FORM No. 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

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

Date :- 29.10.2024.

To,
The PARTNER (Name & Address of Promoter),
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 building(s)/ 1 Wing(s) of the _____ Phase (Bihar RERA Registration Number) BRERAP31143-1/11D/R-1748/2024. situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No../C.N.No./CTSNo./SurveyNo./Final Plot No. 373 demarcated by its boundaries (latitude and longitude of the end points) 25.622521091 85.04048488 to the North 25.622234559 85.04013228 to the South 25.62228897 85.04044114 to the East 25.622572 85.040175 to the West of Division _____ Village _____ Block _____ District PATNA PIN 801503. admeasuring 2000.48 sq.mts. area being developed by [Promoter] ORCHID HOMES REALTORS.

Ref: Bihar RERA Registration Number BRERAP31143-1/11D/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 situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 373 of Division _____ Village _____ Taluka _____ District PATNA. PIN 801506. admeasuring 2000.48 sq.mts. area being developed by [Owner/Promoter]

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

(i) ~~M/s /Shri/Smt~~ Sri ANAND KUMAR. as L.S. / Architect ;
(ii) ~~M/s~~ /Shri/~~Smt~~ Sri MANOJ KUMAR. as Structural Consultant
(iii) M/s /Shri/Smt Sri ANAND KUMAR. as MEP Consultant
(iv) M/s /Shri/Smt Sri 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

Anand.
AR. ANAND KUMAR
C.O.A. Regd. No.-CA/2010/46971

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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 NAGAR PARISHAD MALWAN being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,10,00,000/- (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. 4,40,00,000/- (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 :

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. 1,10,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	% 20%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,40,00,000.
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. NIL.

AR. ANAND KUMAR
C.O.A. Regd. No.-CA/2010/46971

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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	5,50,00,000 Rs.
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. 1,10,00,000
3	Work done in Percentage (as Percentage of the estimated cost).	20 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 4,40,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. NIL

Anand.

Yours Faithfully,

AR. ANAND KUMAR
C.O.A. Regd. No.-CA/2010/46971
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

Annexure A

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

Anand.

AR. ANAND KUMAR
C.O.A. Regd. No.-CA/2010/46971

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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 September 2024

I. PARTICULARS OF PROMOTERS			
Promoter 's Registration Number/ CIN No/ Partnership deed no/ LLP Details/ Any other registration with MSME or Govt. Bodies	10AAIF01142P1ZD (GST)	Name of Firm	ORCHID HOMES REALTORS
Firm Address	FLAT NO - 703, RAJENDRA RESIDENCY, RUPASPUR, DHANAUT, 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	BRERAP31143-1/40/R-1748/2024	Name of Project/Phase of Registered Project	SUNANDA ENCLAVE
Name of Promoter	ANIRUDH PRIYA	Project Address	Plot - 373, Mainpura Shankar, Saguna More, Patna-801503
Name of Co-Promoter	ASHA GUPTA		
Project Registration is valid up to	09-06-2027		
Starting date of Project or Phase of the Project	26-08-2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential - cum- Commerc 4. Plotted Project	3. Residential um Commercial	
Period of validity of map by the Competent Authority	5 Yeas		

For ORCHID HOMES REALTORS

PARTNER

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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 – 1. Booked/ Allotted - 2. Sold-	Total Number of Apartments in Landowner's share – 3. Booked/ Allotted - Sold -
	1. 1BHK 2. 2BHK 3. 3BHK 4. Shop 5. Bungalow- 6. Plot etc.				Percentage of booking	0% 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)

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	0
		2. Sold -	0

V. DETAILSOFBUILDINGAPPROVALS

(IfalreadyfiledalongwithRegistrationApplication,thenthereisnoneedoffurtherfiling)

S.No.	Name of the Approval/ N.O.C./Permission/ Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.

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1.	NOC for Environment	N/A.			
2.	Fire N.O.C.	N/A.			
3.	Water Supply Permission	—			
4.	NOC from Airport Authority Of India	N/A.			
5.	Other Approval(s),if any, Required for the Project.	—			

VI. CONSTRUCTIONPROGRESSOFTHEPROJECT			
1. Plan Case No._____(To be added 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)	70 %.	
3.	Podiums(if any)	N/A.	
4.	Plinth	0%.	
5.	Stilt Floor	0%.	
6.	Slabs of Super Structure	0 %.	30.08.2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%.	31.01.2026.
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%.	31.01.2026.
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%.	30.04.2026.
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%.	30.06.2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical	0%.	31.07.2026.

