FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (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.

बली राम यादव
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 -02 2. Sold-03	3. Booked/ Allotted-NIL Sold -NIL
	2. 2 BHK, -	09	17415.81			
	3. 3 BHK	06	12947.40			
	4. Shop					
	5. Bungalow					
	6. Plot etc.					
					Percentage of booking 62.5%	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)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	02
	16	2. Sold -	03

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.				

Maa Tara Chandi Homes Pvt. Ltd.

बली राम यादव

Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

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

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	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% 90% 90%	 30-04-2025 20-04-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90% 90%	15-04-2025 17-04-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% 90% 90%	 28-04-2025 10-05-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	70% 100% 100% 100%	25-04-2025

Maa Tara Chandi Homes Pvt. Ltd.
बली राम यादव
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. Any other activities	90% 100% 90% 100% 70% 0%	25-04-2025 17-04-2025 25-04-2025

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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	85%	25-05-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	85%	20-04-2025
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	

Maa Tara Chandi Homes Pvt. Ltd.

Director

8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	20%	10-05-2025
10.	Water Conservation / Rain Water Harvesting	YES	0%	06-05-2025
11.	Energy Management	YES	0%	08-05-2025
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			

Maa Tara Chandi Homes Pvt. Ltd.

बली राम यादव

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	

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	00=00
6.	Actual Cost Incurred during the Quarter	00=00
7.	Net amount at end of the Quarter	25,900=82
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

Maa Tara Chandi Homes Pvt. Ltd.

बली राम यादव

Director

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	03
2.	Agreement for Sale	NIL
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	Details of allotment made so far with Flat number/ Bungalow - Plot etc		Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
1 BHK-01 2 BHK -09 3 BHK-06 4 BHK- Shop- Bungalow - Plot etc	FLAT NO.	FLAT TYPE	
	203	2 BHK	
	202	3 BHK	
	302	3 BHK	
	201	3 BHK	
	205	2 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

Maa Tara Chandi Homes Pvt. Ltd.
बलीराम यादव
Director

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: बली राम यादव

Date:

Maa Tara Chandi Homes Pvt. Ltd.

बली राम यादव

Director


GPS Map Camera
Patna,Bihar,India
Mahuabagh Road, Murlichak, Patna, Bihar 801506, India
Lat 25.593490, Long 85.072226
04/11/2025 05:06 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Patna,Bihar,India
Mahuabagh Road, Murlichak, Patna, Bihar 801506, India
Lat 25.593400, Long 85.072184
04/11/2025 05:05 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Patna,Bihar,India
Murlichak, Patna, 801506, Bihar, India
Lat 25.593535, Long 85.072325
12/09/2024 01:52 PM GMT+05:30
Note : Captured by GPS Map Camera

LALAN AND KRITI ASSOCIATES

ARCHITECT , ENGINEER AND INTERIOR DESIGNER'S
Email: - lalan_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 02-04-2025

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.....(to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	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%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90%	17/04/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%	28/04/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	100%	

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

TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads &Footpaths	NO	N.A	
2.	Water Supply	YES	85%	25/05/2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	85%	20/04/2025
4.	Storm Water Drains	NO	N.A	
5.	Landscaping & Tree Planting	YES	0%	30/05/2025
6.	Street Lighting	NO	N.A	
7.	Community Buildings	NO	N.A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N.A	
9.	Solid Waste Management & Disposal	YES	20%	10/05/2025
10.	Water Conservation/Rain Water Harvesting	YES	0%	06/05/2025
11.	Energy Management	YES	0%	08/05/2025
12.	Fire Protection and Fire Safety Requirements	NO	N.A	
13.	Electric Meter Room	NO	N.A	
14.	Any Other Amenities	NO	N.A	

Yours Faithfully,

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

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

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

LALAN AND KRITI ASSOCIATES

ARCHITECT , ENGINEER AND INTERIOR DESIGNER'S
Email: - lalan_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 – 02-04-2025

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 ENCLAVE ……for 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…2488..... marcated 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 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. ....**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 10/07/2022____date of Registration is	Rs.- 2,10,00,000/-
2	Cost incurred as on (Based on the Estimated cost)	Rs. - 1,47,00,000 /-
3	Work done in Percentage (As Percentage of the estimated cost	Rs. - 70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. - 63,00,000/-
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 10/07/2022 _date of Registration is	Rs.- 2,10,00,000/-
2	Cost incurred as on (Based on the Estimated cost).	Rs.- 1,47,00,000 /-
3	Work done in Percentage (As Percentage of the estimated cost).	Rs. 70%
4	Cost to be Incurred (Based on Estimated Cost).	Rs.- 63,00,000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).	Rs._ 0.0 /-

Yours Faithfully,

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

ER. LALAN KUMAR A.M.I.E.
CIVIL ENGINEER
REG. 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.

