

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	CIN NO. U45202JH2006PTC012613	Name of Firm	PAWANSUT BUILDCON INDIA PRIVATE LIMITED
Firm Address :	C/O- Sri Kedar Prasad Sinha, Quarter No. CD/769, Sector-2, Side-V, Hec Dhurwa, Ranchi, Jharkhand-834002		
Total Experience of promoter in Real Estate sector	13 Year		
Total Experience in Real Estate after Implementation of RERA	8 Year		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	02	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	02	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP81821-002/147/R-1620/2023	Name of Project/Phase of Registered Project	APRAJITA GARDEN
Name of Promoter	PAWANSUT BUILDCON INDIA PVT. LTD.	Project Address	OPPOSITE PARASH GARDEN, RAMNAGARI TO NTPC COLONY ROAD, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	18/08/2028		
Starting date of Project or Phase of the Project	27/11/2023		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	18/08/2028		

PAWANSUT BUILDCON INDIA PVT. LTD.

(Signature) Kumar

DIRECTOR

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share- FLAT-23	Total Number of Apartments in Landowner's share - FLAT-25
BLOCK-A BLOCK-C -(TOWER-01&02)	1 BHK	12	8544.00	48	1. Booked / Allotted- BLOCK-A-02 BLOCK-C TOWER-01-07 TOWER-02-03 2. Sold-NIL	3. Booked/ Allotted-NIL 4. Sold-NIL
	2 BHK					
	3 BHK	28	26016.00			
	4 BHK	8	10427.00			
	5 Shop					
	6 Bungalow					
	7 Plot etc.					
					Percentage of booking 52.17%	Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of Association of allottees.

Association of allottees name

Details of allottees- Name, Address, Email id (if any), Contact number.

These details may not be available to common people

Name	Address	Contact number	Email id (If any)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	12
BLOCK-A BLOCK-C (TOWER-01 & 02)	48	2. Sold-	NIL

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	N/A			
2.	Fire N.O.C.	Director Cum State Fire officer, patna		15-10-2022	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	AAI		10-05-2022	
5.	Other Approval(s), if any, required for the Project.	N/A			

PAWANSUT BUILDCON INDIA PVT. LTD.

Prail Kumar
DIRECTOR

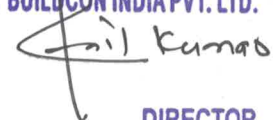
VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P/ KHAJEPURA/PRN-5-568/1998 (Revised)

BLOCK-A

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)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	95%	30-12-2027
6.	Slabs of Super Structure	05 SLABS, 100%	30-05-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	20% 10% 0% 10%	30-12-2027 30-12-2027 30-12-2027 30-12-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10% 10%	30-12-2027 30-12-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	75% 40% 0%	30-12-2027 30-12-2027 30-12-2027
10.	External plumbing External plaster, Elevation, Completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	30-12-2027 30-12-2027 30-12-2027 30-12-2027
11.	Installation of Lifts, Water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, Paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities	0% 0% 0% 30% 25% 0%	30-06-2028 30-06-2028 30-06-2028 30-06-2028 30-06-2028 30-06-2028

PAWANSUT BUILDCON INDIA PVT. LTD.



DIRECTOR

1. Plan Case No. P/ KHAJEPURA/PRN-5-568/1998 (Revised) BLOCK-C (TOWER-01&02)			
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)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	95%	30-05-2025
6.	Slabs of Super Structure	05 SLABS, TOWER-C-02-100% TOWER-C-01-100%	30-05-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	40% 20% 0% 10%	30-12-2027 30-12-2027 30-12-2027 30-12-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10% 10%	30-12-2027 30-12-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	75% 30% 0%	30-12-2027 30-12-2027 30-12-2027
10.	External plumbing External plaster, Elevation, Completion of terraces with waterproofing of the Building/Wing.	10% 10% 0% 0%	30-12-2027 30-12-2027 30-12-2027 30-12-2027
11.	Installation of Lifts, Water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, Paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities	20% 0% 0% 0% 25% 0%	30-06-2028 30-06-2028 30-06-2028 30-06-2028 30-06-2028 30-06-2028

PAWANSUT BUILDCON INDIA PVT. LTD.

