estate	Project Address	Bank Road, Gandhi Maidan, Patna
Name of Co-promoter	NA		
Project Registration is valid up to	15/02/2026		
Starting date of Project or Phase of the Project	10/02/2022		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	Three Years from Passing		

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 -
Astara Residences	1. 3 BHK	9			1. Booked / Allotted 1	3. Booked/ Allotted -
	2. 4 BHK	6			2. Sold- 5	Sold -
	3. 5 BHK				Percentage of booking 100 %	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)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Astara Residences	25	1. Booked/Allotted -	2
		2. Sold -	7

V. DETAILS OF BUILDING APPROVALS					
(If already filed along with Registration Application, then there is no need of further filing)					
S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be filled 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/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	NIL	
4.	Plinth	100%	
5.	Stilt Floor	NIL	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	
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	100%	

	requirements as me be required to complete project as per Specifications in Agreement of Sale.		
	Any other activities.		

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	100%	
2.	Water Supply	Yes	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	Yes	100%	
11.	Energy Management	No		

12.	Fire Protection and Fire Safety Requirements	Yes	100%	
13.	Closed Parking	Yes	100%	
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	
16.	Others (Option to Add More)	No		

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

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

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

(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	032321010000045
2.	Estimated Cost of the Project including land cost at the start of the Project	2000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	850/-
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	8.56/-
6.	Actual Cost Incurred during the Quarter	42.31/-
7.	Net amount at end of the Quarter	23.57/-
8.	Total expenditure on Project till date	989
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
3.	No. of possessions given to allottees	
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 1BHK - 2 BHK, - 3 BHK 4 BHK - Shop-Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc

XV. BROCHURE /Prospectus
XVI Grievance Redressal Officer Name : Contact No : Email id : Address :

Undertaking:

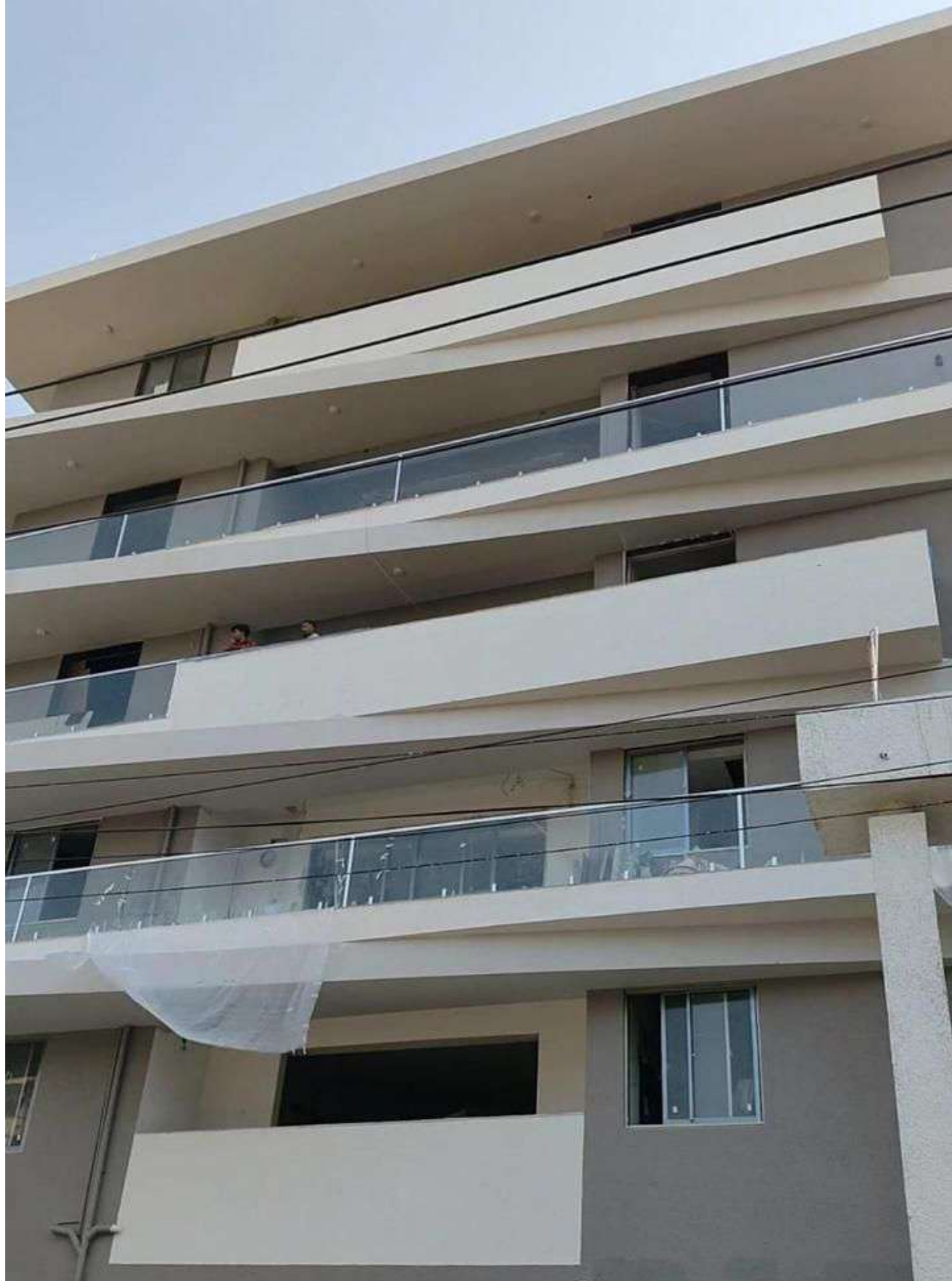
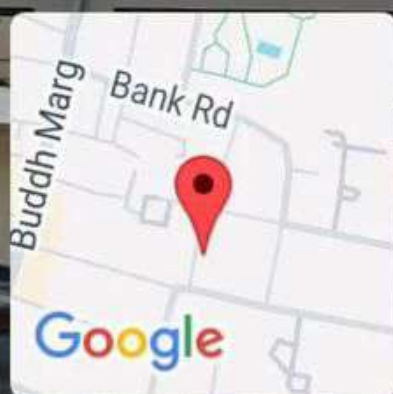
I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

