

**FORM-7 [REGULATION-9]**

Quarterly progress report for quarter ending **March of 2025**(year)

| <b>I. PARTICULARS OF PROMOTERS</b>   |  |                      |   |
|--|--|----------------------|---|
| Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies | CIN No.<br><b>U45309BR2018PTC040317</b>  | Name of Firm/Company | <b>SAI BALAJI DHANWANS BUILDCON PRIVATE LIMITED</b> |
| Firm/Company Address :   | <b>C/O- AMITABH GAURAV, FLAT NO-503, UMRAWATI ENCLAVE, KUSUMPURAM COLONY, DANAPUR, PATNA</b> |                      |   |
| Total Experience of promoter in Real Estate sector   | 6  |                      |   |
| Total Experience in Real Estate after Implementation of RERA   | 6  |                      |   |
| No of Project done Before Implementation of RERA   | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project      | 0                    |   |
| No of Project done After Implementation of RERA  | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project      | 0                    |   |

| <b>II. PARTICULARS OF PROJECT</b>                    |   |   |  |
|--|---|---|--|
| Project Registration Number                          | <b>BRERAP12539-2/165/R-1801/2025</b>  | Name of Project/Phase of Registered Project | <b>SAI VATIKA</b>  |
| Name of Promoter                                     | <b>PINKI KUMARI</b>   | Project Address                             | <b>JANAKPURI COLONY, Plot No -1638, khata No- 437, Thana No.- 21, Tauzi No- 5406, Mauza- Danapur Shahjadpur, Patna</b> |
| Name of Co-promoter                                  |   |   |  |
| Project Registration is valid up to                  | <b>15-05-2028</b>   |   |  |
| Starting date of Project or Phase of the Project     | <b>27-Jan-2025</b>  |   |  |
| Type of Project or Phase of the Project              | 1. Residential<br>2. Commercial<br>3. Residential- cum- Commercial 4, Plotted project | <b>Residential</b>                          |  |
| Period of validity of map by the Competent Authority | <b>15-May-2028</b>  |   |  |

For, SAI BALAJI DHANWANS BUILDCON PVT. LTD.

*Pinki Kumari*  
Director

| 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 -6 | Total Number of Apartments in Landowner's share -6 |
| G+3  | 1. 1 BHK<br>2. 2 BHK, -<br>3. 3 BHK<br>4. Shop<br>5. Bungalow -<br>6. Plot etc. | 12 |             | 12                                    | 1. Booked / Allotted - 0<br><br>2. Sold- 0        | 3. Booked/ Allotted- 0<br><br>Sold - 0             |
|  |   |    |             |                                       | Percentage of booking<br><br>0                    | Percentage of booking<br><br>0                     |

| IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES |                                    |                          |   |
|--|------------------------------------|--------------------------|---|
| Building / Block Number                              | Total Number of Sanctioned Garages | Total Number of Garages: |   |
|  |                                    | 1. Booked/Allotted       | - |
| G+3  | 12                                 | 2. Sold                  | - |

| 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.    |                   |              |               |                          |

For, SAI BALAJI DHANWANS BUILDCON PVT. LTD.

