



CERTIFICATE

Subject: Certificate of amount incurred on **JAHAJI PALACE** situated at Mohall-Machhali Gali, Jakkanpur, Plot No 59 & 50(P), Khata No 21, 16, Thana No 29, Mauza-Jakkanpur, Patna under Patna Puncipal Corporation admeasuring 652.23 sq. meter area, being developed by **DURGA HOME CONSTRUCTION** having RERA Registration No .BRERAP65704-2/120/R-1263/2022

		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)	2478	2478
	SUB TOTAL FEES PAID (in Rs.)	2478	2478
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);	11930000	629900
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	11930000	629900
3B	Cost of construction incurred (As Certified by Project Engineer)		
3C	Total Construction Cost (Lower of 3A and 3B.)	11930000	629900
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)	11930000	629900
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	11932478	632378



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)%	5.30
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	-
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

Kunal

CA KUNAL KUMAR
Partner
Membership No-304974
Place: Patna
Date: 17-10-2022
UDIN- 22304974BABHZW4511

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:-10-08-2022

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 "**JAHAJI PALACE**" having 1(One) No. of Building bearing the registration no {Bihar RERA Registration Number BRERAP65704-2/120/R-1263/2022 and being developed on the Plot bearing Khata No-21,16, Plot No-49,50 demarcated by its **Latitude (N) 25* 59' 30.48"**, **Longitude (E) 85* 12' 70.06"** of the land situated in **MOHALLA MACHHALI GALI JAKKANPUR, PATNA**, Block-patna sadar division-patna, district-Patna, Pincode-800001, admeasuring **495.46** sq.mts., area being developed by the Promoter DURGA HOME CONSTRUCTION.

Sir,

I/ We Anupam Sunil have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of "**JAHAJI PALACE**" Project, situated at Machhali Gali, Jakkanpur, Patna, Survey Plot No-49,50, Khata No-21,16, Thana No-29, Mauza- Jakkanpur Patna, Comes Uner Patna Municipal Corporation, admeasuring **495.46** sq.mts. area being developed by **DURGA HOME CONSTRUCTION**.

1. Following technical professionals are appointed by Promoter :-

- (i) Anupam Sunil as L.S Architect
- (ii) Kunal Kumar Partner of RBKK Associate as Chartered Accountant
- (iii) Suryanath Singh as Site Engineer

(iv) Krishna Gopal Prasad as Mechanical/Eelec./Plumbing 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 BRERAP65704-2/120/R-1263/2022.under Bihar 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	40%
5.	Number of Slabs of Super Structure	40%
6.	Internal Walls,Internal Plaster,Floorings within Flats/premises,doors and Window to Each of the Flat/Premises.	0%
7.	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises.	0%
8.	Staircases,Lifts Wells and Lobbies at each Floor Level Connecting Staircases and Lifts,Overhead and Underground Water tanks.	0%
9.	The External Plumbring and external plater,elevation,completion of terraces with waterproofing of the building/Wings.	0%
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.	0%

TABLE-B

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

SL NO	Common areas and Facilities,Amenities	Proposed (Yes/No)	Percentage of Work done	Details.
1.	Internal Road & Footpaths.	Yes	0%	Work-in-Progress
2.	Wate Supply	Yes	50%	Work-in-Progress
3.	Sewerage(Chamber,Lines,Septic Tanks,STP)	Yes	0%	Work-in-Progress
4	Storm Water Dranis	Yes	0%	Work-in-Progress
5.	Landscaping & Tree Planting.	Yes	0%	Work-in-Progress.
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	0%	Work-in-Progress
11.	Energy Management	No	0%	Not Required.
12.	Fire protection and fire safety requirements.	Yes	0%	Work-in-Progress
13.	Electrical Meter room,Sub-Station,receiving Station.	N/A	0%	Not Required.
14	Others (Option to Add more)			

Yours Faithfully

 (ANUPAM SUNIL)

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

(Registration No./License No-AR/13/15 ,PMC CA/2010/50120)

PROJECT DETAIL
TABLE-"C"

SL. NO	PARTICULAR	NUMBER OF FLAT	NO OF PARKING	NO OF FLAT/PARKING BOOKED	UNSOLD FLAT	UNSOLD PARKING
1.	FLAT	4.5	-	0	4.5	-
2.	PARKING	-	4.5	0	-	4.5