(Signature)

DIRECTOR

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 BLOCK-A	Expected Completion Date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	30-12-2027
2.	Water Supply	YES	30%	30-12-2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30-03-2028
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	YES		
6.	Street Lighting	YES	0%	30-06-2028
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES		
9.	Solid Waste Management & Disposal	YES	0%	30-06-2028
10.	Water Conservation / Rain Water Harvesting	YES	0%	30-12-2027
11.	Energy Management	YES	0%	30-06-2028
12.	Fire Protection and Fire Safety Requirements	YES	0%	30-05-2028
13.	Closed Parking	YES	0%	30-03-2028
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub- Station, Receiving Station	YES	0%	30-06-2028
16.	Others (Option to Add More)			

PAWANSUT BUILDCON INDIA PVT. LTD.

(Signature)
Kumar

DIRECTOR

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate) BLOCK-C (TOWER-01 & 02)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	30-12-2027
2.	Water Supply	YES	30%	30-12-2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30-03-2028
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	YES		
6.	Street Lighting	YES	0%	30-06-2028
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	YES	0%	30-06-2028
10.	Water Conservation / Rain Water Harvesting	YES	0%	30-12-2027
11.	Energy Management	YES	0%	30-06-2028
12.	Fire Protection and Fire Safety Requirements	YES	0%	30-05-2028
13.	Closed Parking	YES	0%	30-03-2028
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub- Station, Receiving Station	YES	0%	30-06-2028
16.	Others (Option to Add More)			

PAWANSUT BUILDCON INDIA PVT. LTD.

(Signature)
Kumar

DIRECTOR

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/yyyy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Landscaping 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

