

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	CIN NO. U45200BR2004PTC010653	Name of Firm	MAA TARA CHANDI HOMES PRIVATE LIMITED
Firm Address :	ISHWARI BHAWAN, GD. FLOOR, INDIRA LANE NEW JAKKANPUR , PATNA, BIHAR, INDIA - 800001		
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	BRERAP41125-3/148/R-1471/2022	Name of Project/Phase of Registered Project	RAJ MUNI ENCLAVE
Name of Promoter	MAA TARA CHANDI HOMES PRIVATE LIMITED	Project Address	B.V COLLEGE, DHANAUT, MAHUABAGH, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	24/12/2025		
Starting date of Project or Phase of the Project	07/10/2022		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	3 YEARS		

Maa Tara Chandi Homes Pvt. Ltd.
पलीराम भादव
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 - Flat-08	Total Number of Apartments in Landowner's share - Flat-08
	1. 1 BHK	01	667.32	16	1. Booked / Allotted -03	3. Booked/ Allotted-NIL
	2. 2 BHK, -	09	17415.81		2. Sold-01	Sold -NIL
	3. 3 BHK	06	12947.40			
	4. Shop					
	5. Bungalow					
	6. Plot etc.				Percentage of booking 50%	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	03
	16	2. Sold	01

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.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be filled 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)	N/A	
3.	Podiums (if any)	N/A	
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% 80% 15%	30-04-2025 27-03-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50% 70%	20-01-2025 07-02-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% 70% 60%	28-03-2025 10-05-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	25% 100% 100% 100%	25-04-2025

Maa Tara Chandi Homes Pvt. Ltd.

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Director

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.	60%	05-02-2025
		100%	
		70%	28-03-2025
		100%	
	Any other activities	10%	05-04-2025
		0%	

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%	
2.	Water Supply	YES	80%	25-05-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	80%	20-01-2025
4.	Storm Water Drains	NO	N/A	
5.	Landscaping & Tree Planting	YES	0%	30-05-2025
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	

M/s. Laxmi Engineering & Construction Pvt. Ltd.

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Director

8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	10%	10-02-2025
10.	Water Conservation / Rain Water Harvesting	YES	0%	06-02-2025
11.	Energy Management	YES	0%	08-02-2025
12.	Fire Protection and Fire Safety Requirements	NO	N/A	
13.	Closed Parking	YES	100%	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
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/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			

andhi Homes Pvt. Ltd.

