FORM-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: 03/04/2025

To

The **PARTNER_(ORCHID HOMES REALTORS , & 703 RAJENDRA RESIDENCY, RUPASPUR , PATNA – 801506),**

Subject : Certificate of Cost Incurred for Development of [Project Name] SUNANDA ENCLAVE for Construction of 1 No. of Building(s) 1 Wing(s) of the Phase of the Project [BRERAP31143-1/ 110/ R-1748 / 2024] situated on the Plot bearing khasra no./ Final Plot no 373 demarcated by its boundaries (latitude and longitude of the end points)_to the North_to the South_____to the East _____to the West, of village _____ Tehsil Bihar _____District _____

PATNA **and measuring 2000.48_sq.mts being developed by [ORCHID HOMES REALTORS] Ref: Bihar RERA Registration Number : BRERAP31143-1/ 110/ R-1748 / 2024**

Sir,

I/ We **AR ANAND KUMAR** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being 1 Building(s)//1 Wing(s) of the 1 Phase of the Project, situated on the plot bearing khasra no./ Final Plot noof _____ village Saguna_____ Tehsil BIHAR_____ District **PATNA**

3/04/2025

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD,GOVERNMENT OF BIHAR

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PIN 801506_____and measuring 2000.48_sq.mts. area being developed by [Promoter's Name]

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s/Shri/Smt Shri **ANAND KUMAR**__as L.S. / Architect ;
   (ii) M/s /Shri / Smt Shri **MANOJ KUMAR**_as Structural ConsultantP
   (iii) M/s /Shri / Smt Shri **ANAND KUMAR**_as MEP Consultant
   (iv) M/s /Shri / Smt Shri **ANAND KUMAR**_as Quantity Surveyor *
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the 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 **5,50,00,000** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the_____being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. **1,65,00,000** (Total of Table A and B)_. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from _____(planning Authority) is estimated at Rs **3,85,00,000** (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 :

Manoj Kumar 3/04/2025

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD,GOVERNMENT OF BIHAR

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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. 5,50,00,000_/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 1,65.00.000_/-
3	Work done in Percentage (as Percentage of the estimated cost)	30 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **3,85,00,000** /-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs.NIL_____/-

3/04/2025

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD,GOVERNMENT OF BIHAR

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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. 5,50,00,000_/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 1,65,00,000_/-
3	Work done in Percentage (as Percentage of the estimated cost)	30 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,85,00,000 /-
5	Cost Incurred on Additional /Extra Items as on_____not included in the Estimated Cost (Annexure A)	Rs. NIL_____/-

Yours Faithfully

3/04/2025

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD,GOVERNMENT OF BIHAR

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 Occupation 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.

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Orchid Homes Realtors.

PAN:AAIFO1142P
GST: 10AAIFO1142P1ZD
Telephone: 9097917644
Email: ohaeohr@gmail.com

Office:703 Rajender Residency,
Railwayline Road, Rupaspur, Dhanaut
Patna, BIHAR-801506

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending Jan to Mar-2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	10AAIFO1142P1ZD	Name of Firm	**ORCHID HOMES REALTORS**
Firm Address :	**703 RAJENDRA RESIDENCY, RUPASPUR , PATNA – 801506**		
Total Experience of promoter in Real Estate sector	1 Year		
Total Experience in Real Estate after Implementation of RERA	1 Year		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	None	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	0	SUNANDA ENCLAVE IS THE FIRST PROJECT

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP31143-1/ 110/ R-1748 / 2024**	Name of Project/Phase of Registered Project	SUNANDA ENCLAVE
Name of Promoter	ANIRUDH PRIYA	Project Address	Plot No-373, Mainpura Shankar, Saguna More, Patna-801503

