

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. U45309WB2021PTC246882	Name of Firm	APOGEE PROPERTY INDIA PRIVATE LIMITED
Firm Address :	H/O RUPESH KUMAR SINGH, PS IXL, UNIT-304, ATGHORA CHINAR PARK, 3RD FLOOR, BISWA BANG, KOLKATA		
Total Experience of promoter in Real Estate sector	5 years		
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	5	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	1	

<b>II. PARTICULARS OF PROJECT</b>			
Project Registration Number	BRERAP25722-1/153/R-1764/2024	Name of Project/Phase of Registered Project	APOGEE TOWER
Name of Promoter	APOGEE PROPERTY INDIA PRIVATE LIMITED	Project Address	MAUZA- SADIKPUR YOGI, P.S- PATNA CITY, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	14/12/2028		
Starting date of Project or Phase of the Project	18/09/2024		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	24/11/2028		

**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-8	Total Number of Apartments in Landowner's share - FLAT-8
	1. 1 BHK			FLAT-16	1. Booked / Allotted -04	3. Booked/ Allotted-NIL
	2. 2 BHK, -	12			2. Sold-NIL	1
	3. 3 BHK	04				Sold -NIL
	4. Shop					
	5. Bungalow					
	6. Plot etc.					
					Percentage of booking 50%	Percentage of booking 12.5%

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	- 04
	16	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	N/A			
2.	Fire N.O.C.				
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			

5.	Other Approval(s), if any, required for the Project.	N/A			
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## VI. CONSTRUCTION PROGRESS OF THE PROJECT

### 1. Plan Case No. P/SADIKPUR YOGI/PRN-G+4/848/2023

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	50%	
5.	Stilt Floor	N/A	
6.	Slabs of Super Structure	Three (3)	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 00%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 50%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	

11.	<p>Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale.</p> <p>Any other activities</p>	<p>0%</p> <p>100%</p> <p>0%</p> <p>10%</p> <p>50%</p>	
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**VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS**

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		

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		
15.	Electrical Meter Room, Sub-Station, Receiving Station			
16.	Others (Option to Add More)			

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

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			

9.	Energy Management			
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<b>IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT</b>			
(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	

<b>X. FINANCIAL PROGRESS OF THE PROJECT</b>		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	571705000072
2.	Estimated Cost of the Project including land cost at the start of the Project	3,85,61,456=00
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	2,01,81,456=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	17,78,000=00
7.	Net amount at end of the Quarter	7,79,100=00
8.	Total expenditure on Project <b>till date</b>	1,01,05,126=00
9.	Cumulative fund collected till the end of Quarter in question.	7,79,100=00
10.	Cumulative expenditure done till the end of Quarter in question.	17,78,000=00

<b>XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED</b>	

<b>XII. MISCELLANEOUS</b>		
<b>A</b>	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>B</b>	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
<b>XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART</b>		
Weather the project in progress is as per time schedule or lagging behind?		

<b>XIV UNITS ALLOCATION DETAILS</b>			
Total Number of sanctioned apartments 1BHK- 2 BHK -12 3 BHK-04 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	
	101	3 BHK	
	201	3 BHK	
	202	2 BHK	
	301	3 BHK	
	401	3 BHK	
<b>XV. BROCHURE /Prospectus: Attach</b>			

**XVI Grievance Redressal Officer****Name :** PRINCE KUMAR SINGH**Contact No :** 7282066666**Email id :** prinncesingh0157@gmail.com**Address :** H/O RUPESH KUMAR SINGH, PS IXL, UNIT-304, ATGHORA CHINAR PARK, 3RD FLOOR,  
BISWA BANG, KOLKATA**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.

APOGEE PROPERTY INDIA PVT. LTD.



AUTHORISED SIGNATORY

Signature of Promoter

Name: Prince Kumar Singh

Date: 13/04/25



GPS Map Camera



## Patna, Bihar, India

Road Number 13A, Rajendra Nagar, Patna, Bihar  
800016, India

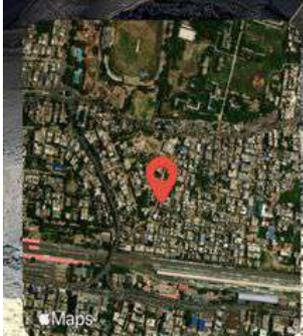
Lat 25.604543, Long 85.168483

04/06/2025 12:42 GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera



## Patna, Bihar, India

Road Number 13A, Rajendra Nagar, Patna, Bihar  
800016, India

Lat 25.604543, Long 85.168483

04/06/2025 12:42 GMT+05:30

Note : Captured by GPS Map Camera







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)

Date 09/04/2025

To, APOGEE PROPERTY INDIA PVT. LTD.  
The \_\_\_\_\_ (Name & Address of Promoter),

DIR - SRI PRINCE KUMAR SINGH  
FLAT 4D, JMT ENCLAVE, 16. DR. A N PAUL LANE, HOWRAH #1201  
9+4 No.