*Pinki Kumari*  
Director



**VI. CONSTRUCTION PROGRESS OF THE PROJECT**

1. Plan Case No. \_\_\_\_\_ (To beaded for each Building / Wing)

| S. No.<br>(1) | Tasks/Activity (2)  | Percentage of<br>Actual Work<br>Done<br>(As on date of<br>the Certificate)<br>(3) | Expected<br>Completion<br>date in<br>(dd/mm/yyyy)<br>Format |
|---------------|---|---|---|
| 1.            | Excavation (if any)   | 100%  |   |
| 2.            | Basements (if any)  | NA  |   |
| 3.            | Podiums (if any)  | NA  |   |
| 4.            | Plinth  | 50%   | 15-Oct-2025   |
| 5.            | Stilt Floor   | 0%  | 15-May-2026   |
| 6.            | Slabs of Super Structure  | 0%  | 15-May-2027   |
| 7.            | Internal walls, Internal Plaster,<br>Floorings, Doors and Windows<br>within Flats /Premises.  | 0%  | 15-May-2028   |
| 8.            | Sanitary Fittings within the<br>Flat/Premises, Electrical Fittings<br>within the Flat/Premises  | 0%  | 15-May-2028   |
| 9.            | Staircases, Lifts Wells and<br>Lobbies at each Floor level,<br>Overhead and Underground<br>Water Tanks.   | 0%  | 15-May-2028   |
| 10.           | External plumbing and external<br>plaster, elevation, completion of<br>terraces with waterproofing of<br>the<br>Building/Wing.  | 0%  | 15-May-2028   |
| 11.           | Installation of Lifts, water<br>pumps, Fire Fighting Fittings<br>and Equipment as per CFO<br>NOC, Electrical fittings,<br>Mechanical<br>Equipment, compliance to<br>conditions of environment/CRZ<br>NOC,<br>Finishing to entrance lobby/s,<br>plinth protection, paving of areas<br>appurtenant to Building/Wing,<br>Compound Wall and all other | 0%  | 15-May-2028   |

For, SAI BALAJI DHANWANS BUILDCON PVT. LTD.

Sanki Kumari  
Director

|  |   |  |  |
|--|---|--|--|
|  | requirements as may 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/yyyy) Format |
| (1)  | (2)  | (3)               | (4)  | (5)   |
| 1.   | Internal Roads & Footpaths                         | NO                | NA   |   |
| 2.   | Water Supply                                       | YES               | 0%   | 15-May-2028                                     |
| 3.   | Sewerage (Chamber, Line, Septic Tank, STP)         | YES               | 0%   | 15-May-2028                                     |
| 4.   | Storm Water Drains                                 | NO                | NA   |   |
| 5.   | Landscaping & Tree Planting                        | NO                | NA   |   |
| 6.   | Street Lighting                                    | NO                | NA   |   |
| 7.   | Community Buildings                                | NO                | NA   |   |
| 8.   | Treatment and Disposal of Sewage and Sullage Water | NO                | NA   |   |
| 9.   | Solid Waste Management & Disposal                  | YES               | 0%   | 15-May-2028                                     |
| 10.  | Water Conservation / Rain Water Harvesting         | YES               | 0%   | 15-May-2028                                     |
| 11.  | Energy Management                                  | YES               | 0%   | 15-May-2028                                     |

For, SAI BALAJI DHANWANS BUILDCON PVT. LTD.

*Pinki Kumari*  
Director



|     |   |     |    |             |
|-----|---|-----|----|-------------|
| 12. | Fire Protection and Fire Safety Requirements          | YES | 0% | 15-May-2028 |
| 13. | Closed Parking  | YES | 0% | 15-May-2028 |
| 14. | Open Parking  | NO  | NA |             |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | YES | 0% | 15-May-2028 |
| 16. | Others (Option to Add More)                           | NO  | NA |             |

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

|    |  | PROPOSED<br>YES/NO. | Percentage of actual Work Done (As on date of the 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 |                     |  |   |
| 9. | Energy Management                        |                     |  |   |

For, SAI BALAJI DHANWANS BUILDCON PVT. LTD.

*Pinki Kumari*  
Director

| IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT |         |                          |  |
|--|---------|--------------------------|--|
| (A)  | Sr. No. |                          |  |
|  | 1.      | Front Elevation          |  |
|  | 2.      | Rear Elevation           |  |
|  | 3.      | Side Elevation           |  |
| (B)  |         | Photograph of each floor |  |

