

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024 (year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	PARTNERSHIP DEED NO. 323/2017	Name of Firm	KATYAYANI HOMES
Firm Address :	1ST FLOOR B.D MARKET, KANKARBAGH MAIN ROAD, PATNA 20		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP12539-1/1262/R-1170/2021	Name of Project/Phase of Registered Project	GOKUL DHAM RESIDENCY
Name of Promoter	KATYAYANI HOMES	Project Address	JANTA ROAD CHITKOHRA, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	10/10/2024		
Starting date of Project or Phase of the Project	20/07/2021		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	3 YEARS + 9 Month Covid 19		

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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 - FLAT-21	Total Number of Apartments in Landowner's share - FLAT-19
	1. 1 BHK			40	1. Booked / Allotted -11	3. Booked/ Allotted-NIL
	2. 2 BHK, -	12	8379.33		2. Sold-NIL	Sold-NIL
	3. 3 BHK	28	28742.76			
	4. Shop					
	5. Bungalow					
	6. Plot etc.				Percentage of booking 52%	Percentage of booking 0%

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)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	11
	40	2. Sold	NIL

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				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P/Chitkohe-PRN-B+G+2/327/2018 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/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	100%	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% 100% 50% 20%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% 80% 80%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	80% 100% 100% 50%	

11.	<p>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 requirements as may be required to complete project as per Specifications in Agreement of Sale.</p> <p>Any other activities</p>	<p>30%</p> <p>100%</p> <p>80%</p> <p>30%</p> <p>60%</p>	
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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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES		
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	80%	
4.	Storm Water Drains	YES	80%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		

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9.	Solid Waste Management & Disposal	YES	50%	
10.	Water Conservation / Rain Water Harvesting	YES	30%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	80%	
13.	Closed Parking	YES	100%	
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

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

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK 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			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			

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9.	Energy Management			
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IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	920020064869699
2.	Estimated Cost of the Project including land cost at the start of the Project	13,60,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	8,00,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	1,22,008=80
6.	Actual Cost Incurred during the Quarter	23,79,752=00
7.	Net amount at end of the Quarter	4,02,956=80
8.	Total expenditure on Project till date	3,67,69,835=00
9.	Cumulative fund collected till the end of Quarter in question	1,56,79,219=00
10.	Cumulative expenditure done till the end of Quarter in question	3,67,69,835=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS

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A	List of Legal Cases (if any) – On Project / Promoter	
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	NIL
2.	Agreement for Sale	02
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

XIV UNITS ALLOCATION DETAILS			
Total Number of sanctioned apartments 1 BHK- 2 BHK -12 3 BHK-28 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc		Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
	FLAT NO.	FLAT TYPE	
	104	3 BHK	
	105	3 BHK	
	106	3 BHK	
	107	3 BHK	
	110	3 BHK	
	111	3 BHK	
	208	3 BHK	
	209	3 BHK	
	211	3 BHK	
	104	3 BHK	
	111	3 BHK	
XV. BROCHURE /Prospectus			

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XVI Grievance Redressal Officer**Name :** RAVI SHANKAR PRASAD SINGH**Contact No :** 7979876197**Email id :** Katyayanihomespatna01@rediffmail.com**Address :** 1ST FLOOR B.D MARKET, KANKARBAGH MAIN ROAD, PATNA 20**Undertaking:**

