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	**U45200BR2006PTC011956**	Name of Firm	**ARYA BUILDCON PRIVATE LIMITED**
Firm Address :	House no L-3/2, Srikrishnapuri,Patna -800001		
Total Experience of promoter in Real Estate sector	12 Years		
Total Experience in Real Estate after Implementation of RERA	6 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	2	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	2	

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP74942-2/178/R-1275/2022**	Name of Project/Phase of Registered Project	Manovidya Vihar
Name of Promoter	**Arya Buildcon Private Limited**	Project Address	**Mustafapur,Danapur, Patna**
Name of Co-promoter			
Project Registration is valid up to	10/04/2026		
Starting date of Project or Phase of the Project	28/02/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential-Cum- Commercial	
Period of validity of map by the Competent Authority	28/08/2024		

ARYA BUILDCON 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 -	Total Number of Apartments in Landowner's share -
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	12 06	10220 1449	18	1. Booked / Allotted -9 2. Sold- **9**	3. Booked/ Allotted - **Nil** Sold - **Nil**
					Percentage of booking **100%**	Percentage of booking - 0%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	7
1	14	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 Authority of India				
5.	Other Approval(s), if any, required for the Project.				

ARYA BUILDCON PVT. LTD.

Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

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)	YES	Completed
2.	Basements (if any)	100%	Completed
3.	Podiums (if any)	YES	Completed
4.	Plinth	100%	Completed
5.	Stilt Floor	Completed	Completed
6.	Slabs of Super Structure	All Floor Slab Work Completed(100%)	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	All Floor Brick Work Completed All Floor Plaster Completed(100%)	Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Completed (100%)	Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Completed(100%)	Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Completed (100%)	Completed
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	Completed(100%)	Completed

ARYA BUILDCON PVT. LTD.

Director

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	NO	Completed

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	100%	Completed
2.	Water Supply	YES	100%	Self Boring(100%)
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	Completed
4.	Storm Water Drains	N/A		
5.	Landscaping & Tree Planting	YES	100%	Completed
6.	Street Lighting	N/A		
7.	Community Buildings	N/A		
8.	Treatment and Disposal of Sewage and Sullage Water	N/A		
9.	Solid Waste Management & Disposal	YES	100%	Completed
10.	Water Conservation / Rain Water Harvesting	YES	100%	Completed
11.	Energy Management	N/A		

ARYA BUILDCON PVT. LTD.

Director

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

VIII. 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			
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			

ARYA BUILDCON PVT. LTD.

Director

IX.	GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	**921020046342418**
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 3,45,00,000.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs.2,55,00,000.00
4.	Any Variation in Development Cost which is declared at the start of the Project.	Rs 1,48,83,127.00
5.	Amount received during the Quarter(Excluding GST) RERA A/c	Rs 8,820.00
6.	Actual Cost Incurred during the Quarter(RERA)	Rs. 13,30,000.00
7.	Net amount at end of the Quarter(RERA)	Rs. 65,32,943.60
8.	Total expenditure on Project **till 31/03/2025**	Rs. 1,96,53,479.00
9.	Cumulative fund collected till the end of Quarter in Question(Excluding GST) RERA A/c	Rs. 2,80,48,724.60
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 4,03,83,127.15

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

ARYA BUILDCON PVT. LTD.

Director

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	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	NO
2.	Agreement for Sale	NO
3.	No. of possessions given to allottees	NO

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 1 BHK – 2 BHK- 3 BHK – 12 4 BHK – Shop – 06 Bungalow – Plot etc	Details of allotment made so far with Flat number/Bungalow-Plot etc Flat 201- 3 BHK Flat 202- 3 BHK Flat 203- 3 BHK Flat 401- 3 BHk Flat 402- 3 BHk Flat 404- 1 BHK Shop 01- Shop 02- Shop 03-	Cancellation of Flat allotment, If any with Flat number/Bungalow-Plot etc. NIL

XV. BROCURE/Prospectus

ARYA BUILDCON PVT. LTD.

Director

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.

ARYA BUILDCON PVT. LTD.