Subject: Certificate of Percentage of Completion of Construction Work of \_\_\_\_\_ No.

of Building(s)/ 01 Wing(s) of the 01 Phase of the Project

[Bihar RERA Registration Number] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. 197, 198 & 204 demarcated by its boundaries (latitude

and longitude of the end points) \_\_\_\_\_ to the North \_\_\_\_\_ to the South \_\_\_\_\_ to the East \_\_\_\_\_ to the West of Division Sadikpur 40671

PATNA village \_\_\_\_\_ Block \_\_\_\_\_ District PATNA PIN \_\_\_\_\_

800016 -admeasuring 531.39 sq.mts. area being developed by

[Promoter's Name] APOGEE PROPERTY INDIA PVT. LTD.

Sir, AJIT SINGH have undertaken assignment as Architect /Licensed Surveyor

I/ We \_\_\_\_\_ of certifying Percentage of Completion of Construction Work of the \_\_\_\_\_

Building(s)/ 01 Wing(s) of the 01 Phase of the Project,

situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. 197, 198 & 204

- of Division \_\_\_\_\_ Village Sadikpur Yogi Block Patna

District Patna PIN 800016 -admeasuring 531.39

sq.mts. area being developed by [Promoter's Name] Apogee Property India Pvt. Ltd.

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

- (i) M/s/Shri/Smt. AJIT SINGH as L.S. / Architect;
- (ii) M/s /Shri / Smt. UJJWAL KUMAR as Structural Consultant
- (iii) M/s /Shri / Smt. PRASHANT GAURAV as MEP Consultant
- (iv) M/s /Shri / Smt. SHAILESH KUMAR as Site Supervisor

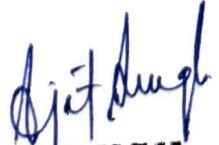
Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number under PRERAP 25722-1/153/R-1784/2024 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.

Ajit Singh  
**AJIT SINGH**  
ARCHITECT  
EMA No.-CA/2012/56055  
UDHD, BIHAR

Table-A

Building/ Wing number 01 (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)	NA	
3.	Podiums(if any)	NA	
4.	Plinth	50-%	
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	THREE (2)	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /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, Overhead and Underground Water Tanks.	0-%	
10.	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 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	0-%	

  
**AJIT SINGH**  
 ARCHITECT  
 EMB No.-CA/2012/56055  
 UDDH, BIHAR

**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	Yes	0%.	
2.	Water Supply	Yes	Boring Done	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%.	
4.	Storm Water Drains	Yes	0%.	
5.	Landscaping & Tree Planting	Yes	0%.	
6.	Street Lighting	Yes	0%.	
7.	Community Buildings	NO	0%.	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	0%.	
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.	Electric Meter Room	Yes	0%.	
14.	Any Other Amenities	-		

Yours Faithfully,

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

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



**AJIT SINGH**  
ARCHITECT  
EMR No.-CA/2012/56055  
UDHD, BIHAR

FORM No. 2  
[See 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: 09/04/2025

To, APOGEE PROPERTY INDIA PVT. LTD.  
The \_\_\_\_\_ (Name & Address of Promoter),

DIR - SRI PRINCE KUMAR SINGH  
FLAT 4D, JMT ENCLAVE, 16 DR. A. N. PAUL LANE, HOWRAH 711201

Subject : Certificate of Cost Incurred for Development of [Project Name] 6+4 for Construction of Apartment 6+4 building(s)/ 01 Wing(s) of the 01 Phase ( Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No../C.N.No./CTSNo./SurveyNo./Final Plot No. 197, 198 & 204 demarcated by its boundaries ( latitude and longitude of the end points) \_\_\_\_\_ to the North \_\_\_\_\_ to the South \_\_\_\_\_ to the East \_\_\_\_\_ to the West of Division \_\_\_\_\_ Village Sadikpur Yogi Block \_\_\_\_\_ District Patna PIN 800016 admeasuring 531.39 sq.mts. area being developed by [Promoter] Apogee Property India Pvt. Ltd.

Ref: Bihar RERA Registration Number BRE RAP23722-1/153/R-1764/2024

Sir,

I/ We UJJWAL KUMAR UJJWAL have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being \_\_\_\_\_ Building(s)/ 6+4 Wing(s) of the 01 Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 197, 198 & 204 of Division Patna Village Sadikpur Yogi Taluka Patna District Patna PIN 800016 admeasuring 531.39 sq.mts. area being developed by [Owner/Promoter]

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

- (i) M/s /Shri/Smt AJIT SINGH as L.S. / Architect ;
- (ii) M/s /Shri/Smt KUMAR UJJWAL as Structural Consultant
- (iii) M/s /Shri/Smt PRASHANT KUMAR as MEP Consultant
- (iv) M/s /Shri/Smt SHAILESH KUMAR as Quantity Surveyor \*

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Shailesh Kumar Quantity Surveyor\* appointed by Developer/Engineer, and the assumption of