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	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	0 /.	30.08.2026
	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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads &Footpaths	NO.		
2.	Water Supply	YES.	0%.	30.08.2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES.	0%.	30.09.2026
4.	Storm Water Drains	YES.	0%.	30.09.2026
5.	Landscaping & Tree Planting	NO.		
6.	Street Lighting	NO.		
7.	Community Buildings	NO.		

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8.	Treatment and Disposal of Sewage and Sullage Water			
9.	Solid Waste Management & Disposal	ND.		
10.	Water Conservation /Rain Water Harvesting	YES.	0%.	30.08.2026.
11.	Energy Management	NO.		
12.	Fire Protection and Fire Safety Requirements	ND.		
13.	Closed Parking	YES.		30.08.2026.

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14.	Open Parking	YES.	0%.	30.08.2026.
15.	Electrical Meter Room, Sub- Station, Receiving Station	YES.		30.08.2026.
16.	Others (Option to Add More)			

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

		PROPOSED YES/NO.	PERCENTAGEOF ACTUALWORK 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	N/A		
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 (EACHBLOCK) OF THE PROJECT

(A)	Sr.No.		
	1.	Front Elevation	Still at basement level.

	2.	Rear Elevation	At Basement Level Now.
	3.	Side Elevation	
(B)		Photograph of each floor	

X. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	
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	16,51,291.26
7.	Net amount at end of the Quarter	
8.	Total expenditure on Project **till date**	1,46,90,157/-
9.	Cumulative fund collected till the end of Quarter in question	0
10.	Cumulative expenditure done till the end of Quarter In question	1,46,90,157/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases(if any) – On Project / Promoter	NONE.
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	

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5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	N/A - NO.
B	Sale/Agreement for Sale During the Quarter	NONE (ZERO)
1.	Sale Deed	NO. (ZERO)
2.	Agreement for Sale	NO. (ZERO).
3.	No. of possessions given to allottees	NO.
XIII.PERCENTAGEOFWORKALONGWITHMILESTONECHART		
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: 30.10.2024.

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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 September 30, 2024

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.	12,65,000	12,65,000
	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	12,65,000	12,65,000

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

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	5,50,00,000	-
	a (ii)	Actual cost of construction incurred^ as per the books of accounts as verified by the CA **(Column - B)**	-	1,34,25,157
	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	5,50,00,000	1,34,25,157
2	Total Estimated Cost of the Real Estate Project (1(i)+1(ii)) of Estimated Column -A			5,62,65,000
3	Total Cost Incurred and Paid^ of the Real Estate Project (1(i)+1(ii)) of the incurred Column -B			1,46,90,157
4	Percentage of completion of Construction Work (as per project architect's certificate)			20.00%
5	Proportion of the Cost Incurred on Land Cost and Construction Cost to the total estimated cost. (3/2)%			26.11%
6	Amount which can be withdrawn from the Designated Account **Total Estimated Cost * Proportion of Cost Incurred and Paid**			1,46,90,157
7	Less: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement			-
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate			1,46,90,157

*** 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 No. 400029
Date: October 30, 2024
UDIN: 24400029BKETBF5013

(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)	4,15,74,843
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 **(in Sq ft.)**	14,493
	(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.	3,13,99,400
4		Estimated Receivables of ongoing Project sum of 2+ 3(ii)	3,13,99,400
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.	3,13,99,400

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 No. 400029
Date: October 30, 2024
UDIN: 24400029BKETBF5013

Annexure A

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

Sold Inventory

(Amount in Rs.)

Sl. No.	Flat No.	SBU Area (In Sq.ft.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount *	Balance Receivable
1	-	-	-	-	-

(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 No.	SBU Area (In Sq.ft.)	Unit Consideration as per Ready Reckoner
1	Residential	12,460.00	2,36,74,000
2	Commercial	2,033.00	77,25,400

ALOHIA & ASSOCIATES
Chartered Accountants