| X. FINANCIAL PROGRESS OF THE PROJECT             |  |                          |              |
|--|--|--------------------------|--------------|
| S. No.<br>(1)                                    | Partic<br>ulars<br>(2)   | Amount (In Rs.)<br>(3)   |              |
| 1.   | Project Account No.  | 194305001396             | 194305001545 |
| 2.   | Estimated Cost of the Project including land cost atthe start of the Project   | Rs. 3,00,00,000.00       |              |
| 3.   | Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)  | Rs. 2,25,00,000.00       |              |
| 4.   | Any Variation in Development Cost which is declaredat the start of the Project .   |                          |              |
| 5.   | Amount received during the Quarter   |                          |              |
|  | <ul style="list-style-type: none"><li>Amount received during the Quarter</li></ul>   | Rs. 00.00<br>Rs. 5010.00 | Rs 00.00     |
|  | Total  | Rs. 15,00,649.00         | Rs 00.00     |
| 6.   | Actual Cost Incurred during the Quarter  |                          |              |
|  | <ul style="list-style-type: none"><li>Pre incorporation expenses</li></ul>   | Rs. 13,64,311.00         |              |
|  | <ul style="list-style-type: none"><li>Expenses incurred during the Quarter:<br/>(After Incorporation 27-01-2025)<br/>Bank Charge</li></ul> | Rs. 5009.98              |              |
|  | Total  | Rs. 13,69,320.98         |              |
| 7.   | Net amount at end of the Quarter   | 0.01                     | Rs 00.00     |
| 8.   | Total expenditure on Project till date   | Rs. 13,69,320.98         |              |
| 9.   | Cumulative fund collected till the end of Quarter in question  |                          |              |
| 10.  | Cumulative expenditure done till the end of Quarterin question   |                          |              |
| XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED |  |                          |              |
|  |  |                          |              |
|  |  |                          |              |

For, SAI BALAJI DHANWANS BUILDCON PVT. LTD.

Pinki Kumari.  
Director



| XII. MISCELLANEOUS   |  |   |
|--|--|---|
| <b>A</b>   | List of Legal Cases (if any) – On Project / Promoter                                   |   |
| 1.   | Case No.   |   |
| 2.   | Name of Parties  |   |
| 3.   | No of Execution Cases against this project<br>Case No.<br>Name of Parties              |   |
| 4.   | No of Suo - Moto cases against this project<br>Case No.<br>Name of Parties             |   |
| 5.   | No of Certificate cases /PDR cases against this project<br>Case No.<br>Name of Parties |   |
| <b>B</b>   | Sale/Agreement for Sale during the Quarter   |   |
| 1.   | Sale Deed  | 0 |
| 2.   | Agreement for Sale   | 0 |
| 3.   | No. of possessions given to allottees  |   |
| <b>XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART</b>                 |  |   |
| 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.

*Pinki Kumari*

Signature of Promoter

Name: **PINKI KUMARI**

Date : 07-04-2025

For, **SAI BALAJI DHANWANS BUILDCON PVT. LTD.**

*Pinki Kumari*  
Director



FORM No. 1  
[See Regulation 3]

**ARCHITECT'S CERTIFICATE**  
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of  
Money from Designated Account)  
**For the Project SAI VATIKA**  
**For the Quarter ending March 2025**

Date .....

To,  
**SAI BALAJI DHANWANS BUILDCON PRIVATE LIMITED,**  
**DIRECTOR – UDIT KUMAR,**  
Address: C/O- AMITABH GAURAV, FLAT NO-503,  
UMRAWATI ENCLAVE, KUSUMPURAM COLONY,  
DANAPUR, PATNA,

**Subject:** Certificate of Percentage of Work executed in the project **SAI VATIKA**  
bearing the registration no. **[BRERAP12539-2/165/R-1801/2025]**

and being developed on the Plot bearing CS No...../KHATA  
No **437** /Survey No...../ Plot No. **1638** demarcated by its boundaries  
(latitude **25.621732** and longitude **85.058504**) of the land situated in  
**JANAKPURI COLONY Khata No-437, khasra nos – 1638, Tauzi No.-**  
**5406, Thana No-21, Mauza- Danapur Shahjadpur, Patna, Dist-Patna,**  
**State -Bihar, Block- Patna Sadar** admeasuring **388.22** sq.mts. Area  
Being developed by the Promoter **SAI BALAJI DHANWANS BUILDCON**  
**PRIVATE LIMITED, DIRECTOR – UDIT KUMAR**

I/ We **Manoj Kumar** have undertaken assignment of  
Certifying Cost for the Subject Real Estate Project registered under  
RERA, Bihar of 01 Building(s)/  
Wing(s) of the 1 Phase situated on the plot bearing /CTS No./Survey No./  
KHATA No **437** /Survey No...../ Plot No. **1638** demarcated by its boundaries  
(latitude **25.621732** and longitude **85.058504**) of the land situated in **JANAKPURI**  
**COLONY Khata No-437, khasra nos – 1638, Tauzi No.-5406, Thana No-21,**  
**Mauza- Danapur Shahjadpur, Patna, Dist-Patna, State -Bihar, Block- Patna**  
**Sadar** admeasuring **388.22** sq.mts. Area Being developed by the Promoter **SAI**  
**BALAJI DHANWANS BUILDCON PRIVATE LIMITED, DIRECTOR – UDIT**  
**KUMAR**

Following technical professionals are appointed by Owner / Promoter: —

- (i) M/s/Shri/Smt. MANOJ KUMAR as L.S. / Architect;  
(ii) M/s /Shri / Smt. VIJAY KUMAR as Structural Consultant  
(iii) M/s /Shri / Smt. KRISHNA ANPAL PRASAD as  
Mechanical/Electrical/Plumbing Consultant (MEP)  
(iv) M/s /Shri / Smt. HITESH KUMAR 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

*Manoj Kumar*  
**MANOJ KUMAR**  
(Architect)  
CoA No.-CA/2002/29414



building Wing of the Real Estate Project as registered with number \_\_\_\_\_ under Bihar F.I.R.A 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 F.A**

Building Wing Number \_\_\_\_\_ (to be prepared separately for each Building Wing of the Project)

| Sl. No | Task Activity                      | Percentage of work done |
|--------|------------------------------------|-------------------------|
| 1      | Excavation                         | 100%                    |
| 2      | Number of Basement(s)              | N/A                     |
| 3      | Number of Podiums                  | N/A                     |
| 4      | Plinth                             | 90%                     |
| 5      | Roof Floor                         | 0%                      |
| 6      | Number of Slabs of Super Structure | 0%                      |

|    |  |    |
|----|--|----|
| 7  | Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.   | 0% |
| 8  | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.  | 0% |
| 9  | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.   | 0% |
| 10 | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building Wing.   | 0% |
| 11 | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electuo, 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 obtain Occupation/ Completion Certificate. | 0% |

M. J. K.  
**MANOJ KUMAR**  
 (Authorized)  
 CoA No. CA202020414



**TABLE-B**  
Internal and External Development Works in respect of the entire Registered Phase.

| Sr. No. | Common areas and Facilities, Amenities             | Proposed (Yes/No) | Percentage of work done | Details |
|---------|--|-------------------|-------------------------|---------|
| 1       | Internal Roads & Foot-paths.                       | NO                | Nothing                 |         |
| 2       | Water Supply                                       | YES               | 0%                      |         |
| 3       | Sewerage (chamber, lines, Septic Tank, STP)        | YES               | 0%                      |         |
| 4       | Storm Water Drains                                 | NO                | Nothing                 |         |
| 5       | Landscaping & Tree Planting.                       | NO                | Nothing                 |         |
| 6       | Street Lighting                                    | NO                | Nothing                 |         |
| 7       | Community Buildings                                | NO                | Nothing                 |         |
| 8       | Treatment and disposal of sewage and sullage water | NO                | Nothing                 |         |
| 9       | Solid Waste management & Disposal.                 | YES               | 0%                      |         |
| 10      | Water conservation, Rain water harvesting.         | YES               | 0%                      |         |
| 11      | Energy management                                  | YES               | 0%                      |         |
| 12      | Fire protection and fire safety requirements       | YES               | 0%                      |         |
| 13      | Closed Parking                                     | YES               | 0%                      |         |

|    |  |     |         |  |
|----|--|-----|---------|--|
| 14 | Open Parking   | NO  | Nothing |  |
| 15 | Electrical meter room, sub-station, receiving station. | YES | 0%      |  |
| 16 | Others (Option to Add more).                           | NO  | Nothing |  |

Yours Faithfully,

*Majid Kumar* (MAJID KUMAR)

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

(Registration No./License No. ~~CA~~ No.: CA/2002/29414



FORM No. 2

[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)

For the Quarter ending March 2025

Project **SAI VATIKA**

Date: .....