A rectangular stamp with the text "Astara Real Estate" at the top and "Authorised Signatory" at the bottom. A blue ink signature is written across the stamp.

Signature of Promoter

Name: Ashutosh Sikaria

Date: 09/04/2025



Patna, Bihar, India

J49Q+48V, TN Banerjee Rd, Raja Ji Salai,
Indira Nagar, Patna, Mohammadpur urf
Chainpur, Bihar 800001, India
Lat 25.618032° Long 85.138281°
11/04/25 02:47:45 PM

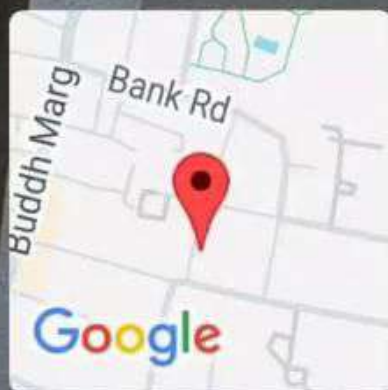




Patna, Bihar, India

J49Q+48V, TN Banerjee Rd, Raja Ji Salai,
Indira Nagar, Patna, Mohammadpur urf
Chainpur, Bihar 800001, India
Lat 25.617947° Long 85.138389°
11/04/25 02:51:28 PM





Patna, Bihar, India

J49Q+48V, TN Banerjee Rd, Raja Ji Salai,
Indira Nagar, Patna, Mohammadpur urf
Chainpur, Bihar 800001, India
Lat 25.618002° Long 85.138283°
11/04/25 02:50:12 PM





Patna, Bihar, India

J48Q+V7X, TN Banerjee Rd, Raja
Ji Salai, Chajju Bagh, Patna, Bihar
800001, India

Lat 25.617586° Long 85.138139°
11/04/25 02:54:24 PM



ARCHITECT'S CERTIFICATE

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

Date- 14-04-2025

To,
The ASTARA REAL ESTATE (Name & Address of Promoter).

AT - PLOT NO. 523 & 524, BANK ROAD
GANDHI MAIDAN, PATNA - 800001

ASTARA RESIDENCES

Subject: Certificate of Percentage of Completion of Construction Work of ----- No. of Building(s)/----- 01 ----- Wing(s) of the FIRST ----- Phase of the Project [Bihar RERA Registration Number] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. 523 & 524 (P) demarcated by its boundaries (latitude and longitude of the end points) 25.62885.14 to the North 25.62885.14 to the South 25.62885.14 to the East 25.62885.14 to the West of Division PATNA ----- village ARHARA Block BANK ROAD District PATNA PIN ----- 800001 ----- admeasuring 1549.75 sq.mts. area being developed by [Promoter's Name] ASTARA REAL ESTATE