Director

Signature of Promoter

Name:

Date:


KANOVIDYA VIHAR
KVA BUILDCON PVT.LTD.
TO-LET
GPS Map Camera
Patna, Bihar, India
H2wv+92q, Mustafapur, Jamsaut, Patna, Bihar 801503, India
Lat 25.596435° Long 85.042748°
14/04/2025 02:15 PM GMT +05:30
Google


KANOVIDYA VIHAR
KVA BUILDCON PVT.LTD.
TO-LET
GPS Map Camera
Patna, Bihar, India
H2wv+92q, Mustafapur, Jamsaut, Patna, Bihar 801503, India
Lat 25.596449° Long 85.042771°
14/04/2025 02:15 PM GMT +05:30
Google

FORM NO.1
[See Regulation 3]

ARCHITECT'SCERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from DesignatedAccount)

Date : .....

To,
Arya Buildcon Private Limited
L-3/2, Srikrishnapuri,
Patna -800001.

Sir,

Subject: Certificate of Percentage of Work executed in the project.

Having -**1**No. of Building of the Phase bearing the registration no. [Bihar RERA RegistrationNumber] –**BRERAP74942-1/178/R-1275/2022**and being developed on the plot bearing CSNo:/KhataNo:**177**, Keshra/PlotNo :**300**,demarcated by its boundaries (latitude and longitude of the end points) of the land**25.5996⁰ N & 85.0427⁰ E**, situated inVillage – **Mustafapur. Danapur**,District :**Patna**,PIN –**801103**, Admeasuring**1405sq.mts**. Area being developed bythepromoter**Arya Buildcon Private Limited.**

I,We **Shailesh Ranjan** have undertaken assignment as Architect /LicensedSurveyor of certifying Percentage of execution of Work of the **Manovidya Vihar**Building of thePhase of the Project, Situated on the plot bearing C.S. No./Survey Plot No.-**300** ,ofVillage – **Mustafapur. Danapur**,District :**Patna**,PIN : **801103**admeasuring**1405sq.mts**. areabeingdeveloped by [Promoter'sName]**Arya Buildcon Private Limited.**

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

(i) M/s/Shri/Smt. **Shailesh Ranjan** as L.S. /Architect.

(ii) M/s/Shri/Smt. **Mukesh Kumar** as StructuralConsultant.

(iii) M/s /Shri/Smt.**Krishna Gopal Prasad** as Mechanical/Electrical/Plumbing Consultant (MEP).

(iv) M/s/Shri/Smt. **Ashutosh Raj** as SiteSupervisor.

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**BRERAP74942-1/178/R-1275/2022**UnderBihar 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 TableB.

Ar. Shailesh Ranjan, M.I.E
B.Sc. (Engg.), Civil Engineer
Emp No.-BR/UDHD/CE/23-0016
UDHD Patna (Bihar)

TABLE-A

Building **Manovidya Vihar** Building of theProject) (to be prepared separately for each

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

Shailesh Ranjan

Shailesh Ranjan, M.I.E
B.Sc. (Engg.), Civil Engineer
Emp No.-BR/UDHD/CE/23-0016
UDHD Patna (Bihar)

TABLE-B

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

Sr.No.	Common areasand Facilities,Amenities	Proposed (Yes/No)	Percentage of actual work done(As on date of Certificate)	Projected Date of Completion(DD/MM/YYYY)
1	Internal Roads & Foot-Paths	YES	100%	Completed
2	Water Supply	YES	100 %	Self Boring
3	Sewerage (Chamber, lines, Septic Tank, STP)	YES	100%	Completed
4	Storm Water Drains	N/A		
5	Landscaping & Tree Planting.	YES	100%	Completed
6	Street Lighting	N/A		
7	Community Buildings	N/A		
8	Treatment and disposalof sewage and Sullagewater	N/A		
9	Solid Waste management & Disposal.	N/A		
10	Water conservation, Rain water harvesting.	YES	100%	Completed
11	Energy management	N/A		
12	Fire protection and fire safety requirements	YES	100%	Completed
13	Electrical meter room, sub-station, receiving station.	YES	100%	Completed
14	Others (Option to Add more).			

Yours Faithfully,

Shailesh Ranjan

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

SHAILESH RANJAN

Shailesh Ranjan, M.I.E.
B.E. (Engg.), Civil Engineer
Emp No.-BR/UDHD/CE/23-0016
UDHD Patna (Bihar)

(RegistrationNo./licenseNo. BR/UDHD/CE/230016)

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)

To,
Arya Buildcon Private Limited
L-3/2, Srikrishnapuri,
Patna -800001.

Date : .....

Subject : Certificate of Cost Incurred for Development of [ProjectName :- **MANOVIDYA VIHAR** for Construction of building(s) [Bihar RERA Registration Number] - **BRERAP74942-1/178/R-1275/2022** situated on the plot bearing C.S.No./ Khata No: **177**, /Survey No./Thana No. **36** ,Tauzi No : **5276** / Plot No. – **300**, demarcated by its boundaries (latitude and longitude of the end points) **25.5996⁰ N & 85.0427⁰ E** Village : **Mustafapur. Danapur**, District : **Patna**, PIN : **801103**, Admeasuring **1405 sq.mts.** area being developed by [Promoter] **Arya Buildcon Private Limited.**

Ref: Bihar RERA Registration Number : **BRERAP74942-1/178/R-1275/2022.**

Sir,

I, We **Mukesh Kumar** have undertaken assignment of certifying Cost of the Subject Real Estate Project registered under RERA, Bihar of **MANOVIDYA VIHAR** Building situated on the plot bearing/CTC No./Survey Plot No.- **300**, of Village – **Mustafapur, Danapur,** District : **Patna**, PIN : **801103**, admeasuring **1405 sq.mts.**, area being developed by [Promoter's Name] **Arya Buildcon Private Limited.**

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

   (i) M/s /Shri/Smt. **SHAILESH RANJAN** as L.S. / Architect.
   (ii) M/s /Shri/Smt. **MUKESH KUMAR** as Structural Consultant.
   (iii) M/s /Shri/Smt. **KRISHNA GOPAL PRASAD** as Mechanical/Electrical/Plumbing Consultant (MEP).
   (iv) M/s /Shri/Smt. **ASHUTOSH RAJ** 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 Schedule of rates (name of the schedule of Rates) and Drawings/plans made available to us for the project under reference by the Developer andConsultants and the quantity for the entire work as calculated by **ASHUTOSH RAJ** 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.

Er. Mukesh Kumar
STRUCTURE ENGINEER
BR/UDHD/SE/23-0038

2. We estimate Total Estimated Cost including Land Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 2,55,00,000.00 (Two Crore Fifty-Five Lakhs Only)** (Total of Table A and B). The estimated Total Costof 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 **Patna Metropolition Area Authority**, being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs. 4,03,83,127.15** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

4. 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 **Patna Metropolition Area Authority**, (planning Authority) is estimated at **Rs. NIL** (Total of Table A and B).

5. 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 N/A or called Manovidya Vihar
(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 Excluding Land cost as on date of Registration is **28/02/2022**	**Rs 2,55,00,000.00**
2.	Cost incurred up to **31/03/2025** (Based on the Estimated cost)	**Rs. 4,03,83,127.15**
3.	Work done in Percentage (As Percentage of the estimated cost)	**100%**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 000**
5.	Cost Incurred on Additional/Extra Items as on **31/03/2025** not included in the Estimated Cost (Annexure A)	**Rs. 1,48,83,127.00**

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	N/A
2.	Cost incurred as on _____ (Based on the Estimated cost).	N/A
3.	Work done in Percentage (As Percentage of the estimated cost).	N/A

Er. Mukesh Kumar
STRUCTURE ENGINEER
BR/UDHD/SE/23-0038

4.	Balance Cost to be Incurred (Based on Estimated Cost).	N/A
5.	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A).	N/A

Yours Faithfully,

Signature of Engineer.(License No .....)