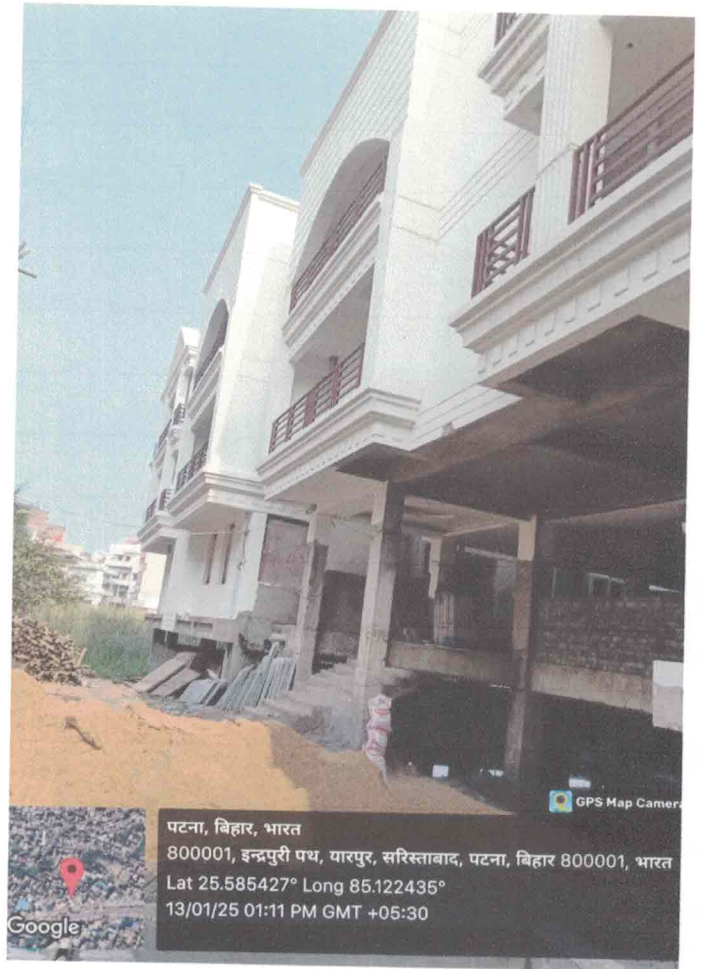
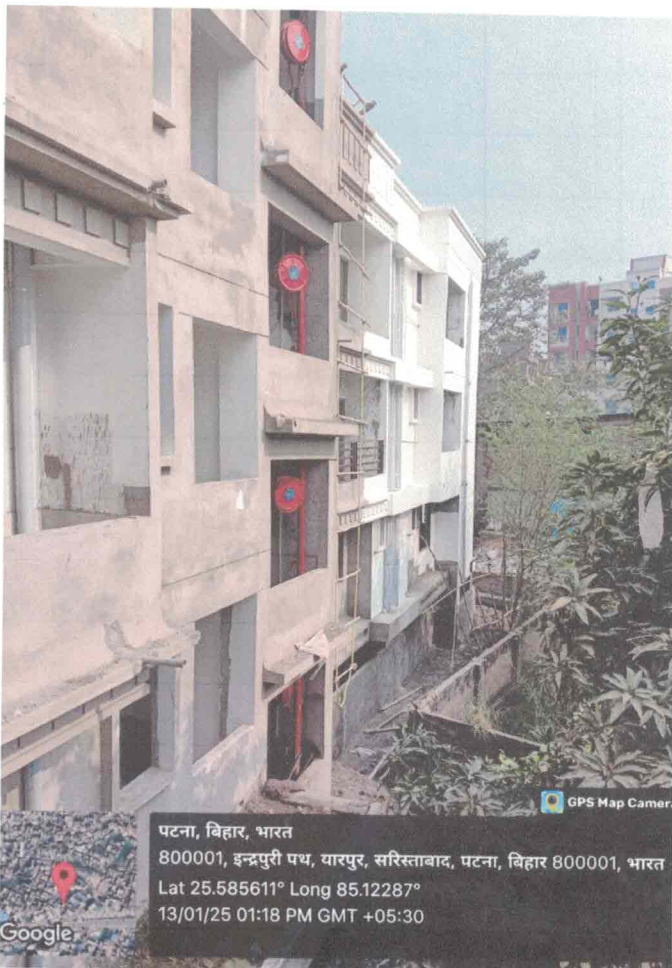
I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.