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 -
A 1ST TO 4TH	3 BHK	8	1123	16	1. Booked 1 / Allotted -	3. Booked/ Allotted -
A 1ST TO 4TH	3 BHK	8	1114			
S-01	Shop	1	325		2. Sold-	Sold -
S-02	Shop	2	581			
S-03	Shop	3	352			
S-04	Shop	4	352		Percentage of booking 12.5 %	Percentage of booking 0 %
S-05	Shop	5	533			
S-06	Shop	6	154			
S-07	Shop	7	430			

Name of Co-promoter	ASHA GUPTA		
Project Registration is valid up to	09-06-2027		
Starting date of Project or Phase of the Project	20-08-2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4, Plotted project	3 Residential - cum-Commercial	
Period of validity of map by the Competent Authority	5 Year		

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	0 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	NA			
2.	Fire N.O.C.	NA			
3.	Water Supply Permission	_____			
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.	____			

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)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	NA	
4.	Plinth	100%	
5.	Stilt Floor	50%	
6.	Slabs of Super Structure	100%	30-11-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31-04-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	31-04-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30-07-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30-09-2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0% 0%	31-10-2026 30-11-2026

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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	0%	
2.	Water Supply	YES	0%	30-11-2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	31-12-2026
4.	Storm Water Drains	YES	0%	31-12-2026
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Community Buildings	Yes	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	
9.	Solid Waste Management & Disposal	Yes	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	30-11-2026
11.	Energy Management	NO		
	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.			

12.	Fire Protection and Fire Safety Requirements	Yes	0%	
13.	Closed Parking	YES		30-11-2026
14.	Open Parking	YES	0%	30-11-2026
15.	Electrical Meter Room, Sub- Station, Receiving Station	YES	0%	30-11-2026
16.	Others (Option to Add More)	Yes		

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	NA		
2.	Water Supply	NA		
3.	Sewerage Chambers Septic Tank	NA		
4	Drains	NA		
5.	Parks, Land Scaping and Tree Planting	NA		
6.	Street Lighting	NA		
7.	Disposal of sewage & sullage water	NA		
8.	Water conservation/Rain Water Harvesting	NA		
9.	Energy Management	NA		

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

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	1866102000009133
2.	Estimated Cost of the Project including land cost at the start of the Project	5,62,65, 000
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,50,00,000
4.	Any Variation in Development Cost which is declared at the start of the Project .	____
5.	Amount received during the Quarter	0
6.	Actual Cost Incurred during the Quarter	22,47,088
7.	Net amount at end of the Quarter	
8.	Total expenditure on Project **till date**	1,93,36,160
9.	Cumulative fund collected till the end of Quarter in question	0
10.	Cumulative expenditure done till the end of Quarter in question	1,93,36,160

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter :-	NO
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	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?		

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.

For ORCHID HOMES REALTORS

PARTNER

Signature of Promoter

Name: ANIRUDH PRIYA.

Date:- 09-04-2025

A LOHIA & ASSOCIATES
CHARTERED ACCOUNTANTS

302, Yunus Corporate
(Beside Sukriti Complex)
S.P. Verma Road,
Patna - 800 001

Form No. 3

CHARTERED ACCOUNTANT'S CERTIFICATE

Real Estate Project - Sunanda Enclave
Bihar RERA Registration Number - BRERAP31143-1/110/R-1748/2024

For the Period Ended on March 31st, 2025

Sl. No.	Particulars		Amount (Rs.)	
			Estimated *	Incurred
			Column - A	Column - B
1i	**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.	1,265,000	1,265,000
	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	Additional 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.	-	-
	e	Land Premium Payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	-	-
	f	**Under Rehabilitation Scheme:**	-	-
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer **(in Column - A)**	-	-
	(ii)	Actual Cost of Construction of Rehab building incurred as per books of accounts as Verified by the CA **(in Column - B)** **Note: (For total cost of construction incurred, minimum of (i) or (ii) is to be considered)**	-	-
	(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/ illegal occupants, cost for providing temporary transit accomodation or rent in lieu of Transit Accomodation, overhead cost.	-	-
	(iv)	Cost of ASR linked premium fees, Charges and Security Deposits or Maintainance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
		Sub-Total of Land Cost	1,265,000	1,265,000

