FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

Date 15.4.25

To,
Harsharpit Realtech Pvt. Ltd.
BIBI Ganj, Near Oxford School, Muzaffarpur, Bihar.

Subject: Certificate of Percentage of Completion of Construction Work of G+4 (Res) No. of Building(s)/---one--- Wing(s) of the---one--- Phase of the Project [**BRERAP35953-1/130/R-1778/2024**] situated on the Plot No: 254 demarcated by its boundaries (latitude 26.112944 and longitude of the end points) 85.3744505 to the North ---------- to the South to the East To the West of Division village Block District Muzaffarpur PIN 842001 Admeasuring 565.40 sq.mts. area being developed by Harsharpit Realtech Pvt. Ltd.

Sir,

I/ We Aditya Verma have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the G+4 (Residential) ------ Building(s)/---one--- Wing(s) of the Phase of the Project, situated on the Plot No 254 of Division East Village Damuchak Block Mushari District Muzaffarpur PIN 842001 Admeasuring 565.40 sq.mts. area being developed by Harsharpit Realtech Pvt. Ltd.

Following technical professionals are appointed by Owner / Promoter:—

(i) M/s/Shri/Smt. Aditya Verma as L.S. / Architect;
(ii) M/s /Shri / Smt. Shailesh Kumar as Structural Consultant
(iii) M/s /Shri / Smt. Ajit Singh as MEP Consultant
(iv) M/s /Shri / Smt. Ajit Singh 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 under [**BRERAP35953-11/130/R-1778/2024**] 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.

Table-A

Building/ Wing number S.K. Tower **(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)	80%	20.10.2023
2.	Basements(if any)	N.A.	N.A.
3.	Podiums(if any)	N.A.	N.A.
4.	Plinth	100%	15.11.2023
5.	Stilt Floor	100%	10.03.2024
6.	Slabs of Super Structure	60%	10.02.2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00%	01.04.2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00%	24.05.2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50%	21.07.2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%	01.04.2028
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	10%	20.09.2028

Yours Faithfully,

Aditya Verma

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

AR. ADITYA VERMA
CA/2017/88235

(Registration No./Licence No.)

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	10.06.2028
2.	Water Supply	YES	0	10.06.2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	10.06.2028
4.	Storm Water Drains	-	-	NA
5.	Landscaping & Tree Planting	YES	0	10.06.2028
6.	Street Lighting	YES	0	10.06.2028
7.	Community Buildings	-	-	NA
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0	10.06.2028
9.	Solid Waste Management & Disposal	YES	0	10.06.2028
10.	Water Conservation/Rain Water Harvesting	YES	0	10.06.2028
11.	Energy Management	YES	0	10.06.2028
12.	Fire Protection and Fire Safety Requirements	YES	0	10.06.2028
13.	Electric Meter Room	YES	0	10.06.2028
14.	Any Other Amenities			

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 :----------

To,

Harsharpit realtech Pvt Ltd.
Bibi ganj, near ambika bhawani school
muzaffarpur

Subject : Certificate of Cost Incurred for Development of [S.K Tower] for Construction of G+4(Res.)building(s)/Wing(s) of the _____Phase [**BRERAP35953-1/130/R-1778/2024**] situated on the Plot No: 254 demarcated by its boundaries (latitude and longitude of the end points) ---------- to the North_____ to the South_____ to the East_____ To the West_____ of Division village Block District Muzaffarpur PIN 842001 Admeasuring 565.40 sq.mts. area being developed by Harsharpit Realtech Pvt. Ltd.

Ref: Bihar RERA Registration Number **BRERAP35953-1/130/R-1778/2024**

Sir,

I/ We Shailesh Kumar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being G+4(Res.) Building(s)/ one Wing(s) of the one Phase situated on the Plot No. : 254 of Division East Village Damuchak Taluka Mushari District Muzaffarpur PIN 842001. Admeasuring 565.40 sq.mts. area being developed by Harsharpit Realtech Pvt. Ltd.