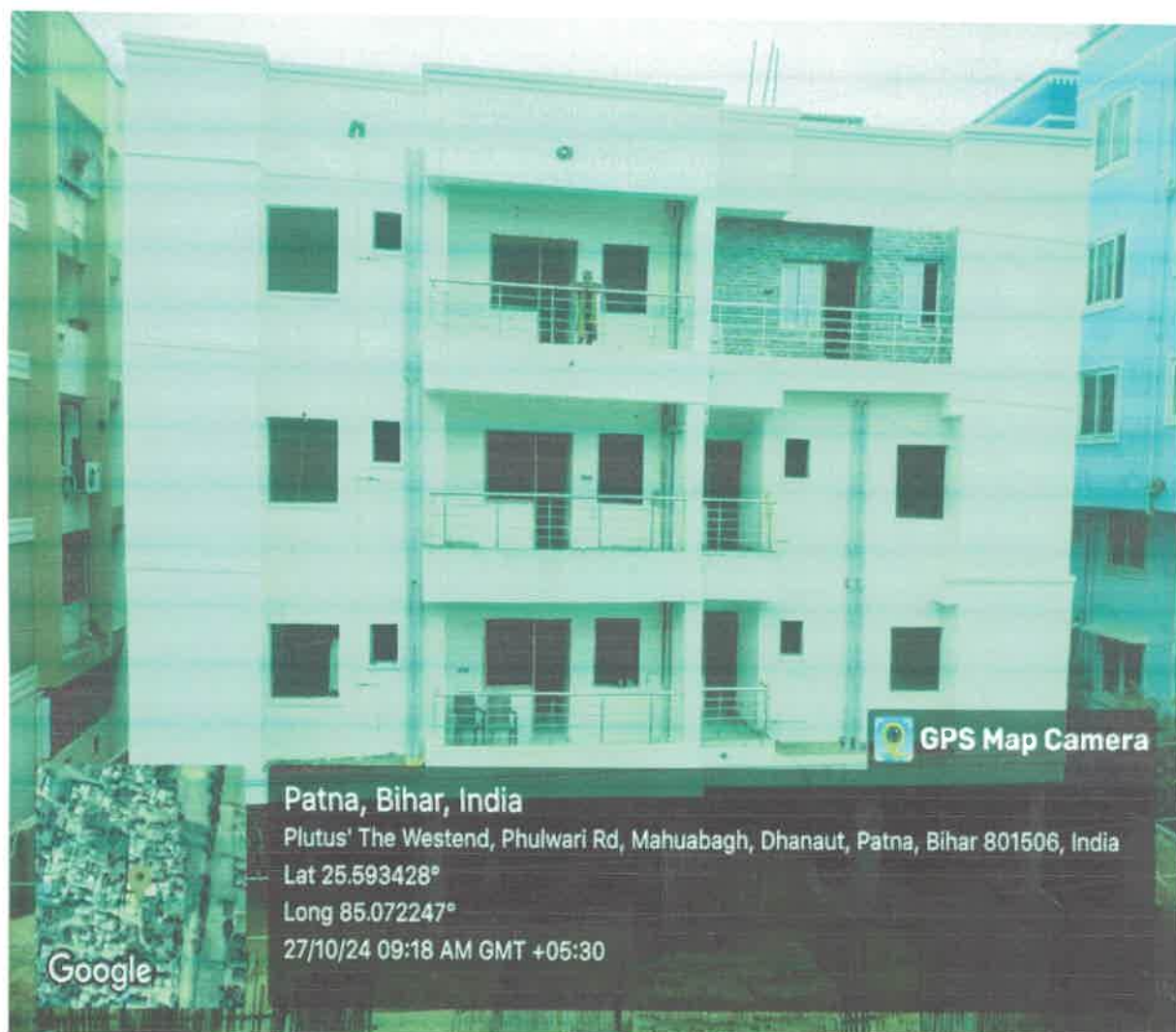
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Director

8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

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	



Maa Tara Chandi Homes Pvt. Ltd.

बलिरामनाथ

Director



Maa Tara Chandi Homes Pvt. Ltd.
 अमिताभ राय
 Director

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	50200069459818
2.	Estimated Cost of the Project including land cost at the start of the Project	3,32,31,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	2,10,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	12,60,000=00
6.	Actual Cost Incurred during the Quarter	00=00
7.	Net amount at end of the Quarter	14,55,900=00
8.	Total expenditure on Project till date	32,90,000=00
9.	Cumulative fund collected till the end of Quarter in question	50,90,000=00
10.	Cumulative expenditure done till the end of Quarter in question	32,90,000=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
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

Maa Tara Chandi Homes Pvt. Ltd.
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 Director

2.	Agreement for Sale	01
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-01 2 BHK -09 3 BHK-06 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	
	203	2 BHK	
	202	3 BHK	
	302	3 BHK	
	201	3 BHK	

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : BALIRAM YADAV

Contact No : 7765944479

Email id : shriramyadav9304@gmail.com

Address : BALIRAM YADAV ,VILL.+PO.-ODAR,P.S -SONHAN,DIST.-KAIMUR

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.

Maa Tara Chandi Homes Pvt. Ltd.