** Estimated Land Cost has been taken from the executed Land Agreements.*

A LOHIA & ASSOCIATES ★ Chartered Accountants ★

Sl. No.	Particulars		Amount (Rs.)	
			Estimated **	Incurred
			Column - A	Column - B
1i	**Development Cost/ Cost of Construction:**			
	a (i)	Estimated cost of construction as certified by Engineer	55,000,000	-
	a (ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA **(Column - B)**	-	18,071,160
	a (iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above i.e. Salaries, Consultant 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	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	55,000,000	18,071,160
2	Total Estimated Cost of the Real Estate Project (1(i)+1(ii)) of Estimated Column -A			56,265,000
3	Total Cost Incurred and Paid^ of the Real Estate Project (1(i)+1(ii)) of the incurred Column -B			19,336,160
4	Percentage of completion of Construction Work (as per project architect's certificate)			30.00%
5	Proportion of the Cost Incurred on Land Cost and Construction Cost to the total estimated cost. (3/2)%			34.37%
6	Amount which can be withdrawn from the Designated Account **Total Estimated Cost * Proportion of Cost Incurred and Paid (2*5)**			19,336,160
7	Less: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement			800,000
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate			18,536,160

*** Estimated Cost of Development has been taken from Project Information details available on RERA portal.*

^ Cost of Incurred & Paid is inclusive of advances to suppliers and net of creditors against supplies.

This Certificate is being issued for RERA compliance for Orchid Homes Realtors and is based on the records and documents produced before us and explanations provided to us by the management of the firm.

For **A Lohia & Associates**
Chartered Accountants
Firm Registration No. 007613C

Abhishek Lohia
Partner
Membership Number: 400029
Date: April 09, 2025
UDIN: 25400029BMOBOX3106

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sl. No.		Particulars	Amount (Rs.)
1		Estimated balance cost to complete the real estate project (Difference of Total Estimated Project Cost less Cost Incurred)	36,928,840
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)	5,014,305
3	(i)	Balance Unsold area to be certified by management and to be verified by CA from the records and books of accounts **(in Sq Mtr.)**	854
	(ii)	Estimated amount of sales proceeds in respect of unsold appartments (Calculated as per ASR multiplied to unsold area as on date of certificate to be calculated and certified by CA) as per Annexure-A to this certificate.	28,454,400
4		Estimated Receivables of ongoing Project sum of 2+ 3(ii)	33,468,705
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.	33,468,705

This Certificate is being issued for RERA compliance for Orchid Homes Realtors and is based on the records and documents produced before us and explanations provided to us by the management of the firm.

For **A Lohia & Associates**
Chartered Accountants
Firm Registration No. 007613C

Abhishek Lohia
Partner
Membership Number: 400029
Date: April 09, 2025
UDIN: 25400029BMOBOX3106

Annexure A

Statement of calculation of Receivables from the Sales of Ongoing Real Estate Project

Sold Inventory

(Amount in Rs.)

Sl. No.	Flat No.	Carpet Area (In Sq. Mtr.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
1	301	103.49	6,190,500	1,176,195	5,014,305

(Unsold Inventory Valuation)

Ready Reckoner Rate as on date of Certificate of the Residential Premises Rs. 1900/- per Sq. ft. of Super Built up Area and Commercial Premises Rs. 3800/- per Sq. ft. of Super Built up Area.

(Amount in Rs.)

Sl. No.	Flat/ Shop No.	Carpet Area (In Sq. Mtr.)	Unit Consideration as per Ready Reckoner
1	101	103.49	2,945,000
2	202	104.33	2,973,500
3	402	104.33	2,973,500
4	103	104.33	2,973,500
5	303	104.33	2,973,500
6	204	103.49	2,945,000
7	404	103.49	2,945,000
8	S-02	29.79	1,827,800
9	S-05	32.95	2,021,600
10	S-06	48.19	2,956,400
11	S-07	14.99	919,600