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

   (i) M/s /Shri/Smt Aditya Verma as L.S. / Architect ;
   (ii) M/s /Shri/Smt Shailesh Kumar as Structural Consultant
   (iii) M/s /Shri/Smt Ajit Singh as MEP Consultant
   (iv) M/s /Shri/Smt Ajit Singh as Quantity Surveyor *

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 Ajit Singh 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. 3,00,00,000/— (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 Occupancy Certificate / Completion Certificate for the building(s) from the MMC, Muzaffarpur being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,00,00,000/- (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 Occupancy Certificate / Completion Certificate from MMC, Muzaffarpur (planning Authority) is estimated at Rs. 2,00,00,000/- (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 S.K. Tower
(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. 3,00,00,000/-
2	Cost incurred as on 31/3/25 (based on the Estimated cost)	Rs. 1,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	30 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 31/3/25 not included in the Estimated Cost (Annexure A)	Rs. 5,65,100/-

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. 3,00,00,000/-
2	Cost incurred as on 31/03/25 (based on the Estimated cost).	Rs. 1,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost).	30 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 2,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 31/03/25 not included in the Estimated Cost (Annexure A).	Rs. 5,65,100/-

Yours Faithfully,

Signature of Engineer.

Lic No-BR/UDHD/SE/23-0140

(Licence No.....)

Er. Shailesh Kumar
Structure Engineer
Lic No.- BR/UDHD/SE/23-0140
Bhagwanpur, Muzaffarpur
Mob.- +91 7979880...

*** 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 Occupancy 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

SUSHIL KUMAR SHARMA & CO.
(Chartered Accountants)
Address: Bishwanath'sPushpaVatika, Amgola, Muzaffarpur-842002 (Bihar)
Contact Details: Mob-7761952501, e-mail id- cashashi2007@gmail.com

FORM – 3

[see Regulation 3]

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

.Cost of Real Estate Project - S.K. TOWER

Bihar RERA Registration Number - BRERAAP35953-1/130/R-1778/2024

Sl.No.	Particulars	Amount (Rs)	
		Estimated	Incurred
1.i	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	1,05,00,000.00	1,05,00,000.00
b.	Amount of Premium Premium payable 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.	Acquisition 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; and		
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment re-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 (ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA		

Sushil Kumar Sharma & Co. 005093C Muzaffarpur Chartered Accountants

Sl.No.	Particulars	Amount (Rs)	
		Estimated	Incurred
	Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered) (iii) Cost towards towards clearance clearance of land of all or any encumbrances including cost of removal of legal/ illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
	Sub-Total of LAND COST	**1,05,00,000.00**	**1,05,00,000.00**
1.ii	**Development Cost/ Cost of Construction**		
	a. **(i)** Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA Note : (for adding to 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.	3,00,00,000.00	99,72,850.00
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority		

Sushil Kumar Sharma & Co. Muzaffarpur Chartered Accountants

Sl.No.	Particulars	Amount (Rs)	
		Estimated	Incurred
	c. Principal sum and interest payable to financial institutions, scheduled banks, non- banking banking financial financial institution institution (NBFC) or money lenders on construction funding or money borrowed for construction ;		
	Sub-Total of Development Cost	3,00,00,000.00	99,72,850.00
2.	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**4,05,00,000.00**	
3.	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**		**2,04,72,850.00**
4.	% 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)		50.60%
6.	Amount Which can be withdrawn from the Designated Account **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		2,04,72,850.00
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		0.00
8.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate		2,04,72,850.00

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

15/04/2025

Membership Number: 510693

Name : CA Shashi Bhushan Kumar

UDIN : **25510693BMOOIH7225**

Sushil Kumar Sharma & Co. ★ Chartered Accountants ★ 005093C Muzaffarpur

(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) (calculated as per the Form IV)	2,00,27,150.00
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)	0.00 (All Flats are unsold)
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	6556 Sqft 4,68,00,000.00
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	4,68,00,000.00
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 of the balance receivables of ongoing project will be deposited in designated Account	3,27,60,000.00

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

15/04/2025

Membership Number: 510693

Name : CA Shashi Bhushan Kumar

Sushil Kumar Sharma & Co. ★ CA 005093C Muzaffarpur ★ Chartered Accountants

Cost of Real Estate Project - S.K. TOWER

Bihar RERA Registration Number - BRERAAP35953-1/130/R-1778/2024

Annexure A

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

Sold Inventory

Sl.No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
Nil					

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs 76,103.50 per sm.