बाली राम यादव

Director

Signature of Promoter

Name:

Date:

LALAN KRITI ASSOCIATES

ARCHITECT, ENGINEER AND INTERIOR DESIGNER'S

Email: - alan_sraj@yahoo.com & lkassociatesllp@gmail.com

website - www.lkassociatesllp.in, Mob. 9234309614, 7004311156

OFFICE. - Bailey Road Rukanpura, Sharma Path, Flat No. -102 - A, First Floor, Sunrise Narayan Palace, Patna-14

FORM N RM 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)

Date - 07-01-2025

To,

The **MAA TARA CHANDI HOME PVT. LTD.**.....

...DIR. BALIRAM YADAV, WADAR, P. S - SONHAN.....

...DIST :- **KAIMUR (BHABUA)**.....

(Name & Address of Promoter),

Subject: Certificate of Percentage of Work executed in the project having...**RAJ MUNI ENCLAVE**..... No. of g(s)/.....I.....Wing(s) of the Phase

.....bearing the registration [**BRERA P4-1125-3 /148/R- 147/2022**] and being

developed on the Plot bearing CS No...**2488**..... / khata

no...**296**.....Survey No..... / Plot No. ...**2488**.....demarcated

by its boundaries (latitude ... **25.593463**.....longitude ... **85.0072060**.....) of the land- - situated

in village...**MAHUABAGH**..... Block ...**DANAPUR**.....division ...**DANAPUR**.....

District...**PATNA**..... PIN.....**801506**..... admeasuring**1273.60**.... sq.mts., area being

developed by the Promoter [Name]... **MAA TARA CHANDI HOME PVT. LTD.**.....

Sir,

I/ We...**LALAN...KUMAR**.....have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the.....

Building(s)/.....I.....Wing(s) of the..... Phase of the Project,situated on the plot bearing C.S.

no...../Survey No...../ Plot No. ...**2488**.....

of Village.... **MAHUABAGH**.. Block..... division.. District...**PATNA**.....PIN..**801506**.....

admeasuring...**1273.60**..... sq.mts.area being developed by [Promoter's

Name].....

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

(i) M/s/Shri/Smt..... **LALAN...KUMAR**.....as L.S. / Architect;

(ii) M/s /Shri / Smt.....**VIVEKA NAND KUMAR**.....as Structural Consultant

(iii) M/s /Shri / Smt.....**DHARAMVIR KUMAR**, as Mechanical/Electrical/Plumbing Consultant (MEP) (iv) M/s

/Shri / Smt..... 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 ...**BRERAP4 -1125-3/148/R-471/2022**..... 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.



ER. LALAN KUMAR A.M.I.E.
CIVIL ENGINEER
EMP. NO.-BR/UDHD/CE/23/0229
UDHD, BIHAR (PATNA)

TABLE-A
Building /Wing Number.....(1)..... (To be prepared separately for each Building /Wing of the Project)

Sr.No	Tasks/Activity	Percentage of work done
1	Excavation	
2	Number of Basement(s) and Plinth	OK
3	Number of Podiums	NO
4	Stilt Floor	NO
5	Number of Slabs of Super Structure	OK
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	40%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	70%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	20%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	70%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/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.	80%
		20%

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		
2	Water Supply	Yes	80 %	Work In Progress
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	80 %	Work In Progress
4	Storm Water Drains	NO		
5	Landscaping & Tree Planting.	Yes	0 %	Work Soon
6	Street Lighting	NO		
7	Community Buildings	NO		
8	Treatment and disposal of sewage and sullage water	NO		
9	Solid Waste management & Disposal.	Yes	10 %	Work In Progress
10	Water conservation, Rain water harvesting.	NO		
11	Energy management	Yes	0 %	
12	Fire protection and fire	NO		
13	safety requirements Electrical meter room, sub-station, receiving station.	NO		
14	Others (Option to Add more).	NO		

Yours Faithfully,

Signature &

Name.....

(IN BLOCK LETTERS) of L.S/

Architect (Registration No./License No.....)

DR. LALAN KUMAR A.M.I.E.