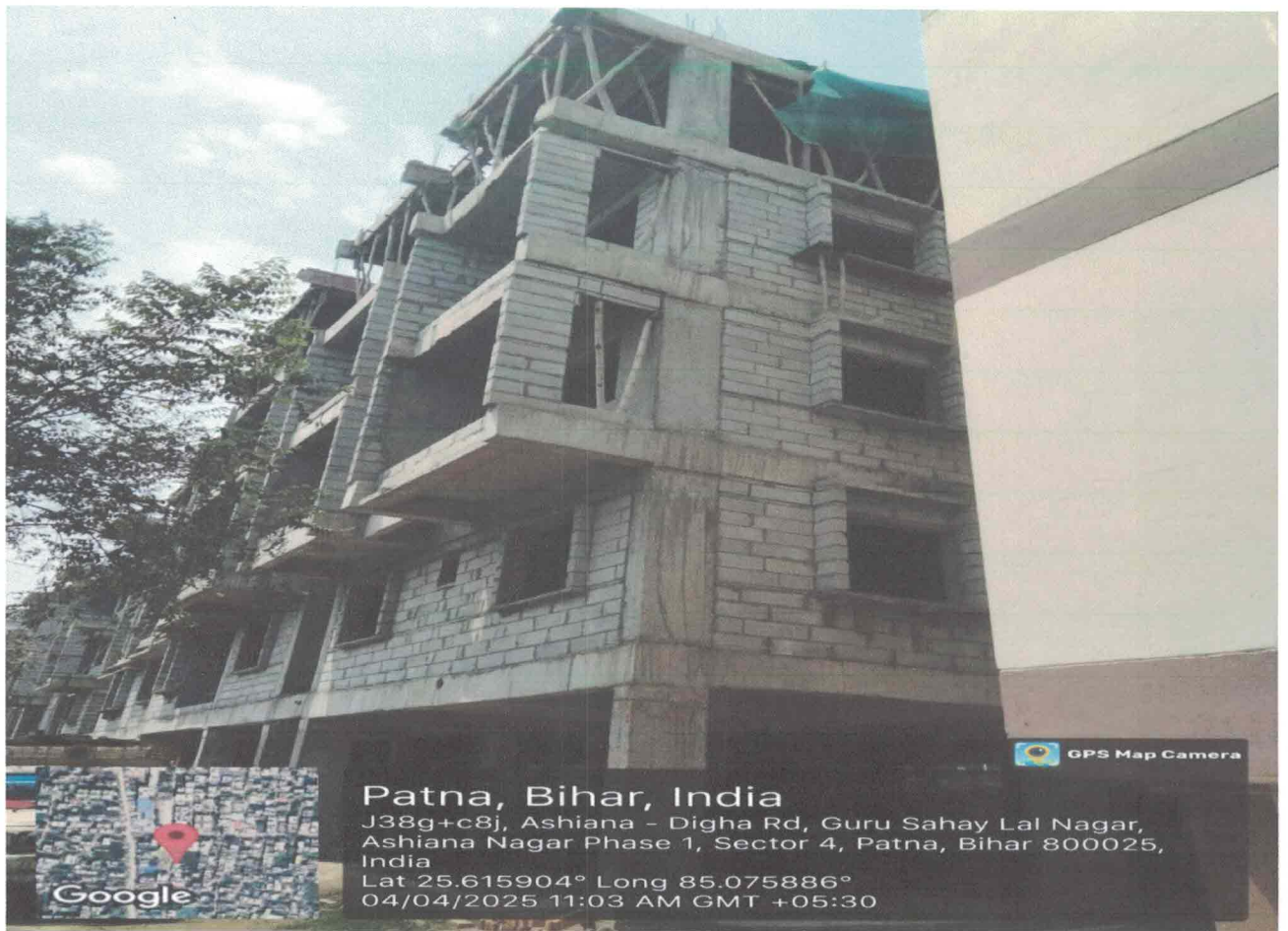
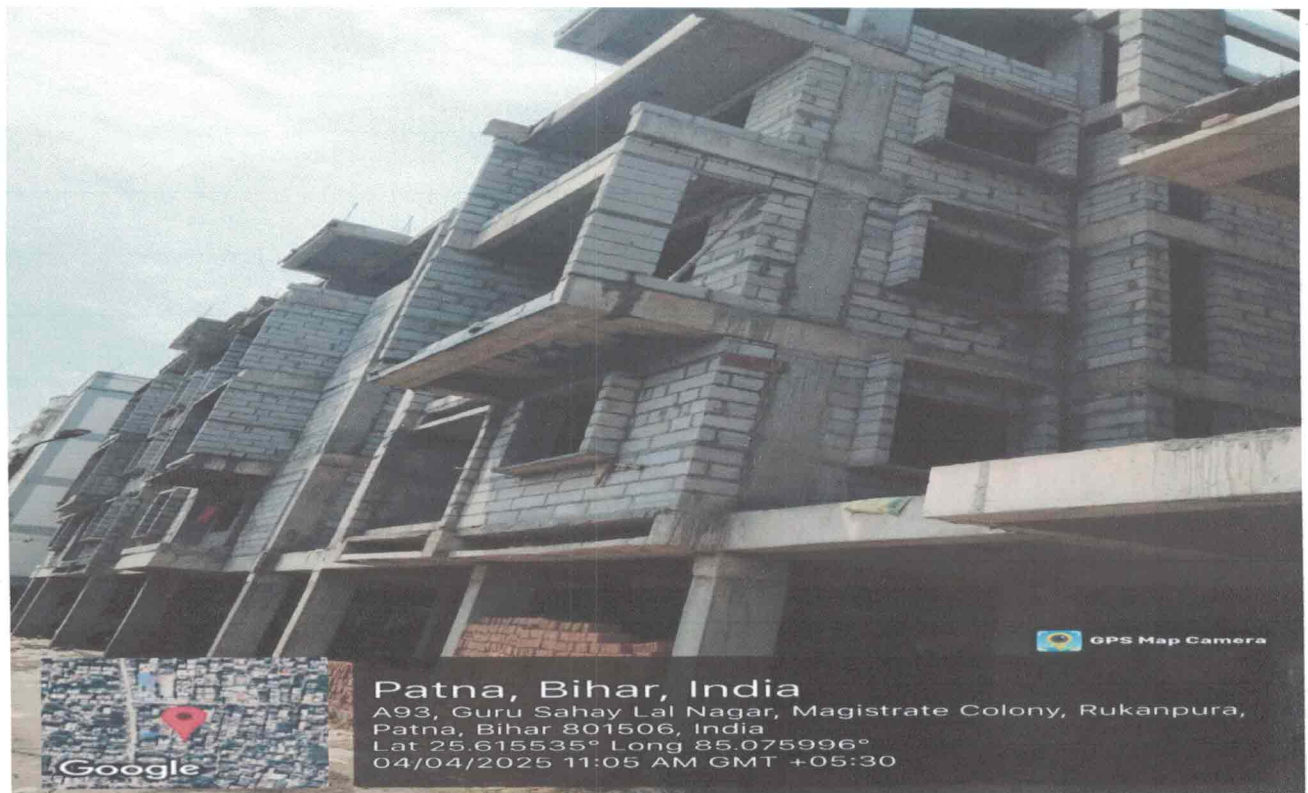
(A)	Sr. No.		
	1.	Front Elevation	(Attach)
	2.	Rear Elevation	(Attach)
	3.	Side Elevation	(Attach)
(B)		Photograph of each floor	



PAWANSUT BUILDCON INDIA PVT. LTD.

Anil Kumar

DIRECTOR



PAWANSUT BUILDCON INDIA PVT. LTD.

Prail Kumar
DIRECTOR



X. FINANCIAL PROGRESS OF THE PROJECT

S.No.	Particulars	Amount(InRs.)
(1)	(2)	(3)
1.	Project Account No.	31210200001827
2.	Estimated Cost of the Project including land cost at the start of the Project	21,63,38,976=00
3.	Estimated Development Cost of the Project at the start Of the Project (Excluding Land Cost)	13,05,00,000=00
4.	Any Variation in Development Cost which is declared At the start of the Project.	N/A
5.	Amount received during the Quarter	1,03,85,657=00
6.	Actual Cost Incurred during the Quarter	93,04,765=00
7.	Net amount at end of the Quarter	10,80,892=00
8.	Total expenditure on Project till date	3,93,53,805=00
9.	Cumulative fund Collected till the end of Quarter in question	2,43,60,071=00
10.	Cumulative expenditure done till the end of Quarter in question	3,93,53,805=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

PAWANSUT BUILDCON INDIA PVT. LTD.

Anil Kumar

DIRECTOR

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	NIL
2.	Agreement for Sale	06
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

XIV. UNITS ALLOCATION DETAILS		
Total Number of Sanctioned apartments	Details of allotment made so far with Flat number/ Bungalow-Plot etc	Cancellation of Flat allotment, If any with Flat number/ Bungalow-Plot etc
1 BHK-	BLOCK-A- 202- 4 BHK	
2 BHK-	BLOCK-A- 301- 4 BHK	
3 BHK-	BLOCK-C- 101- 3 BHK – TOWER-1	
4 BHK-	BLOCK-C- 102- 3 BHK – TOWER-1	
Shop-	BLOCK-C- 103- 2 BHK - TOWER-1	
Bungalow-	BLOCK-C- 204- 3 BHK - TOWER-1	
Plot etc-	BLOCK-C- 303- 2 BHK - TOWER-1	
	BLOCK-C-305- 2 BHK - TOWER-1	
	BLOCK-C-402- 3 BHK - TOWER-1	
	BLOCK-C-102- 3 BHK - TOWER-2	
	BLOCK-C- 103- 2 BHK - TOWER-2	
	BLOCK-C- 402- 3 BHK – TOWER-2	
XV. BROCHURE / PROSPECTUS		

PAWANSUT BUILDCON INDIA PVT. LTD.

Pril Kumar

DIRECTOR

NAME:ANIL KUMAR

CONTACT NO: 8789529021

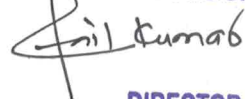
EMAIL ID: pawansut.buildcon@gmail.com

ADDRESS: C/O SRI KEDAR PRASAD SINHA, QUARTERNO. CD/769, SECTOR-2, SIDE-V, HEC,
DHURWA, RANCHI

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.

PAWANSUT BUILDCON INDIA PVT. LTD.