Sl.No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
(1)	(2)	(3)	(4)
1	201	85.41	65.00 Lakh
2	202	85.78	66.00 Lakh
3	203	66.17	51.00 Lakh
4	204	67.29	52.00 Lakh
5	301	85.41	65.00 Lakh
6	302	85.78	66.00 Lakh
7	303	66.17	51.00 Lakh
8	304	67.29	52.00 Lakh



FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending 31st March of 2025.

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	Registration No: U70109BR2015PTC033121	Name of Firm	Harsharpit Realtech Pvt. Ltd.
Firm Address :	BIBI Ganj, Near Oxford School, Muzaffarpur, Bihar.		
Total Experience of promoter in Real Estate sector	06 Months		
Total Experience in Real Estate after Implementation of RERA	06 Months		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Zero Zero Zero Zero	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Zero Zero Zero Zero	

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP35953-1/130/R-1778/2024**	Name of Project/Phase of Registered Project	S. K. Tower
Name of Promoter	**Harsarpit Realtech Pvt. Ltd.**	Project Address	WARD-28, DAMUCHAK, MUZAFFARPUR
Project Registration is valid up to	30.06.2028		
Starting date of Project or Phase of the Project	30.10.2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority concerned	04.03.2029		

Harsharpit Realtech Pvt. Ltd.

Director

Director

15/4/25

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Tota Nos. of Sanctioned Apartments/unit-wise	Total Number of Apartments in Promoter's share	Total Number of Apartments in Promoter's Share-	Total Number of Apartments in Landowner Share-	Total Numbe of Apartments in Landowne Share-
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	2 BHK	627 SQM	8	00	00	Don't Know	Don't Know
	3 BHK	897 SQM	8				
		Total		00% of Total units	00 % of Total units	% of Total units	% of Total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES:

Mandatory in case of booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

00% booking

V. CANCELLATION OF ALLOTEMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC

(A) Cancelled by Allottees	(B) Cancelled by Promoters.
FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC	FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC
*Whether notice and reminder of cancellation was served to the promoter by Allottees	*Whether notice and reminder of cancellation has been served to the Allottees by Serving
Yes/No	Yes/No

VI DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building/ Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
01	Developer Share- 08	1. Booked/Allotted -	00
		2. Sold -	00

VII 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.	N.A.			
3.	Water Supply Permission				

Harsharpit Realtech P.

15/4/25

Director

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Tota Nos. of Sanctioned Apartments/unit-wise	Total Number of Apartments in Promoter's share	Total Number of Apartments in Promoter's Share-	Total Number of Apartments in Landowner Share-	Total Number of Apartments in Landowner Share-
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	2 BHK	627 SQM	8	00	00	Don't Know	Don't Know
	3 BHK	897 SQM	8				
		Total		00% of Total units	00 % of Total units	% of Total units	% of Total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES:

Mandatory in case of booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

00% booking

V. CANCELLATION OF ALLOTEMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC

(A) Cancelled by Allottees	(B) Cancelled by Promoters.
FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC	FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC
*Whether notice and reminder of cancellation was served to the promoter by Allottees	*Whether notice and reminder of cancellation has been served to the Allottees by Serving
Yes/No	Yes/No

VI DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building/ Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	00
01	Developer Share- 08	2. Sold -	00

VII 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.	N.A.			
3.	Water Supply Permission				