Er. Mukesh Kumar
STRUCTURE ENGINEER
BR/UDHD/SE/23-0038

*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 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 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]

CHARTERED ACCOUNTANTS CERTIFICATE

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

Cost of Real Estate Project : **MANOVIDYA VIHAR**
Bihar RERA Registration Number: **BRERAP74942-1/178/R-1275/2022**

Sr. No.	Particulars	Amount (In Rs) Estimated/ Incurred
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.	NIL
	b. Amount of premium payable to obtain development rights, FSI, Fungible Area, and Authority or State Government or any Statutory Authority.	NIL
	c. Acquisition cost of TDR (if any) GST Payable on TDR (contruction service of Land owner portion)	2,208,258.00
	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	206,025.00
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL
	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 C.A.	NIL
	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.	NIL
	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.	NIL
	Sub- Total of Land Cost	**2,414,283.00**

Office : Room No.-202A L3/2 Srikrishna Puri, Patna 1
Phone : 9835088644 | E-mail id : akbkpco@gmail.com

M.No:076873

Sr.No.	Particulars	Amount ( ) Estimated Incurred
Ii	**Development Cost/ Cost of Construction :**	
	a. (i) Estimated Cost of Construction as certified by Engineer.	25,500,000.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A.	35,774,009.15
	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 roadsetc.), 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.	1,293,927.00
	a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	900,908.00
	b) 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	**37,968,844.15**
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	**25,500,000.00**
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	**40,383,127.15**
4.	% Completion of Construction Work (As per project Architect's Certificate)	**100%**
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	**1.58**
6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)**	40,383,127.15
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	21,721,426.80
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. (As per priscribed calculation Method)	18,661,700.35

This certificate is being issued for RERA compliance for the Company (ARYA BUILDCON PRIVATE LIMITED Project Name -Manovidya Vihar) and the above infomration is calulated, based upon the information sought in above annexure and records and documents produced before me and subsequently explanations provided to me by the management of the Company. The Balance in RERA Account as on 31st March 25 is Rs 65.32 Lacs and amount can be with drawan as per above calculation is Rs 186.62 Lacs, it means the promoter used balance fund from own sources on this project .

Yours Faithfully,

For Arun Kumar BaL Krishna Prasasd & Co.
Chartered Accountants (FRN 008087C)

(Arun Kumar)
Proprietor
M No 076873

Place: Patna
Date : 14th April 2025
UDIN No : 25076873BMMKQJ2904

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)		
Sr. No.	**Particulars**	**Amount ( ) Estimate Incurred**
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (Calculated as per the Form IV)	NIL
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)	3,135,080.00
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	NIL
	(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	NIL
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,135,080.00
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 balance receivables of ongoing project will be deposited in designated Account	2,194,556.00

This certificate is being issued for RERA compliance for the ARYA BUILDOCN PRIVATE LIMITED PROJECT MANOVIDYA VIHAR and is based on the records and documents produced before me and explanations provided to me by the management of the Company upto the 31st Day of March 2025.

Yours Faithfully,

For Arun Kumar BaL Krishna Prasasd & Co.

Chartered Accountants (FRN 008087C)

(Arun Kumar)
Proprietor
M No 076873

Place: Patna
Date : 14th April 2025
UDIN No : 25076873BMMKQJ2904

Annexure A

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq. mts)	Unit Consideration as per Agreement/Letter	Received Amount	Balance Receivable
1	201	949.45	8,558,600.00	8,558,600.00	-
2	202	816.00	4,367,000.00	3,251,000.00	1,116,000.00
3	203	821.10	6,500,000.00	6,500,000.00	-
4	401	949.45	6,000,000.00	6,000,000.00	-
5	402	816.00	8,376,000.00	8,376,000.00	-
6	404	260.10	1,365,000.00	1,365,000.00	-
7	G01, G02, G03	607.75	7,292,000.00	5,272,920.00	2,019,080.00
			42,458,600.00	**39,323,520.00**	**3,135,080.00**

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial premises Rs. _____per sq.mts.

Sr. No.	Flat No.	Carpet Area (In sq.mts.)	Unit Consideration as per Read Reckoner