CIVIL ENGINEER

EMP. NO.-BR/UDHD/CE/23/0229

UDHD, BIHAR (PATNA)

LALAN KRITI ASSOCIATES

ARCHITECT, ENGINEER AND INTERIOR DESIGNER'S

Email: - alan_sraj@yahoo.com & lkassociatesllp@gmail.com

website - www.lkassociatesllp.in, Mob. 9234309614, 7004311156

OFFICE. - Bailey Road Rukanpura, Sharma Path, Flat No. -102 - A, First Floor, Sunrise Narayan Palace, Patna-14

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)

Date - 07-01-2025

To,

The MAA TARA CHANDI HOME PVT. LTD.
DIR. BALIRAM YADAV, WADAR, PS :-SONHAN
DIST. :- KAIMUR (BHABUA)

(Name & Address of Promoter),

Subject: Certificate of Cost Incurred for Development of [Project

Name]... RAJ MUNI ENCLAVEfor Construction of]... MAA TARA CHANDI HOME PVT. LTD
..... building(s)/_ Wing(s) of the..... I Phase (Bihar RERA Registration Number) situated
on the Plot bearing C.S.No..... 2488..... / Khata No... 296..... /Survey
no..... /Thana No..... 20..... Tauzi No..... 5556..... /
Plot... 2488marcated by its boundaries (latitude and longitude of the end points)

Village... MAHUABAGH Block... DANAPUR
Divison... DANAPUR District... PATNA PIN... 801506 admeasuring
... 1273.60 sq. mts. area

being developed by [Promoter]... MAA TARA CHANDI HOME PVT. LTD

Ref: Bihar RERA Registration Number __ BRERAP41125-3/148/R-1471/2022

Sir, I/ We... LALAN... KUMAR have undertaken assignment of certifying Cost for the
Subject Real Estate Project registered under RERA, Bihar of the..... RAJ MUNI ENCLAVE.
Building(s)/..... 1 Wing(s) of the..... Phase of the Project, situated on the plot bearing
C.S. no..... /Survey No..... / Plot No- 2488.....

Village... MAHUABAGH Block.. DANAPUR division.. DANAPUR

District... PATNA PIN... 801506

admeasuring..... 1273.60 sq.mts.area being developed by

[Promoter's Name]... MAA TARA CHANDI HOME PVT. LTD.

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

- (i) M/s/Shri/Smt..... LALAN... KUMAR as L.S. / Architect;
- (ii) M/s /Shri / Smt..... VIVEKA NAND KUMAR as Structural Consultant
- (iii) M/s /Shri / Smt. DHARAMVIR KUMAR as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s /Shri / Smt..... as Quantity Surveyor *


ER. LALAN KUMAR A.M.I.E.
CIVIL ENGINEER
EMP. NO.-BR/UDHD/CE/23/0229
UDHD, BIHAR (PATNA)

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..... (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 thebeing the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.**2.10 CR** (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..... (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

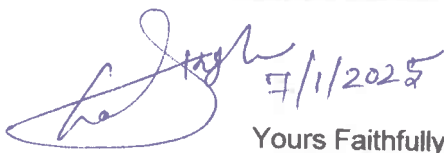
Building /Wing bearing Number.....or called.....
(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 07/10/2022 date of Registration is	Rs.- 2,10,00,000/-
2	Cost incurred as on (Based on the Estimated cost)	Rs. - 84,00,000 /-
3	Work done in Percentage (As Percentage of the estimated cost)	Rs. - 40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. - 1,26,00000/-
5	5 Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.- 0.0 /-


ER. LALAN KUMAR A.M.I.E.
CIVIL ENGINEER
EMP. NO.-BR/UDHD/CE/23/0229
UDHD, BIHAR (PATNA)

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 <u>07/10/2022</u> date of Registration is	Rs.- 2,10,00,000/-
2	Cost incurred as on (Based on the Estimated cost).	Rs.- 84,00,000 /-
3	Work done in Percentage (As Percentage of the estimated cost).	Rs. 40%
4	Cost to be Incurred (Based on Estimated Cost).	Rs.- 1,26,00,000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).	Rs._ 0.0 /-


7/1/2025
Yours Faithfully,

Signature of Engineer. (License No.....)

R. LALAN KUMAR A.M.I.E.
CIVIL ENGINEER
MP. NO.-BR/UDHD/CE/23/0229
UDHD, BIHAR (PATNA)

*** 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.

FORMNO. 3
[See Regulation 3]

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

Cost of Real Estate Project Rs.2.10 Crore (Rupees Two Crore Ten Lakhs only)

Bihar RERA Registration Number :-BRERAP41125-3/148/R-1471/2022

Sr. No.	Particulars	Amount ()Estimated Incurred
1.i	Land Cost: <ul style="list-style-type: none"> 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 a IFSI, 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 e. Land Premium payable as per annual statement of rates(ASR) for redevelopment of land owned by public authorities. f. Under Rehabilitation Scheme: <ul style="list-style-type: none"> (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 C.A. <p>Note : (for total cost of construction incurred, Minimum of (i)or(ii)is to be considered).</p> <ul style="list-style-type: none"> (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 	<p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>Rs. 4,00,000/-</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p>



Branch Office :

1. Prem Sandesh Bhawan, Gali No-2, Line Par, Mirzapur Nawadah, Bihar 805110
Mob.: 9300448164 , Email : ravindra.kyadave@gmail.com

2. House No - D1, Friends Complex, Rahamat Colony, Doranda, Ranchi, Jharkhand 834002
Mob.: 9065348392, Email : cafaisalkhan@gmail.com

	Accommodation, over head 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.	N.A.
	Sub-Total of Land Cost	Rs. 4,00,000/-

Sr. No.	Particulars	Amount() Estimated Incurred
li	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 C.A. 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,siteoverheads,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 (i) construction of the entire phase of the project of the project registered. a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority. b) 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; Sub-Total of Development Cost	Rs. 2,10,00,000/- Rs.84,00,000/- Rs.80,00,000/- No NO Rs. 80,00,000/-
2.	Total Estimated Cost of the Real Estate Project[1(i)+1(ii)]of Estimated Column.	Rs.2,10,00,000/-
3.	Total Cost Incurred of the Real Estate Project[1(i)+1(ii)]of Incurred Column.	Rs.80,00,000/-



4.	%Completion of Construction Work (As per project Architect's Certificate)	40%
5.	Proportion of the cost incurred on Land Cost and Construction Cost To the Total Estimated Cost. (3/2%)	Rs.80,00,000/-
6.	Amount Which can be withdrawn from the Designated Account. Totals estimated Cost*proportion of cost incurred(Sr.number2 *Sr. number 5)	Rs.84,00,000/-
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Rs. 16,50,000/-
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. 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 tome by The management of the Company.	Rs. 67,50,000/-

Yours Faithfully,
For R K B Y & CO
Chartered Accountants
Firm Registration No. 022629C



CA. RAJEEV KUMAR BHARATI
Partner
M.No. 518038
UDIN:- 25518038BMJAQY7889
Place: Patna
Date: 10/01/2025



(ADDITIONAL INFORMATION FOR ON GOING PROJECTS)

Sr. No.	Particulars	Amount () Estimate 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)	Rs. 1,26,00,000/-
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))	NIL
3.	(i) Balance Un sold 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	Rs 1,86,19,803/-
4.	Estimated receivables of ongoing project. Sum of 2+ 3(ii)	Rs 1,86,19,803/-
5.	Amount to be deposited in Designated Account-70% or 100% If 4 is greater than 1, then 70% of the balance receivables of on going project will be deposited in designated Account If 4 is lesser than 1, then 100% of the of the balance receivables of on going project will be deposited in designated Account	

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,

For R K B Y & CO

Chartered Accountants

Firm Registration No. 022629C



CA. RAJEEV KUMAR BHARATI

Partner

M.No. 518038

UDIN:- 25518038BMJAQY7889

Place: Patna

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