Harsharpit Realtech P...
15/4/25
Director

4.	NOC from Airport Authority of India	N.A.			
5.	Other Approval(s), if any, required for the Project.	N.A.			

VIII. PROGRESS OF THE PROJECT – Internal infrastructure Development

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)	80%	20.10.2023
2.	Basements (if any)	N.A.	N.A.
3.	Podiums (if any)	N.A.	N.A.
4.	Plinth	100%	15.11.2023
5.	Stilt Floor	100%	10.03.2024
6.	Slabs of Super Structure	60%	10.02.2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00%	01.04.2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00%	24.05.2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50%	21.07.2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%	01.04.2028
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	10%	20.09.2028
12.	NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	00%	01.02.2028

Harsharpit Realtech Pvt. Ltd.

Director 15/4/25

13.	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing,Compound Wall and all other requirements as be required to complete project as per specifications in Agreement for Sale. Any Other activities.	00%	01.02.2028
14.	Overall Percentage of Actual Work Done and final completion date.	15%	30.06.2028

IX. EXTERNAL INFRASTRUCTUREDEVELOPMENT WORKS – PROGRESS RELATED TO AMENITIES AND COMMON AREA AND

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	10.06.2028
2.	Water Supply	YES	0	10.06.2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	10.06.2028
4.	Storm Water Drains	-	-	NA
5.	Landscaping & Tree Planting	YES	0	10.06.2028
6.	Street Lighting	YES	0	10.06.2028
7.	Community Buildings	-	-	NA
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0	10.06.2028
9.	Solid Waste Management & Disposal	YES	0	10.06.2028
10.	Water Conservation / Rain Water Harvesting	YES	0	10.06.2028
11.	Energy Management	YES	0	10.06.2028

Harsharpit Realtech...
Director

12.	Fire Protection and Fire Safety Requirements	YES	0	10.06.2028
13.	Closed Parking	YES	0	10.06.2028
14.	Open Parking	YES	0	10.06.2028
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	10.06.2028
16.	Others (Option to Add More)	-	-	NA
17.	Overall Percentage of Actual Work Done and final completion date			

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

Harsharpit Realt...

Director 15/4/25

XI. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	5428789809
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs.40500000
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 30000000
4.	Any Variation in Development Cost which is declared at the start of the Project.	No
5.	Amount received during the Quarter	Rs.00
6.	Actual Cost Incurred during the Quarter	Rs. 10,00,000
7.	Net amount at end of the Quarter	Rs.,00
8.	Total expenditure on Project **till date**	Rs. 1,00,00,000 Approx
9.	Cumulative fund collected till the end of Quarter in question	Rs.00
10.	Cumulative expenditure done till the end of Quarter in question	Rs.1,00,00,000 Approx

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NONE

XIII. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached
	4.	Photograph of each floor showing progress of interior works	Attached
	5.	Photograph of Common Areas (Staircase, Lift, Area, Terrace, Parking,etc)	Attached
(B)	Sr. No.		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	Attached

Harsharpit Realtech Pvt.
Director 15/4/25

XIV. MISCELLANEOUS	
A	List of Legal Cases (if any) – On Project / Promoter

1	(a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)
2	No. of Execution Cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)
3	No. of Suo-Moto cases against this project (a) Case No. **RERA/SM/613/2023** (b) Name of Parties Order Passed, **No**
4	No. of Certificate cases/PDR cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Weather the project in progress is as per time schedule or lagging behind?
- No
b. If yes, whether it would be completed on the completion date fixed as per RC.
Yes
c. If No, then Reason for delay:

XVI. BROCHURE/Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7

XVII.Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance

Name:

Contact No:

Email id:

Address:

Harsharpit Realtech Pvt.
15/4/25
Director

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed. I am/we are executing this undertaking to attest to the truth of all the foregoing information and to apprise the

Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Harsharpit Realtech Pvt. Ltd.

Amresh 15/4/25

Director

Signature of Promoter

Name: Amresh

Date: