

FORM 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)

Date: 10/04/2025

To

ARTISAN REALTORS Pvt. Ltd.

3B , BLOCK-A HARIHAR RESIDENCY , SIYARAM MARG, SHIVPURI,
Patna, Bihar- 800001

Subject: - Certificate of percentage of completion of construction work of 01 No. of Buildings B+G+8, No of Flat 57,...80....% Complition phase of the project Bihar RERA Registration Number **BRERAP24401-1/156/R-1458/2022** Situated and lying at C.S. Plot No 676(0)/1976(N) , 677(0)/1977(N) , Khata 326(0)/60(N), Survey Thana No. 323, Thana Code- , Mauza- KENDUI, Ward- 46, Thana Magadh Medical College, Jamabandi no- 104/06, Zone- 03, Town & District. - Gaya within the limit of GAYA NAGAR NIGAM and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Patna, Pin- 824231 Admeasuring 2287.30 Sq.mts. area being developed by M/s Artisan Realtors Pvt. Ltd.

Sir,

I, Shailesh Ranjan have undertaken assignment as Architect/Licensed surveyor of certificate percentage of completion of Construction work of the “**MAHABODHI APARTMENT**” 01 Building 01 phase of the project, Situated and lying at C.S. Plot No 676(0)/1976(N) , 677(0)/1977(N) , Khata 326(0)/60(N), Survey Thana No. 323, Thana Code- , Mauza- KENDUI, Ward- 46, Thana Magadh Medical College, Jamabandi no- 104/06, Zone- 02, Town & District. - Gaya within the limit of GAYA NAGAR NIGAM and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Patna, Pin- 824231 Admeasuring 2287.30 Sq.mts. area being developed by M/s ARTISAN REALTORS PVT LTD.

1. Following technical professionals are appointed by owner/promoter:-

- (I) Sri Shailesh Ranjan as L.S/Architect;
- (II) Sri Amrendra Kumar as Structural Consultant
- (III) Sri Shailesh Ranjan as MEP Consultant
- (IV) Sri Prateek Karn (Civil Engineer) 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 **BRERAP24401-1/156/R-1458/2022** under 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 169/20-21 (to be prepared separately for each Building/Wing of the project)

SI No.	Tasks/Activity	Percentage of work done	Projected date of completion
1	Excavation	100%	COMPLETED
2	Basements (if any)	100%	COMPLETED
3	Podiums (if any)	—	—
4.	Plinth	100%	COMPLETED
5.	Ground Floor	100%	COMPLETED
6.	Slabs of super structure	100%	COMPLETED
7.	Internal walls, Internal plaster, Floorings within Flats/premises, Doors and windows to each of the Flat/ premises	Internal Walls-1 st to 8 th Floor -100% Internal Plaster 1 st to 8 th Floor- 100% Flooring -1 st floor - 3 rd Floor- 85%	30-12-2025
8	Sanitary fittings within the flat/premises, Electrical fittings within the flat/premises	Internal Sanitary and Electrical Conduit upto 8 th Floor-100% Electrical Wiring – 50%	31-12-2025
9.	Staircases, Lifts wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground water Tanks	Staircase upto 9 th Floor Done Lift Wall – upto 9 -100% Lobbies–upto 9 th Floor Done-100% Overhead & undergrounds tank Done-100%	30-06-2025
10.	The external plumbing and external plaster, Elevation, completion of terraces with Waterproofing of the Building/Wing	External Plumbing 75% External Plaster 85%	30-11-2026
11.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to common Areas, electro, 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	Installation of lift- 50% Fire fighting -60% Electrical fittings-50% Plinth Protection -100% Paving of Areas-0% Compound wall -80%	30-10-2025 30-12-2025 30-11-2026 COMPLETED 30-11-2026 30-11-2026

Yours Faithfully,

(SHAILESH RANJAN)

(Registration No./ License No.)

Sh. Shailesh Ranjan
 SHAILESH RANJAN, M.T.E.
 B.SC. (Engg.) CIVIL
 EMP No.-ER/19/18
 PATNA NAGAR NIGAM

TABLE-B
Internal & External Development works in respect of the entire registered phase

SI No.	Common areas and facilities, Amenities	Proposed (Yes/No)	Percentage of work done (As on date of the certificate)	Projected date of Completion (dd/mm/yyyy)
1	Internal Roads & Foothpaths	YES	0%	30/11/2026
2.	Water Supply	YES	0%	30/12/2025
3.	Sewarage (chamber, lines, septic tank, STP)	YES	0%	30/12/2025
4.	Storm water drains	NO	0%	30/12/2025
5	Landscaping & Tree Planting	YES	0%	30/12/2025
6	Street Lighting	YES	0%	30/11/2026
7	Community Buildings	NO	–	N/A
8	Treatment and disposal of sewage and sullage water	NO	–	N/A
9	Solid waste management & Disposal	NO	–	N/A
10	Water conservation, Rain water harvesting	YES	0%	30/12/2025
11	Energy management	NO	–	N/A
12	Fire protection and fire safely requirements	YES	60%	30/11/2026
13	Closed Parking	YES	75%	30/11/2026
14	Open Parking	YES	0%	30/11/2026
15.	Electrical Meter Panel, Sub- Station, Receiving Station	ELECTRICAL PANEL	0%	30/11/2026
16.	Others (Option to Add More)	NO	–	–

Yours Faithfully

(SHAILESH RANJAN)

(Registration No./ License No.....

Shailesh Ranjan
 LR SHAILESH RANJAN, M.I.E.
 B.Sc. (Engg) CIVIL
 EMP No.-ER/19/16
 PATNA NAGAR NIGAM

FORM-2
[see Regulation 3]
ENGINEER'S CERTIFICATE

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

Date: 10/ 04/2025

To,

Artisan Realtors Pvt. Ltd

3B, Block-A, Harihar Residency, Siyaram Marg , Shivpuri , Patna Bihar 800023.

Subject: Certificate of cost Incurred for Development of "**MAHABODHI APARTMENT**" for Construction of Artisan Realtors Pvt. Ltd. building(s) 16 Wing(s) of the 01 phase (Bihar RERA Registration Number BRERAP24401-1/156/R-1458/2022. Situated and lying at C.S. Plot No 676(0)/1976(N) , 677(0)/1977(N) , Khata 326(0)/60(N), Survey Thana No. 323, Thana Code- , Mauza- KENDUI, Ward- 46, Thana Magadh Medical College, Jamabandi no- 104/06, Zone- 03, Town & District. -Gaya within the limit of GAYA NAGAR NIGAM and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Patna, Pin- 824231 Admeasuring 2287.30 Sq.M area being developed by Artisan Realtors Pvt. Ltd.

Ref: **MAHABODHI APARTMENT** Registration Number BRERAP24401-1/156/R-1458/2022
Sir,

I/We **AMRENDRA KUMAR** have undertaken assignment of certified estimated cost for the subject Real Estate Project proposed to be registered under **MAHABODHI APARTMENT**, being **ARTISAN REALTORS PVT LTD** Building(s) of the 01 phase Situated and lying at, C.S. Plot No 676(0)/1976(N) , 677(0)/1977(N) , Khata 326(0)/60(N), Survey Thana No. 323, Thana Code- , Mauza- KENDUI, Ward- 46, Thana Magadh Medical College, Jamabandi no- 104/06, Zone- 03, Town & District. - Gaya. within the limit of GAYA NAGAR NIGAM and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Patna, Pin- 824231 Admeasuring 2287.30 Sq.M. developed by Artisan Realtors Pvt. Ltd.

1. Following technical professionals are appointed by owner/promoter:-

- (I) Sri Shailesh Ranjan as L.S/Architect;
- (II) Sri Amrendra Kumar as Structural Consultant
- (III) Sri Shailesh Ranjan as MEP Consultant
- (IV) Sri Prateek Karn (Civil Engineer) as Site Supervisor

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 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 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 1377 Lakh (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. 1377 Lakh (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 _____ Lakh (Total of table A and B).

6. I certify that the cost of the Civil, MEP and Allied works 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 MAHABODHI APARTMENT (to be prepared separately for each Building/Wing of the Real Estate Project)

Si No.	Particulars	Amounts
1	Total estimated cost of the building/wing as on 04/08/2022 date of Registration is Rs. 1377/-	1377 Lakh
2	Cost incurred as on 31/03/2025 (based on the Estimated cost)	1146.885Lakh
3	Work done in percentage (as percentage of the estimated cost) 80%	1146.885 lakh
4	Balance cost to be incurred Based on Estimated cost).	230.115 Lakh
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A) Rs. _____/-	nil

ER. AMRENDRA KUMAR
SE 00/2016-17
MAYA MUNICIPAL CORPORATION

TABLE- B

(To be prepared for the entire registered Phase of the Real Estate Project)

Si No.	Particulars	Amounts
1	Total estimated cost of the Internal and External Development works including amenities and Facilities in the layout as on 04/08/2022 date of Registration.	1377 Lakh
2	Cost incurred as on _____ (based on the Estimated cost) Rs. _____ /-	Rs. 1146.885 Lakh
3	Work done in percentage (as percentage of the estimated cost) 80%	Rs. 1146.885 Lakh
4	Balance cost to be incurred (Based on Estimated cost) Rs. _____ /-	230.115 Lakh
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A) Rs. _____ /-	nil

Yours Faithfully

ER. AMRENDRA KUMAR
SE/00/2016-17
GAYA MUNICIPAL CORPORATION

*** Note**

1. The scope of work is to complete entire Real Estate project as per drawing approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity survey can be done by officer 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 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 specification are indicative and not exhaustive.

MANISH MISHRA

Chartered Accountant

FORM-3

(SEE Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(For Registration of a Project and Subsequent Withdrawal of Money)

Cost of Real Estate Project MAHABODHI APARTMENT Registration till 01.12.2026

SI 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	493.00 Lac 2287.30 sq. m	
	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	Nil	
	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	Nil	22.55 Lac
	f. Land premium payable as per annual Statement of rates (ASR) for redevelopment of land owned by public authorities.	Nil	
	g. Under Rehabilitation scheme:	Nil	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	Nil	
	(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)	Nil	



MANISH MISHRA

Chartered Accountant

(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,	Nil	
(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.	Nil	
Sub-Total of Land Cost		22.55 Lac

Sr. No	Particulars	Amount (Rs.)
ii.	Development cost/cost of construction:	1377 Lac
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	1007.3 Lac
	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 often entire phase of the project registered.	Not applicable
	 Lac
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	
		8.4 Lac
c.	Principle sum and interest payable to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money borrowed for construction;	
		108.635 Lac
	Sub-Total of Development Cost	1124.355 Lac
	2. Total Estimated Cost of the Real Estate Project[1(i) + 1(ii)] of Estimated Column	1377.00 Lac

MANISH MISHRA

Chartered Accountant

3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column Sr. No Particulars Amount	1146.885Lac
4. % completion of construction work (as per project Architect's certificate)	80%
5. Proportion of the cost incurred on land Cost and construction cost to the total Estimated cost. (3/2%)	1146.885Lac
6. Amount which can be withdrawn from the Designated Account Total Estimated cost* proportion of cost incurred (Sr. number 2* Sr. number 5)Lac
7. Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement	427.231Lac
8. Net Amount which can be withdrawn from the Designated bank Account under this certificate	719.655Lac

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1. Estimated balance cost to complete the Real Estate Project (Difference of total Estimated project cost less cost incurred) Rs.230.115 Lac

2. Balance amount of receivables from sold Apartments as per Annexure A to this certificate (as certificate by chartered Accountant as verified from the records and books of Accounts) Rs.192.785 Lac

3. (i) Balance unsold area (to 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 Rs1555Lac

4. Estimated receivables of ongoing project. Sum of 2 + 3 (ii) Rs1747.785Lac

305, Shashi Complex, Exhibition Road, Patna : - 800 001, Ph. No. 2207290



MANISH MISHRA

Chartered Accountant

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 balance
receivables of ongoing project will be deposited
in designated Account

-70 %

This certificate is being issued for RERA compliance for the Company [ARTISAN REALTORS PVT LTD.] and is based on the records and documents produced before me and explanations provided to me by the management of the company.



UDIN: 25503707BMNUTF2299

FOR MANISH MISHRA
Chartered Accountants

Manish

MANISH MISHRA
(INDIVIDUAL)
MRN: 503707

Place: - Patna
Date: - 11-04-2025

MANISH MISHRA

Chartered Accountant

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

Sold Inventory

Sr. 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)
1	205	102.2	5200000	4510752	689248
2	301	109	5630000	5297561	814000
3	306	97	4975000	4642856	332144
4	401	109	5655000	4679048	975952
5	404	97	4698000	3905714	792286
6	501	109	5568000	571428	4996572
7	504	97	4980000	1300000	3680000
8	505	85	4140000	3333354	1282880
9	506	97	4992000	714285	4277715
10	702	111	5841000	5256899	584101
11	704	97	4980000	4152381	827619
12	706	97	5460000	4476190	983810

(Unsold Inventory Valuation)
 Ready Reckoner Rate as on the date of Certificate
 of the Residential/Commercial premises Rs. 48604 per sq.mts.

Sr.No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04
	35nos	3200.34	1555.49Lac

305, Shashi Complex, Exhibition Road, Patna : - 800 001, Ph. No. 2207290



**ARTISAN REALTORS**

BUILD THE BEST FOR YOU

FORM-7 [REGULATION-9]**Quarterly progress report for quarter ending 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	ARTISAN REALTORS PVT LTD.	Name of Firm	MAHABODHI APARTMENT.
Firm Address :	3B, BLOCK-A, HARIHAR RESIDENCY,SIYARAM MARG, SHIVPURI, PATNA , BIHAR 800023.		
Total Experience of promoter in Real Estate sector	NEW PROJECT		
Total Experience in Real Estate after Implementation of RERA	NEW PROJECT		
No of Project done Before Implementation of RERA	1. Residential	NIL	
	2. Commercial	NIL	
	3. Residential- cum Commercial	NIL	
	4. Plotted project	NIL	
No of Project done After Implementation of RERA	1. Residential	NIL	
	2. Commercial	NIL	
	3. Residential- cum Commercial	NIL	
	4. Plotted project	NIL	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP24401-1/156/R-1458/2022	Name of Project/Phase of Registered Project	MAHABODHI APARTMENT
Name of Promoter	ARTISAN REALTOR PVT LTD	Project Address	KENDUI , GAYA.
Name of Co-promoter	NA		
Project Registration is valid up to	01/12/2026		
Starting date of Project or Phase of the Project	04/08/2022		

Type of Project or Phase of the Project	1. Residential / 2. Commercial 3. Residential-cum-commercial 4. Plotted project	MAHABODHI APARTMENT
Period of validity of map by the Competent Authority	Revalidation Applied	

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building / Block Number	Apartment Type		Carpet Area in Sq. Ft.	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - 47	Total Number of Apartments in Landowner's share - 10
	1. 1 BHK	NIL	57552	1	1. Booked / Allotted - 12	3. Booked/ Allotted :- NIL
	2. 2 BHK	23			2. Sold-	Sold - NIL
	3. 3 BHK	34			Percentage of booking - 25.53%	Percentage of booking - NIL
	4. Shop	NIL				
	5. Bungalow	NIL				
	6. Plot etc.	NIL				

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Parking	Total Number of Garages: 1. Booked/Allotted -	12
MAHABODHI APARTMENT	57	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	NA	NA	NA	NA
2.	Fire N.O.C.	-	-	06-04-2016	Uploaded Annexure
3.	Water Supply Permission	NO	NO	NO	NA
4.	NOC from Airport Authority of India	Airport Authority of India	NA	23-08-2021	Uploaded Annexure
5.	Other Approval(s), if any, required for the Project.	NA	NA	NA	NA

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 169/2021 (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%	COMPLETED
2.	Basements (if any)	100%	COMPLETED
3.	Podiums (if any)	-	-
4.	Plinth	100%	COMPLETED
5.	Ground Floor	100%	COMPLETED
6.	Slabs of Super Structure	100%	COMPLETED
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal Walls-1 st to 8 th Floor -100% Internal Plaster 1 st to 8 th Floor- 100% Flooring -1 st floor - 3 rd Floor- 85%	30-12-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Internal Sanitary and Electrical Conduit upto 8 th Floor-100% Electrical Wiring -50%	31-12-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircase upto 9 th Floor Done Lift Wall – upto 9 -100% Lobbies-upto 9 th Floor Done-100% Overhead & undergrounds tank	30-06-2025

		Done-100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External Plumbing 75% External Plaster 85%	30-11-2026
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/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	Installation of lift- 50% Fire Fighting -60% Electrical fittings-50% Plinth Protection -100% Paving of Areas-0% Compound wall -80%	30-10-2025 30-12-2025 30-11-2026 COMPLETED 30-11-2026 30-11-2026

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	0%	30/11/2026
2.	Water Supply	YES	0%	30/12/2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30/12/2025
4.	Storm Water Drains	NO	0%	30/12/2025
5.	Landscaping & Tree Planting	YES	0%	30/12/2025
6.	Street Lighting	YES	0%	30/11/2026
7.	Community Buildings	NO	-	N/A
8.	Treatment and Disposal of Sewage and Sullage Water	NO	-	N/A

9.	Solid Waste Management & Disposal	NO	-	N/A
10.	Water Conservation / Rain Water Harvesting	YES	0%	30/12/2025
11.	Energy Management	NO	-	N/A
12.	Fire Protection and Fire Safety Requirements	YES	60%	30/11/2026
13.	Closed Parking	YES	75%	30/11/2026
14.	Open Parking	YES	0%	30/11/2026
15.	Electrical Meter Panel, Sub-Station, Receiving Station	Electrical Panel	0%	30/11/2026
16.	Others (Option to Add More)	NO	-	-

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/yyyy) 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
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IX. 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
(B)		Photograph of each floor	Attached

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. 120001716518	Rs.
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 18,70,75,469/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) as per mur	Rs. 13,77,50,469/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	NOT YET
5.	Amount received during the Quarter	Rs. 54,33,987.81
6.	Actual Cost Incurred during the Quarter	Rs. 56,37,760.00/-
7.	Net amount at end of the Quarter	Rs. (-)2,03,772.19/-
8.	Total expenditure on Project till date	Rs. 10,29,85,176.88/-
9.	Cumulative fund collected till the end of Quarter in question	Rs. 4,28,32,183.09/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 10,29,85,176.88/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS

A List of Legal Cases (If any) - On Project / Promoter - NOT APPLICABLE

1.	Case No.	NA
2.	Name of Parties	NA

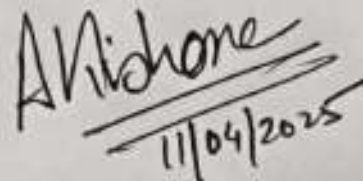
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	-
2.	Agreement for Sale	1
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART 80%		
Weather the project in progress is as per time schedule or lagging behind? :- AS PER TIME SCHEDULE		

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.

UDIN 25099637BMSTJL8965
CA Dilip Krishna
MRA 099637
FRN 010098C


11/04/2025

Signature of Promoter Name:

Date: 11.04.2025