Kumar Ujjwal  
Structure Engineer  
UDHD Bihar Reg. No:-  
BR/UDHD/SE/23-0069

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. 2,01,81,456 (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate / Completion Certificate for the building(s) from the PATNA MUNICIPAL CORPORATION being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 94,60,639 (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from Patna Municipal Corporation (Planning Authority) is estimated at Rs. 1,07,20,817 (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 01 or called APOGEE TOWER.  
(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>18/09/2027</u> date of Registration is	Rs. <u>2,01,81,456</u>
2	Cost incurred as on <u>09/04/2025</u> (based on the Estimated cost )	Rs. <u>94,60,639</u>
3	Work done in Percentage (as Percentage of the estimated cost )	<u>46.87</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>1,07,20,817</u>
5	Cost Incurred on Additional /Extra Items as on <u>09/01/2027</u> not included in the Estimated Cost (Annexure A)	Rs. <u>0</u>

  
Kumar Ujjwal  
Structure Engineer  
UDHD Bihar Reg. No.  
BR/UDHD/SE/23-0060

**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>18/09/2024</u> date of Registration is	0 Rs.
2	Cost incurred as on <u>09/04/2025</u> (based on the Estimated cost)	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0
5	Cost Incurred on Additional /Extra Items as on <u>09/04/2025</u> not included in the Estimated Cost (Annexure A)	Rs. 0

  
**Kumar Ujjwal**  
 Structure Engineer  
 UDHD Bihar Reg. No:-  
 BR/UDHD/SE/23-0069

Yours Faithfully,

Signature of Engineer

(Licence No )

**\* 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.



# S. K. DHAR & CO.

CHARTERED ACCOUNTANTS

(SINCE: 1970)

Regd. Office : 4-P, NAKTALA ROAD, KOLKATA-700 047

Email : sandipkrdhar@yahoo.co.in

Ref. No.....

Date.....

## Annexure A

### List of Extra/Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)

#### (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project 2,01,81,456

Bihar RERA Registration Number BRERAP25722-1/153/R-1764/2024

Sr. No.	Particulars	Amount (₹)
		Estimated Incurred
1.i	<b>Land Cost :</b>	
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	3,81,975
	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.	0
	c. Acquisition cost of TDR (if any)	0
	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	2,62,512
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0
	f. Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	0
	<b>Note :</b> (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	0





# S. K. DHAR & CO.

CHARTERED ACCOUNTANTS

(SINCE: 1970)

Regd. Office : 4-P, NAKTALA ROAD, KOLKATA-700 047

Email : sandipkrdhar@yahoo.co.in

Ref. No.....

Date.....

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.

0

**Sub-Total of Land Cost**

6,44,487

**Sr.No.**

**Particulars**

**Amount (₹)**

**Estimated Incurred**

**ii 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 CA.

2,01,81,456

94,60,639

**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.

0

All costs directly incurred to complete the (i) construction of the entire phase of the project registered.

0

- b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.

0

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;

0

**Sub-Total of Development Cost**

1,01,05,126





# S. K. DHAR & CO.

CHARTERED ACCOUNTANTS

(SINCE: 1970)

Regd. Office : 4-P, NAKTALA ROAD, KOLKATA-700 047

Email : sandipkrdhar@yahoo.co.in

Ref. No.....		Date.....
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	2,08,25,943
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	1,01,05,126
4	% completion of Construction Work (as per Project Architect's Certificate)	48.52%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	12:25
6	Amount Which can be withdrawn from the Designated Account.	94,60,639
	<b>Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5)</b>	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	0
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	94,60,639

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.

**For S.K. Dhar & Co.**  
**Chartered Accountants**  
**Firm Reg.No: 307041E**



**Sandip Kumar Dhar**  
**Proprietor**  
**Membership No. 065056**  
**UDIN:**  
**25065056BMHYQP8255**

**Date : 13.04.2025**  
**Place : Kolkata**



# S. K. DHAR & CO.

CHARTERED ACCOUNTANTS

(SINCE: 1970)

Regd. Office : 4-P, NAKTALA ROAD, KOLKATA-700 047

Email : sandipkrdhar@yahoo.co.in

Ref. No.....

Date.....

## (ADDITIONAL INFORMATION FOR ONGOING 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 )	1,24,98,817
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)	1,57,57,000
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)as per Annexure A to this certificate	4312 1,50,92,000
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,08,49,000
5.	Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	

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**For S.K. Dhar & Co.**  
**Chartered Accountants**  
**Firm Reg.No: 307041E**



**Sandip Kumar Dhar**  
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Date.....

## Annexure A

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

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	101	1205	Agreement not signed	5,51,000	36,66,500
2	201	1205	Agreement not signed	1,00,000	41,17,500
3	301	1205	Agreement not signed	2,51,000	39,66,500
4	401	1205	Agreement not signed	2,11,000	40,06,500

### (Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate  
of the Residential/Commercial premises Rs. 3500 per sq.mts.

Sr.No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04
1	102	1078	37,73,000
2	204	1078	37,73,000
3	302	1078	37,73,000
4	404	1078	37,73,000





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