Signature of Promoter

Name:

Date:





Ref. : (ADDITIONAL INFORMATION FOR ONGOING PROJECTS) Date :

Sr No	Particulars	Amount (Rs.)	
		Estimated	Incurred
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)		4,62,87,628.00
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)		2,62,47,989.00
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		953.978 Sq.mts.
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)		7,67,47,203.00
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		5,37,23,042.00

This certificate is being issued for RERA compliance for the Katvavani Homes for Project
"GOKUL DHAM RESIDENCY" and is based on the records and documents produced before me
and explanations provided to me by the management of the Company.

Yours Faithfully

For Pawan Meera & Co.
(Chartered Accountant)

(PAWANKUMAR)

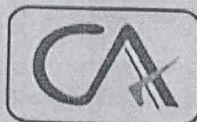
Proprietor

M.No:-079685

FRN:010536C

N No:- 25079685BMJQLN6390





Ref. :

Date :

FORM-3
[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project: - Rs. 8,00,00,000.00

Bihar RERA Registration Number BRERAP12539-1/1262/R-1170/2021

Sr.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.		
	b. Amount of Premium payable to obtain development rights, FSI, addition FSI, fungible area, and 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	12,77,500.00	12,77,500.00
	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		





Ref. :	for the same as certified Engineer.	Date :	
	ii. Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA.		
	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 my 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	12,77,500.00	12,77,500.00
Sr.No.	Particulars		
1.	DEVELOPMENT COST/COST OF CONSTRUCTION:		
	a. (i) Estimated cost of Construction as Certified by Engineer	7,87,22,500.00	3,07,96,172.00
	(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, 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.		11,00,000.00





Ref. :	All costs directly incurred to complete the construction of the entire phase of the project registered.	Date :
	<p>a. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.</p> <p>b. Principal sum and interest payable to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;</p>	5,38,700.00
	SUB-TOTAL OF DEVELOPMENT COST	7,87,22,500.00 3,24,34,872.00
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated column	8,00,00,000.00
3.	Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of incurred column	3,37,12,372.00
4.	% completion of Construction Work (as per Project Architect's Certificate)	48%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	42.14%
6.	<p>Amount which can be withdrawn from the Designated Account</p> <p>Total Estimated Cost *Proportion of cost incurred (Sr. Number 2*Sr. Number 5)</p>	3,37,12,372.00
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement as on 30.09.2024	1,16,15,385.00





S. Ref.	<p>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</p> <p>This certificate is being issued for RERA compliance for the <u>Katyayani Homes</u> for the Project "<u>GOKUL DHAM RESIDENCY</u>" and is based on the records and documents produced before me and explanations provided to me by the management of the Company.</p>	<p>2,20,96,987.00</p> <p>Date</p>
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Yours Faithfully

For Pawan Meera & Co.
(Chartered Accountant)

(PAWAN KUMAR)

Proprietor

M.No:-079685

FRN:010536C

UDIN No:- 25079685BMJQLN6390





Ref. :

Date :

Annexure A

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

Sr.No	Flat No.	Carpet Area (Sq.mts)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1.	104	85.227	45,00,000.00	51,000.00	44,49,000.00
2.	105	85.627	50,00,000.00	33,00,000.00	17,00,000.00
3.	106	85.883	40,00,000.00	7,00,000.00	33,00,000.00
4.	107	85.883	45,00,000.00	10,51,000.00	34,49,000.00
5.	110	75.068	40,00,000.00	2,00,000.00	38,00,000.00
6.	111	74.827	35,00,000.00	2,50,011.00	32,49,989.00
7.	208	75.531	40,00,000.00	25,00,000.00	15,00,000.00
8.	209	74.983	45,00,000.00	33,00,000.00	12,00,000.00
9.	211	74.827	40,00,000.00	4,00,000.00	36,00,000.00
	TOTAL	717.856	3,80,00,000.00	1,06,18,011.00	2,62,47,989.00

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential /commercial premises Rs. 52935.41 per Sq.mts.