Sir,
I/ We VISHNU KUMAR CHOUDHARY have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the ASTARA RESIDENCES 01 Building(s)/----- 01 ----- Wing(s) of the FIRST ----- Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. 523 (P) & 524 (P) - of Division PATNA ----- Village ARHARA ----- Block BANK ROAD District PATNA ----- PIN 800001 ----- admeasuring 1549.75 sq.mts.area being developed by [Promoter's Name] ASTARA REAL ESTATE

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

- (i) M/s/Shri/Smt. VISHNU KUMAR CHOUDHARY as L.S. / Architect;
(ii) M/s /Shri / Smt. BRAJESH KUMAR SINHA as Structural Consultant
(iii) M/s /Shri / Smt. OM SUNILA CONSULTANCY as MEP Consultant
(iv) M/s /Shri / Smt. MD. AZAD 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 BRERA10956-1/III 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.

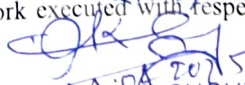

VISHNU KUMAR CHOUDHARY
(Architect)
CoA Regn. No-CA1994/16909
Empanelled at Serial No.-AR/000288
Vide Memo No.-2529, dt.12.06.2023 of
UD&HD, Bihar

Table-A

Building/ Wing number **ASTARA RESIDENCES / 01**
(to be prepared separately for each building / wing of the project)

S No	Task Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1	Excavation (if any)	100 %	21/01/2022
2	Retention (if any)	100 %	27/04/2022
3	Podiums (if any)	N/A	N/A
4	Plinth	N/A	N/A
5	Stilt Floor	100 %	25/08/2022
6	Slabs of Super Structure	100 %	15/09/2023
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises	100 %	21/12/2023
8	Sanitary Fittings within the Flat Premises, Electrical Fittings within the Flat/Premises	100 %	15/02/2024
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	100 %	18/03/2024
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100 %	16/06/2024
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	100 %	22/10/2024



VISHNU KUMAR CHOUDHARY

(Architect)

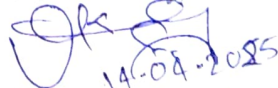
CoA Regn. No. CA 114671-2020
Empanelled at Sencal No. AR/33/2020
Vide Memo No. 2529 dt 12.06.2023 of
UD&HD Bihar

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	100 %.	10/11/2024
2.	Water Supply	YES	100 %.	10/11/2024
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100 %.	10/11/2024
4.	Storm Water Drains	NO	-	-
5.	Landscaping & Tree Planting	NO	-	-
6.	Street Lighting	NO	-	-
7.	Community Buildings	NO	-	-
8.	Treatment and Disposal of Sewage and Sullage Water	NO	-	-
9.	Solid Waste Management & Disposal	NO	-	-
10.	Water Conservation/Rain Water Harvesting	YES	100 %.	15/11/2024
11.	Energy Management	NO	-	-
12.	Fire Protection and Fire Safety Requirements	YES	100 %.	25/11/2024
13.	Electric Meter Room	YES	100 %.	30/11/2024
14.	Any Other Amenities	NO	-	-

Yours Faithfully,


14.08.2025

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

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

VISHNU KUMAR CHOUDHARY

(Architect)

CoA Regn. No-CA/1994/16909

Empanelled at Serial No.-AR/000288

Vide Memo No.-2529, dt.12.06.2023 of

UD&HD, Bihar

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 : 11-04-2025

To,
The ASTARA REAL ESTATE (Name & Address of Promoter),

AT-PLOT NO. 523 & 524, BANK ROAD
GANDHI MAIDAN, PATNA - 800001

Subject : Certificate of Cost Incurred for Development of [Project Name] ASTARA RESIDENCES for Construction of 01 building(s)/ 01 Wing(s) of the FIRST Phase (Bihar RERA Registration Number) situated on the Plot bearing Khesra No./ Khata No./Thana No./ Tauzi No./C.N.No./CTSNo./SurveyNo./Final Plot No. 523(p) & 524(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 PATNA Village ARHARA Block BANKROAD District PATNA PIN 800001 admeasuring 1549.75 sq.mts. area being developed by [Promoter] ASTARA REAL ESTATE

Ref: Bihar RERA Registration Number BRERAP10956-1/111/

Sir,

I/ We SCON PVT. LTD. have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being 01 Building(s)/ 01 Wing(s) of the FIRST Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 523(p) & 524(p) of Division PATNA Village ARHARA Taluka NIA District PATNA PIN 800001 admeasuring 1549.75 sq.mts. area being developed by [Owner/Promoter]