DIRECTOR

Signature of Promoter

Name: Anil Kumar

FORM No. 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date:- 04-04-2025

To,

The PAWANSUT BUILDCON INDIA PVT. LTD.

Director:- SRI ANIL KUMAR , S/O SRI RAMAWADH SINGH

AT- FLAT NO.- 302 , 3RD FLOOR , SHANTI HERITAGE NEAR MAHINDRA TWO
WHEELER SHOWROOM , RUKANPURA , BAILEY ROAD , PATNA- 800014.

Subject: Certificate of Percentage of Completion of Construction Work of APRAJITA GARDEN
No. of Building(s)/ 04 Wing(s) of the Project BRERA P81821-002/147/R-1620/2023 situated on
OPPOSITE PARASH GARDEN , RAMNAGARI TO NTPC COLONY ROAD , the Plot bearing
Khata No. 340 , Plot No. 324 , demarcated by its boundaries Latitude to the (N) 25° 61' 59" (E)
85° 07' 58.46" , Division- Patna , Village- RAMNAGARI, Block- Patna Sadar, District- Patna ,
PIN- 800025 . admeasuring 7934.22 sq. mts.,area being developed by the Promoter PAWANSUT
BUILDCON INDIA PVT. LTD.

Sir ,

I Manoj Kumar have undertaken assignment as Architect / Licensed Surveyor of certifying
Percentage of Completion of Construction Work of the APRAJITA GARDEN , Building(s)/ -----
Wing(s) of the 3rd Phase of the Project, situated on OPPOSITE PARASH GARDEN ,
RAMNAGARI TO NTPC COLONY ROAD , the Plot bearing Khata No. 340 , Plot No. 324 ,
Division- Patna , Village- RAMNAGARI, Block- Patna Sadar, District- Patna , PIN- 800025 .
admeasuring 7934.22 sq. mts.,area being developed by the Promoter PAWANSUT BUILDCON
INDIA PVT. LTD.

Following technical professionals are appointed by Owner/ Promoter:

Shri Manoj Kumar as L.S./Architect;

Shri Vijay Kumar as Structural Consultant

Shri Krishna Gopal Prasad as Mechanical/ Electrical / Plumbing Consultant (MEP)

Shri Rohit Shekhar 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 BRERA P81821-002/147/R-
1620/2023 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.

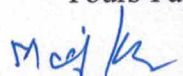

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

Table-A

Building/ Wing number 04 (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%	
2.	Basements(if any)	100%	
3.	Podiums(if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	95% Block -C (Tower-01 & 02), Block-A=95%	30-12-2027
6.	Slabs of Super Structure	05, Block-C(Tower-01=100% , Tower-02=100% , Block-A=100%	30-05-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	40% Block -C (Tower-01 & 02), Block-A=20%	30-12-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30-12-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	75%	30-12-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30-12-2027
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, Finishing to entrance lobby/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	30-06-2028

Yours Faithfully,

 (MANOJ KUMAR)

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

MANOJ KUMAR

(Registration No./License No.- CA/2002/29414)

MANOJ KUMAR

(Architect)

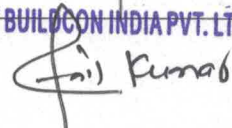
CoA No.-CA/2002/29414

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%	30-12-2027
2.	Water Supply	YES	30%	30-12-2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30-03-2028
4.	Storm Water Drains	N/A		
5.	Landscaping & Tree Planting	N/A		
6.	Street Lighting	YES	0%	30-06-2028
7.	Community Buildings	N/A		
8.	Treatment and Disposal of Sewage and Sullage Water	N/A		
9.	Solid Waste Management & Disposal	YES	0%	30-06-2028
10.	Water Conservation/Rain Water Harvesting	YES	0%	30-12-2027
11.	Energy Management	YES	0%	30-06-2028
12.	Fire Protection and Fire Safety Requirements	YES	0%	30-05-2028
13.	Electric Meter Room	YES	0%	30-06-2028
14.	Any Other Amenities			

PAWANSUT BUILDCON INDIA PVT. LTD.