S.No.	Flat No.	Carpet Area (In Sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	01	82.592	43,72,041.00
2	02	53.450	28,29,398.00
3	06	85.804	42,42,070.00
4	07	84.966	44,97,710.00
5	12	91.280	48,31,944.00
6	108	75.531	39,98,264.00
7	112	74.741	39,56,445.00
8	201	84.951	44,96,916.00
9	204	85.227	45,11,526.00
10	205	85.627	45,32,700.00
11	210	75.068	39,73,755.00
12	212	74.741	39,56,445.00
	TOTAL	953.978	5,04,99,214.00



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, Katyayani Homes (Name & Address of Promoter),
The Kankarbagh Main Road
Patna

Subject : Certificate of Cost Incurred for Development of [Project Name] GOKULDHAM RESIDENCY for Construction of B+G+2 Res Apt building(s)/ 01 Wing(s) of the 01 Phase (Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No./C.N.No./CTSNNo./SurveyNo./Final Plot No. 220762208 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 Gardenbagh Village _____ Block Phulwari District Patna PIN _____ admeasuring 2126.68 sq.mts. area being developed by [Promoter]: Katyayani HOMES

Ref: Bihar RERA Registration Number BRERAP 12539-1/1262/R-1170/2021

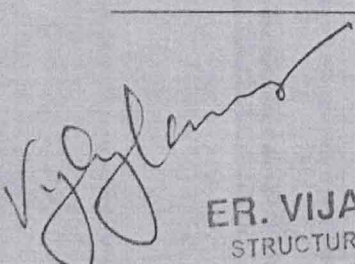
Sir,

I/ We _____ have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being B+G+2 Building(s)/ 01 Wing(s) of the 01 Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 220762208 of Division Gardenbagh Village _____ Taluka _____ District Patna PIN _____ admeasuring 2126.68 sq.mts. area being developed by [Owner/Promoter]

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

- (i) M/s /Shri/Smt ASIT SINGH as L.S. / Architect ;
(ii) M/s /Shri/Smt VIJAY KUMAR as Structural Consultant
(iii) M/s /Shri/Smt PRASHANT GAURAV as MEP Consultant
(iv) M/s /Shri/Smt ROHIT KUMAR 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 _____ Quantity Surveyor* appointed by Developer/Engineer, and the assumption of


ER. VIJAY KUMAR
STRUCTURAL ENGINEER
REG. NO. BR/UDHD/SE/23-0077

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. 8 Crore (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 _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 3,37,12,372/- (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 _____ (planning Authority) is estimated at Rs. 4,62,87,628/- (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. <u>8,00,00,000/-</u>
2	Cost incurred as on <u>30.09.24</u> (based on the Estimated cost)	Rs. <u>3,37,12,372/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	% <u>48%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>4,62,87,628/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>30.09.24</u> not included in the Estimated Cost (Annexure A)	Rs. <u>—</u>

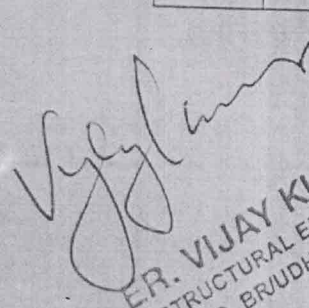

E.R. VIJAY KUMAR
STRUCTURAL ENGINEER
REG. NO. BR/UDHD/SE/23-0077

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. 8,00,00,000/-
2	Cost incurred as on <u>30.09.24</u> (based on the Estimated cost).	Rs. 3,37,12,372/-
3	Work done in Percentage (as Percentage of the estimated cost).	48 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 4,62,87,628/-
5	Cost Incurred on Additional /Extra Items as on <u>30.09.24</u> not included in the Estimated Cost (Annexure A).	Rs. Nil

Yours Faithfully,

Signature of Engineer.

(Licence No.)

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

*** 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