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

- (i) M/s /Shri/Smt VISHNU KUMAR CHOUDHARY as L.S. / Architect ;
- (ii) M/s /Shri/Smt BRAJESH KR. SINHA as Structural Consultant
- (iii) M/s /Shri/Smt OM SUNILA CONSULTANT as MEP Consultant
- (iv) M/s /Shri/Smt MD. AZAD 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 BRAJESH KR. SINHA Quantity Surveyor* appointed by Developer/Engineer, and the assumption of

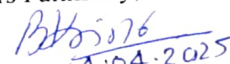
Bhishal BRAJESH KUMAR SINHA
11.04.2025 Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

TABLE B

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>01/07/2022</u> date of Registration is	Rs. <u>8,50,00,000/-</u>
2	Cost incurred as on <u>07.04.2025</u> (based on the Estimated cost).	Rs. <u>9,89,00,000/-</u>
3	Work done in Percentage (as Percentage of the estimated cost).	<u>100</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. <u>N/A</u>
5	Cost Incurred on Additional /Extra Items as on <u>N/A</u> not included in the Estimated Cost (Annexure A).	Rs. <u>N/A</u>

Yours Faithfully,


 14.04.2025
 Signature of Engineer.
BRAJESH KUMAR SINHA
 (Licence No.)
 BR/UDHD/SE/23-0071
 UDHD, Government of Bihar

*** Note :**

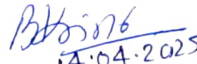
1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity 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

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 <u>01/07/2022</u> date of Registration is	Rs. <u>8,50,00,000/-</u>
2	Cost incurred as on <u>07.04.2025</u> (based on the Estimated cost).	Rs. <u>9,89,00,000/-</u>
3	Work done in Percentage (as Percentage of the estimated cost).	<u>100</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. <u>N/A</u>
5	Cost Incurred on Additional /Extra Items as on <u>N/A</u> not included in the Estimated Cost (Annexure A).	Rs. <u>N/A</u>

Yours Faithfully,


 14.04.2025
 Signature of Engineer.
BRAJESH KUMAR SINHA
 (Licence No.)
 BR/UDHD/SE/23-0071
 UDHD, Government of Bihar

*** 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

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]

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

Cost of Real Estate Project -

Bihar RERA Registration Number - **BRERAP10956-1/111/R1423/2022**

Sr. No.	Particulars	Amount (Rs) 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.	11,50,00,000.00
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	
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.

11,50,00,000.00

Sub-Total of Land Cost

Sr.No.	Particulars	Amount (2)
		Estimated Incurred
Li	Development Cost/ Cost of Construction:	
	a. (i) Estimated Cost of Construction as certified by Engineer.	8,50,00,000.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	9,89,03,979.00

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;

Sub-Total of Development Cost

9,89,03,979.00

2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] 20,00,00,000.00
of Estimated Column.

3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] 21,39,03,979.00
of Incurred Column.

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%)

6. Amount Which can be withdrawn from the Designated
Account

Total Estimated Cost * Proportion of cost incurred (Sr.
Number 2 * Sr.number 5)

7. Less: Amount withdrawn till date of this certificate as per
the Books of Accounts and Bank State

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 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

Place : Patna
Date : 14.04.2025

For Gupta Chandan & Co.
Chartered Accountants

CHANDAN
KUMAR

(Chandan Kumar)

Partner

M.No.421698

UDIN : 25421698BMHYBD5864

Digitally signed by CHANDAN KUMAR
DN: cn=CH, o=Personal, email=CH, email=CH, email=CH,
pseudoym=CHANDAN KUMAR, postalCode=800014, st=BR,
serialNumber=34C8F4F7B8AC4A5C3D007655396F48B2B5D2E579CD
90B8B4778B2C0C0E115E, cn=CHANDAN KUMAR
Date: 2025.04.15 16:03:17 +05'30'

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

<u>SR.NO</u>	<u>Particulars</u>	<u>Amount(RS)</u> <u>Estimated Incurreed</u>
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 (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	--
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 and is based on the records and documents produced before us and explanations provided to us by the management of the Company.

Yours Faithfully,

For Gupta Chandan & Co.
Chartered Accountants

CHANDAN KUMAR

Digitally signed by CHANDAN KUMAR
DN: c=IN, o=Personal, ou=CA, postalCode=94200543F3690313FC0CF4F66FAB849,
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O=C=CHANDAN KUMAR
Date: 2025.04.15 16:05:07 +05'30'

(Chandan Kumar)

Partner

M.No.421698

UDIN : 25421698BMHYBD5864

Place : Patna

Date : 14.04.2025