MANOJ KUMAR
 Architect / Engineer (Signature)
 CoA No.-CA/2002/29414
 (Registration No./License No)


DIRECTOR
 Managing Director
 Signature & Name of the Promoter

FORM No. 1
[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)

Date:- 04-04-2025

To,

The **PAWANSUT BUILDCON INDIA PVT. LTD.**

Director:- **SRI ANIL KUMAR , S/O SRI RAM AWADH SINGH**

**AT- FLAT NO.- 302 , 3RD FLOOR , SHANTI HERITAGE NEAR MAHINDRA TWO WHEELER
SHOWROOM , RUKANPURA , BAILEY ROAD , PATNA- 800014.**

Subject: Certificate of Percentage of Completion of Construction Work of **APRAJITA GARDEN** No. of Building(s)/ **04** Wing(s) of the **BRERA P81821-002/147/R-1620/2023** situated on **OPPOSITE PARASH GARDEN , RAMNAGARI TO NTPC COLONY ROAD** , the Plot bearing **Khata No. 340 , Plot No. 324** , demarcated by its boundaries Latitude to the (N) **25° 61'59"** , Longitude (E) **85° 07' 58.46"** , Division- **Patna** , Village- **RAMNAGARI** , Block- **Patna Sadar** , District- **Patna** , PIN- **800025** . admeasuring **7934.22** sq. mts.,area being developed by the Promoter **PAWANSUT BUILDCON INDIA PVT. LTD.**

Sir ,

I Vijay Kumar have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **APRAJITA GARDEN** , Building(s)/ **04** Wing(s) of the Project, **BRERA P81821-002/147/R-1620/2023** situated on **OPPOSITE PARASH GARDEN , RAMNAGARI TO NTPC COLONY ROAD** , the Plot bearing **Khata No. 340 , Plot No. 324** , Division- **Patna** , Village- **RAMNAGARI** , Block- **Patna Sadar** , District- **Patna** , PIN- **800025** . admeasuring **7934.22** sq. mts.,area being developed by the Promoter **PAWANSUT BUILDCON INDIA PVT. LTD.**

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

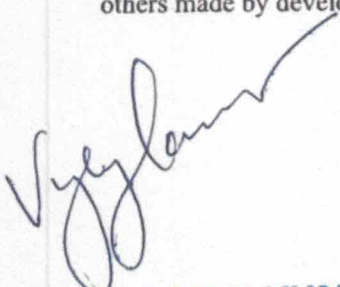
Shri Manoj Kumar as L.S./Architect;

Shri Vijay Kumar as Structural Consultant

Shri Krishna Gopal Prasad as Mechanical/ Electrical / Plumbing Consultant (MEP)

Shri Rohit Shekhar as Site Supervisor

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 **Rohit Shekhar** Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and others made by developer , and the site inspection carried out by us.


ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 13,56,80,664/- (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 4,45,34,469/- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

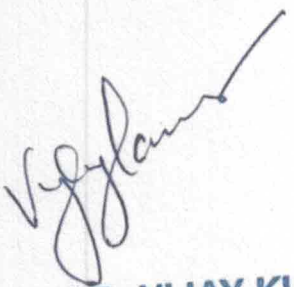
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate/Completion Certificate from 18/08/2028 (planning Authority) is estimated at Rs. 9,11,46,195/- (Total of Table A and B).

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 04 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 27/11/2023 Date of Registration is	Rs. 13,56,80,664/-
2	Cost incurred as on 03/04/2025 (based on the Estimated cost)	Rs. 4,45,34,469/-
3	Work done in Percentage (as Percentage of the estimated cost)	40 % (Approx)
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,11,46,195/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	0

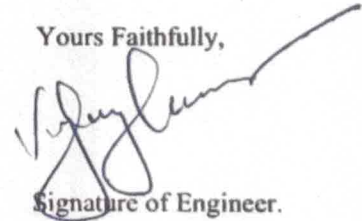

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

TABLEB

(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 27/11/2023 date of Registration is	Rs.13,56,80,664/-
2	Cost incurred as on 03/04/2025 (based on the Estimated cost).	Rs.4,45,34,469/-
3	Work done in Percentage (as Percentage of the estimated cost).	40%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 9,11,46,195/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	0

Yours Faithfully,



Signature of Engineer.

