RBKK & ASSOCIATES
Chartered Accountants

Room No. 619, Ashina Hariniwas Complex
Dakbunglow Road, Patna - 800 001
Mob.: 9748798424
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CERTIFICATE

Subject: Certificate of amount incurred on **MAA SHANTI PAILESH** situated at Niral Nagar, Polsan Road, Plot No.1403, Khata No. 1913 , Thana No. 01, Mauza, Digha, Patna under Patna Punicipal Corporation admeasuring 2131.22 sq. meter area, being developed by **DURGA HOME CONSTRUCTION** ***having RERA Registration No*** **.BRERAP65704-1/1011/R-850/2019**

		Rs.	Rs.
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 30.06.2022
1	2	3	4
1	**Land Cost** (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (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. (if not included in para (a) above); (e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority.	Land acquired through Agreement with Land Owner 50% share basis	
	SUB TOTAL LAND COST (in Rs.)	-	-

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 30.06.2022
1	2	3	4
2	**Project Clearance Fees** (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	10859	10859
	SUB TOTAL FEES PAID (in Rs.)	10859	10859
3A	**Cost of Development And construction** (a) Cost of services (water, electricity to construction site) , Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of ***Salary and Wages*** (excluding cost of salaries of employees of the company not directly attached to project);	28654050	26456915.83
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	28654050	26456915.83
3B	***Cost of construction incurred (As Certified by Project Engineer)***		
3C	***Total Construction Cost (Lower of 3A and 3B.)***	28654050	26456915.83
3D	***Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)***	-	-
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	28654050	26456915.83
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	28664909	26467774.83

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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	92.34
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	20,533,476.00
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	14,373,433.20
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. **(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)**	
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)	-
11	Balance available in Designated A/c.	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	-

This certificate is being issued on specific request of **M/s DURGA HOME CONSTRUCTION** for BIHAR RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

For RBKK & Associates
Chartered Accountants
FRN-019237C

CA KUNAL KUMAR
Partner
Membership No-304974
Place: Patna
Date: 17-10-2022
UDIN- 22304974BABIMG9212

FORM No-1

ARCHITECT'S CERTIFICATE

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

As on Ending 30th June-2022

(From 01-04-2022 to 30-06-2022)

Date:-07-08-2022

To

DURGA HOME CONSTRUCTION,
Nirmal Sritee Appartment,Flat No-202,
Road No-5,Gardanibagh patna-800001.

Subject:- Certificate of Percentage of work executed(April-2022 to June-2022) in the project"**MAA SHANTI PAILESH**" having 1(One) No. of Building bearing the registration no{Bihar RERA Registration Number **BRERAP65704-1/1011/R-850/2019** and being developed on the Plot bearing Khata No-**1913**,Plot No-**1403** demarcated by its **Latitude (N) 25* 64' 34.27",Longitude (E) 85* 08' 25.25"** of the land situated in **NIRALA NAGAR POLSAN ROAD DIGHA,**Block-patna sadar division-patna,district-Patna,Pincode-800012,admeasuring **1079.48** sq.mts., area being developed by the Promoter DURGA HOME CONSTRUCTION.

Sir,

I/ We Manoj Kumar have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of **MAA SHANTI PAILESH** Project, situated at Niral Nagar polsan Road,Digha patna,Survey Plot No-1403,Khata No-1913,Thana No-01,Mauza Digha Patna,Comes Uner Patna Municipal Corporation, admeasuring **1079.48** sq.mts. area being developed by **DURGA HOME CONSTRUCTION**.

1. Following technical professionals are appointed by Promoter :-
   (i) Manoj Kumar as L.S Architect
   (ii) Vijay kumar as Structural Consultant
   (iii) Kunal Kumar Partner of RBKK Associate as Chartered Accountant

(iv) Rohit Shekher as Site Engineer

(v) Krishna Gopal Prasad as Mechanical/Eelec../Plumbring Consultant(MEP)

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 of the building/Wing of the Real Estate Project as registered vide number **BRERAP65704-1/1011/R-850/2019.**underBihar RERA. Is as per table A herein below. The percentage of the work executed of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

SL.NO	TASKS/ACTIVITY	PERCENTAGE OF WORK DONE
1.	Excavation	N.A
2.	Number of Basement and Plinth	N.A
3.	Number of Podiums	N.A
4.	Stilt Floor	90%
5.	Number of Slabs of Super Structure	95%
6.	Internal Walls,Internal Plaster,Floorings within Flats/premises,doors and Window to Each of the Flat/Premises.	95%
7.	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises.	95%
8.	Staircases,Lifts Wells and Lobbies at each Floor Level Connecting Staircases and Lifts,Overhead and Underground Water tanks.	95%
9.	The External Plumbring and external plater,elevation,completion of terraces with waterproofing of the building/Wings.	95%
10.	Installation of Lift water plumb 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 plinth protection, paving of areas appurtenant to Building/Wing,Compound wall and all other requirements as may be required to obtain Occupation/Completion Certificate.	80%

TABLE-B

Internal and External Development Works in respect of the entire Registred Phase.

SL NO	Common areas and Facilities,Amenities	Proposed (Yes/No)	Percentage of Work done	Details.
1.	Internal Road & Footpaths.	Yes	100%	Work Done
2.	Wate Supply	Yes	95%	Work-in-Progress
3.	Sewerage(Chamber,Lines,Septic Tanks,STP)	Yes	95%	Work-in-Progress
4	Storm Water Dranis	Yes	100%	Work Done
5.	Landscaping & Tree Planting.	N/A	0%	Not Required.
6.	Street Lighting	N/A	0%	Not Required.
7.	Community Buildings	N/A	0%	Not Required.
8.	Treatment and disposal of Sewage and sullage water.	N/A	0%	Not Required.
9.	Soil Waste Management & Disposal.	N/A	0%	Not Required.
10.	Water Conservation,Rain Water Harvestings.	Yes	95%	Work-in-Progress
11.	Energy Management	No	0%	Not Required.
12.	Fire protection and fire safety requirements.	Yes	50%	Work-in-Progress
13.	Electrical Meter room,Sub-Station,receiving Station.	N/A	0%	Not Required.
14	Others (Option to Add more)			

Yours Faithfully

Manoj Kr (MANOJ KUMAR)

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

(Registration No./License No-AR/04/2016)

PROJECT DETAIL
TABLE-"C"

SL. NO	PARTICULAR	NUMBER OF FLAT	NO OF PARKING	NO OF FLAT/PARKING BOOKED	UNSOLD FLAT	UNSOLD PARKING
1.	FLAT	12	-	8	4	-
2.	PARKING	-	12	8	-	4