To,

**SAI BALAJI DHANWANS BUILDCON PRIVATE LIMITED,**

**DIRECTOR – UDIT KUMAR,**

**Address: C/O- AMITABH GAURAV, FLAT NO-503,  
UMRAWATI ENCLAVE, KUSUMPURAM COLONY,  
DANAPUR, PATNA,**

Subject: Certificate of Cost Incurred for Development of **Project SAI VATIKA** bearing the registration no. **[BRERAP12539-2/165/R-1801/2025]** for Construction of \_\_\_\_\_ building(s)/ \_\_\_\_\_ Wing(s) of the Phase ( Bihar RERA Registration Number) situated on the Plot bearing KHATA No **437** /Survey No...../ Plot No. **1638** demarcated by its boundaries (latitude **25.621732** and longitude **85.058504**) of the land situated in **JANAKPURI COLONY Khata No-437, khasra nos – 1638 , Tauzi No.- 5406, Thana No-21 , Mauza- Danapur Shahjadpur, Patna, Dist-Patna, State -Bihar, Block- Patna Sadar** admeasuring **388.22** sq.mts. Area Being developed by the Promoter **SAI BALAJI DHANWANS BUILDCON PRIVATE LIMITED, DIRECTOR – UDIT KUMAR**

Ref: Bihar RERA Registration Number **BRERAP12539-2/165/R-1801/2025**

Sir,

I/ We \_\_\_\_\_ have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of \_\_\_\_\_ Building(s)/ \_\_\_\_\_ Wing(s) of the \_\_\_\_\_ Phase situated on the plot bearing \_\_\_\_\_ /CTS No./Survey No./ Plot No. **1638** demarcated by its boundaries (latitude **25.621732** and longitude **85.058504**) of the land situated in **JANAKPURI COLONY Khata No-437, khasra nos – 1638 , Tauzi No.-5406, Thana No-21 , Mauza- Danapur Shahjadpur, Patna, Dist-Patna, State - Bihar, Block- Patna Sadar** admeasuring **388.22** sq.mts. Area Being developed by the Promoter **SAI BALAJI DHANWANS BUILDCON PRIVATE LIMITED, DIRECTOR – UDIT KUMAR**

Following technical professionals are appointed by Owner / Promoter: —

- i. M/s /Shri/Smt \_\_\_\_\_ as L.S. / Architect;
- ii. M/s /Shri/Smt \_\_\_\_\_ as Structural Consultant
- iii. M/s /Shri/Smt \_\_\_\_\_ as MEP Consultant
- iv. M/s /Shri/Smt \_\_\_\_\_ as Quantity Surveyor \*




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

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 calculations are based on the Schedule of rates (name of the schedule of Rates) ----- and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the 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. 2,25,00,000.00** (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 \_\_\_\_\_ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. **Rs. 13,69,320.98** (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. 2,11,30,679.02** (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 <u>27/01/2025</u> date of Registration is                  | <b>Rs. 2,25,00,000.00</b> |
| 2       | Cost incurred as on <u>31/03/2025</u><br>(Based on the Estimated cost)                                     | <b>Rs. 13,69,320.98</b>   |
|         |  |                           |
| 3       | Work done in Percentage<br>(As Percentage of the estimated cost)   | <b>6.08%</b>              |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)   | <b>Rs. 2,11,30,679.02</b> |
| 5       | Cost Incurred on Additional /Extra Items as on _____ not included<br>in the Estimated Cost<br>(Annexure A) | <b>Rs. <u>0.00</u></b>    |

  
**ER. 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. _____ |
| 2       | Cost incurred as on _____<br>(Based on the Estimated cost).  | Rs. _____ |
| 3       | Work done in Percentage<br>(As Percentage of the estimated cost).  | _____ %   |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost).  | Rs. _____ |
| 5       | Cost Incurred on Additional /Extra Items<br>as on _____ not included in the Estimated<br>Cost (Annexure A).  | Rs. _____ |

  
 Yours Faithfully,  
 Signature of Engineer. (License 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.