(Licence No)

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077



Chourasiya Pankaj & Associates

Chartered Accountants

L-219, Second Floor, Dumroan Palace, Faser Road, Patna-800001

Telephone: - 0612 3145990

Mob: - 8789860781, 8541957276

E-Mail: acapankajkmr@gmail.com

Annexure A

Form No. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

RERA Registration No:- BRERA P81821-002/147/R-1620/2023

Date:-03/04/2025

Subject: Certificate of amount incurred on **APRAJITA GARDEN** project situated on Plot bearing Project address:- Opposite Paras Garden, Ramnagri to NTPC Colony Road, Ashiana, Patna, Plot No 324, Khata No 340, latitude (N) 25° 61' 59" & longitude 85° 07' 58.46" being developed by **M/S PAWANSUT BUILDCON INDIA PRIVATE LIMITED.**

Cost of land & on site construction of Real Estate Project (All figures in Rs)

S. No.	Particulars	Estimated	Incurred
1	2	3	4
1(i)	Land Cost (a) Acquisition cost of land or development rights, lease premium, lease rent, interest cost incurred or payable on legal costs or land cost; (b) Amount of premium payable to obtain development rights, FAR, additional FAR, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority; (c) Acquisition cost of TDR (Transfer of Development Rights), 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; (e) Land premium payable as per annual statement of rates (ASR) for development 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 3) (ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by CA (in column 4) Note: (For total cost of construction incurred, minimum of (i) or (ii) is to be considered) (iii) Cost towards clearance of land for all or any encumbrance incl. cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of transit accommodation, overhead costs. (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits or any amount whatsoever payable to any authority.	5180664.00	5180664.00
	SUB TOTAL LAND COST (in Rs)	5180664.00	5180664.00

S. No.	Particulars	Estimated	Incurred
1	2	3	4
1 (ii)	<u>Cost of Development / Cost of construction</u> (a) (i) Estimated cost of construction as certified by engineer (Column 3) (ii) Actual cost of construction incurred as per the books of accounts as verified by the CA (Column 4); Note: (For 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 construction of the entire phase of the project registered. (b) Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. (c) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	13,05,00,000/-	3,93,53,805/-
	SUB TOTAL DEVELOPMENT COST (in Rs.)	13,05,00,000/-	3,93,53,805/-
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	13,56,80,664/-	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	4,45,34,469/-	
4	Percentage of Project Completed (As per Architect)	40 % (Approx.)	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	32.82 % (Approx.)	
6	Amount which can be withdrawn from the Designated Account - Total Estimated Cost * Proportion of cost incurred (S. no. 2 * S. no. 5)	4,45,30,393/-	
7	Less: Amount withdrawn till date of this certificate As per the books of accounts and the book statement	3,41,38,928/-	
8	Net Amount which can be withdrawn from the Designated Bank account under this certificate	1,03,91,465/-	

This certificate is being issued for RERA Bihar compliance for the Company **M/S PAWANSUT BUILDCON INDIA PRIVATE LIMITED** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For, Chourasiya Pankaj & Associates
Chartered Accountant

Place: Patna
Date: 03/04/2025



(Signature)

(Pankaj Kumar) Proprietor
M. No – 450737,
FRN – 029685C
UDIN:- 25450737BMJMW09882

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)		
Sr. No.	Particulars	Amount 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)	9,11,46,195/-
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)	3,52,19,820/-
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.	16,914 sqft 6,76,56,000/-
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	10,28,75,820/-
5	Amount to be deposited in Designed Account - 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated account If 4 is lesser than 1, than 100% of the balance receivables of ongoing project will be deposited in designated Account.	2,67,53,874/-

This Certificate is being issued for RERA compliance for the Company **M/S PAWANSUT BUILCON INDIA PRIVATE LIMITED** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Place: Patna
Date: 03/04/2025



For, Chourasiya Pankaj & Associates
Chartered Accountant

(Pankaj Kumar) Proprietor
M. No – 450737,
FRN – 029685C
UDIN:- 25450737BMJMW09882