R K B Y & CO
Chartered Accountants

CA INDIA

LG 11 Ground Floor, Adison Arced
Frazer Road, Patna-800001 (Bihar)
: 9810857805, 7277602775
Carajeev@rediffmail.com

FORMNO. 3
[See Regulation 3]

(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:**	
	a. Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	N.A.
	b. Amount of Premium payable to obtain development rights, FSI, addition a lFSI, fungible area, and Authority or State Government or any Statutory Authority.	N.A.
	c. Acquisition cost of TDR(if any)	N.A.
	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	Rs. 4,00,000/-
	e. Land Premium payable as per annual statement of rates(ASR) for redevelopment of land owned by public authorities.	N.A.
	f. Under Rehabilitation Scheme:	N.A.
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	N.A.
	(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the C.A.	N.A.
	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	N.A.

Branch Office :

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

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

R K B Y & CO. PATNA FRN-022629C CHARTERED ACCOUNTANTS

	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. **Sub-Total of Land Cost**	N.A. Rs. 4,00,000/-

Sr. No.	Particulars	Amount( ) Estimated Incurred
Ii	**Development Cost/Cost of Construction:** a. (i)Estimated Cost of Construction as certified by Engineer.	Rs. 2,10,00,000/-
	(ii) Actual Cost of construction incurred a s per the books of accounts as verified by the C.A.	Rs.1,47,00,000/-
	Note:(for adding to total cost of construction inc urred, 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.	Rs.1,43,00,000/-
	a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	No
	b) Principal sum and interest payable to financial in situations, scheduled banks, non-banking financial institution (NBFC)or money lenders on construction funding or money borrowed for construction;	NO
	Sub-Total of Development Cost	Rs. 1,43,00,000/-
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.1,43,00,000/-

R K BYRANI & CO. PATNA FRN-022629C CHARTERED ACCOUNTANTS

4.	%Completion of Construction Work (As per project Architect's Certificate)	70%
5.	Proportion of the cost incurred on Land Cost and Construction Cost To the Total Estimated Cost.(3/2%)	Rs.1,43,00,000/-
6.	Amount Which can be withdrawn from the Designated Account. **Totals estimated Cost*proportion of cost incurred(Sr.number2 *Sr. number 5)**	Rs.1,47,00,000/-
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Rs. 73,50,000/-
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. ThiscertificateisbeingissuedforRERAcomplianceforthe Company[Promoter'sName]andisbasedontherecordsanddocuments produced before me and explanations provided tome by The management of the Company.	Rs. 73,50,000/-

Date: 10/04/2025
Place: PATNA

R K B Y & CO. PATNA FRN 022629C CHARTERED ACCOUNTANTS

For R K B Y & CO
Chartered Accountants
FRN No.: 022629C

(RAJEEV KUMAR BHARATI)
Partner
M. No: 518038
UDIN: 25518038BMJAWI7506

(ADDITIONALINFORMATIONFORONGOINGPROJECTS)

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. 63,00,000/-
2.	Balance amount of receivables from sold apartments (AsperAnnexureAtothiscertificate(ascertifiedbyCharteredAccountant asverifiedfromthe 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 a sper ASR multiplied to unsold area as on thedateofcertificate,tobecalculatedandcertifiedbyCA)asperAnnexure Atothis certificate	Rs 1,15,29,483/-
4.	Estimated receivables of ongoing project. Sum of 2+ 3(ii)	Rs 1,15,29,483/-
5.	Amount to be deposited in Designated Account–70%or100% If 4 is greaterthan1,then70%ofthebalance receivables of on going project will be deposited in designated Account If4islesserthan1,then100%oftheofthebalancereceivablesofongoingpro jectwill 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.

Date: 10/04/2025
Place: PATNA

R K B Y & CO. PATNA FRN 022629C CHARTERED ACCOUNTANTS

For R K B Y & CO
Chartered Accountants
FRN No.: 022629C

(RAJEEV KUMAR BHARATI)
Partner
M. No: 518038
UDIN: 25518038BMJAWI7506