### FORM-3

[See section 4(2) (I) (D) of RERA Act]

### CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration number **BRERAP12539-2/165/R-1801/2025** dated 27.01.2025, Project Name- **SAI VATIKA** being developed by **SAI BALAJI DHANWANS BUILDCON PRIVATE LIMITED** having its Registered Office at C/O- **AMITABH GAURAV, FLAT NO-503, UMRAWATI ENCLAVE, KUSUMPURAM COLONY, DANAPUR, PATNA,**

For the quarter ending 31<sup>st</sup> March, 2025

| Sr. No. | Particulars        |   | Amount (Rs. In Lakh)                 |                                      |
|---------|--------------------|---|--------------------------------------|--------------------------------------|
|         |                    |   | Estimated                            | Incurred                             |
| 1(i)    | <b>Land Cost :</b> |   |                                      |                                      |
|         | <b>A</b>           | Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost  | <b>75</b>                            | <b>75</b>                            |
|         | <b>B</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 | -                                    | -                                    |
|         | <b>C</b>           | Acquisition cost of TDR (if any)  |                                      |                                      |
|         | <b>D</b>           | 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  | <b>Included in point no. 1(i)(a)</b> | <b>Included in point no. 1(i)(a)</b> |
|         | <b>E</b>           | Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.  |                                      |                                      |
|         | <b>F</b>           | Under Rehabilitation scheme:  |                                      |                                      |
|         | <b>(i)</b>         | Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer   |                                      |                                      |
|         | <b>(ii)</b>        | 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 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.                                       | -         | -         |
|  |  |       | <b>Sub-Total of Land Cost</b>   | <b>75</b> | <b>75</b> |

| Sr. No. | Particulars                                     |      |   | Amount (Rs. In Lakh) |              |
|---------|---|------|---|----------------------|--------------|
|         |   |      |   | Estimated            | Incurred     |
| 1(ii)   | <b>Development Cost/ Cost of Construction :</b> |      |   |                      |              |
|         | A   | (i)  | Estimated Cost of Construction as certified by Engineer                                 | <b>225.00</b>        |              |
|         |   | (ii) | Actual Cost of construction incurred as per the books of accounts as verified by the CA | -                    | <b>13.69</b> |

**Note : ( for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**

| Sr. No. | Particulars |  |  | Amount (Rs. In Lakh) |          |
|---------|-------------|--|--|----------------------|----------|
|         |             |  |  | Estimated            | Incurred |

|         |   | (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. |                        |              |
|---------|---|-------|---|------------------------|--------------|
|         | 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 ;   | -                      | -            |
|         |   |       | <b>Sub-Total of Development Cost</b>  | <b>225.00</b>          | <b>13.69</b> |
|         |   |       |   |                        |              |
| Sr. No. | Particulars   |       |   | Amount (Rs. In Lakh)   |              |
| 2       | <b>Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column</b> |       |   | <b>300.00</b>          |              |
| 3       | <b>Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column</b>   |       |   | <b>88.69</b>           |              |
| 4       | <b>% completion of Construction Work (as per Project Architect's Certificate)</b>         |       |   | As per form 1 attached |              |



|         |   |                      |
|---------|---|----------------------|
| 5       | Proportion of the Cost incurred on Land Cost and<br>_____ % Construction Cost to the Total<br>Estimated Cost. ( 3/2 %)  | 24.96 %              |
| 6       | Amount Which can be withdrawn from the Designated<br>Account<br>Total Estimated Cost * Proportion of cost incurred ( Sr.<br>number 2* Sr. number 5 )  |                      |
| Sr. No. | Particular<br>s   | Amount (Rs. In Lakh) |
| 7       | Less: Amount withdrawn till date of this certificate as<br>per the Books of Accounts and Bank Statement   | 13.69                |
| 8       | Net Amount which can be withdrawn from the<br>Designated Bank Account under this certificate<br><br>This certificate is being issued for RERA compliance<br>for the project of <b>SAI VATIKA</b> being developed by<br><b>SAI BALAJI DHANWANS BUILDCON PRIVATE<br/>LIMITED</b> , RERA Registration number <b>BRERAP12539-<br/>2/165/R-1801/2025</b> dated <b>27.01.2025</b> is based on the<br>records and documents produced before me and<br>explanations provided to me by the management of the<br>Company. | 211.31               |

In view of no format for withdrawal of money under Bihar RERA Act, the calculations and format has been adopted from the format of Form 3 given under the Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017



Yours Faithfully,

**For JHA JEE & CO.**  
CHARTERED ACCOUNTANT



**CA HANUMAN JEE JHA**  
PROPRIETOR

Membership number: 480324  
Firm Registration No.: 037197C

Place: -Patna  
Date: - 14<sup>th</sup> April 2025  
UDIN: - **25480324BMODT2342**