3FORM-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. U45209BR2019PTC040744**	Name of Firm/Company	**UMEED BUILDER & CONSTRUCTOR PVT. LTD.**
Firm Address :	**H.NO.-136, WARD NO.-18, SINGARHAT, SOHSARAI, Nalanda, PIN-803118**		
Total Experience of promoter in Real Estate sector	5		
Total Experience in Real Estate after Implementation of RERA	5		
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	**BRERAP40356-1/210/R-1514/2022**	Name of Project/Phaseof Registered Project	**UMEED NAGAR TOWNSHIP**
Name of Promoter	MUKESH KUMAR DHIRAJ KUMAR RUPESH KUMAR GOPAL KUMAR SINGH	Project Address	**Plot No.213P, Umeed Nagar Township, Marcha Marchi Road, Ranipur Chak, Bypass Thana, Patna City, Patna-800009.**
Name of Co-promoter			
Project Registration is valid up to	**31-12-2026**		
Starting date of Project or Phase of the Project	**10-01.2023**		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	**Residential- cum-Commercial**	
Period of validity of map by the Competent Authority	**01-10-2027**		

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Numberof sanctioned apartments	Total Number of Apartments in Promoter's share -181 1. Booked / Allotted - 80 Sold- 1 Cancelled-3 SHOP -9 1.Booked / Allotted - 2 2. Sold- 0	Total Number of Apartments in Landowner's share -105 1. Booked/ Allotted- 0 2. Sold - 0 SHOP -8 1. Booked/ Allotted- 0 2. Sold - 0
BLOCK A,B,C,D,E , F (EWS)	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. 4 bhk 5. Shop 6. Bungalow - 7. Plot etc.	32 96 138 20 17		286 SHOP -17		
					Percentage of booking 43.10%	Percentageof booking 0

IV.DISCLOSUREOFSOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -82 2. Sold -01 3. Cancelled -03	

V. DETAILSOFBUILDINGAPPROVALS

(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	MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE, GOVT. OF INDIA	17-01-2022	13-05-2022	
2.	Fire N.O.C.	STATE OF OOFICER, BIHAR	24-12-2021	STATE OF OOFICER, BIHAR	
3.	Water Supply Permission				
4.	NOC from Airport Authority of India	N/A	NA	NA	NA

UMEED BUILDER & CONSTRUCTOR PVT. LTD. PATNA

5.	Other Approval(s), if any, required for the Project.				

VI. Construction Progress of the Project (BLOCK A)			
1. PlanCaseNo. (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)	80%	31-12-2025
3.	Podiums(if any)	NILL	
4.	Plinth	100%	
5.	Stilt Floor	70%	31-09-2025
6.	Slabs of Super Structure	85%	31-12-2026
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	25%	31-12-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	NILL	31-12-2026
9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	30%	31-12-2026

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10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	NILL	31-12-2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical Equipment, compliance to conditions of environment/CRZNOC, 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.	NILL	31-12-2026

VI. Construction Progress of the Project (BLOCK B)			
1. PlanCaseNo. (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)	100%	
3.	Podiums(if any)	100%	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	

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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%	31-06-2025
9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	90%	31-06-2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical Equipment, compliance to conditions of environment/CRZNOC, 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.	80%	31-06-2026

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VI. Construction Progress of the Project (BLOCK C)			
1. PlanCaseNo. (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)	100%	
3.	Podiums(if any)	100%	
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.	80%	31-06-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	50%	31-06-2026
9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	70%	31-06-2025
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	65%	31-06-2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical Equipment,	30%	31-12-2026

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	compliance to conditions of environment/CRZNOC, 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.		

VI. Construction Progress of the Project (BLOCK D)			
1. PlanCaseNo. (To beaded for each Building/Wing)			
S.No. (1)	Tasks/Activit y(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)	100%	
3.	Podiums(if any)	100%	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	31-11-2024
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	85%	31-06-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	40%	31-06-2026

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9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	70%	
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	55%	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical Equipment, compliance to conditions of environment/CRZNOC, 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.	25%	**31-12-2026**

VI. Construction Progress of the Project (BLOCK E)			
1. PlanCaseNo. (To beaded for each Building/Wing)			
S.No. (1)	Tasks/Activit y(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)	100%	
3.	Podiums(if any)	100%	

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4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	80%	31-06-2025
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	25%	31-12-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	NILL	31-12-2026
9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%	31-12-2026
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	NILL	31-12-2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical Equipment, compliance to conditions of environment/CRZNOC, 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.	NILL	31-12-2026
VI. Construction Progress of the Project (BLOCK F) EWS			
1.	PlanCaseNo. (To beaded for each Building/Wing)		

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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)	NILL	31-12-2026
2.	Basements(If any)	NILL	31-12-2026
3.	Podiums(if any)	NILL	31-12-2026
4.	Plinth	NILL	31-12-2026
5.	Stilt Floor	NILL	31-12-2026
6.	Slabs of Super Structure	NILL	31-12-2026
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	NILL	31-12-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	NILL	31-12-2026
9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NILL	31-12-2026
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	NILL	31-12-2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical Equipment, compliance to conditions of environment/CRZNOC,	NILL	31-12-2026

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	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.		

VII. Amenities and Common Area and External Infrastructure Development Works)

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done(Asondate of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads &Footpaths	(3)	10%	31-12-2026
2.	Water Supply	YES	10%	31-12-2026
3.	Sewerage(Chamber, Line ,Septic Tank ,STP)	YES	10%	31-12-2026
4.	Storm Water Drains	YES	0%	31-12-2026
5.	Landscaping & Tree Planting	YES	0%	31-12-2026
6.	Street Lighting	YES	0%	31-12-2026
7.	Community Buildings	YES	10%	31-12-2026
8.	Treatment and Disposal of Sewage and Sullage Water	NO		

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9.	Solid Waste Management& Disposal	NO		
10.	Water Conservation/Rain Water Harvesting	NO		
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	60%	31-12-2026
13.	Closed Parking	YES	70%	31-12-2026
14.	Open Parking	YES	65%	31-12-2026
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	10%	31-12-2026
16.	Others(Option to Add More)			

VIII AEXTERNALANDINTERNALDEVELOPMENTWORKSINCASEOFPLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGEOFACTUALWORK DONE(As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	InternalRoadsand footpaths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			

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6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

IX. GEOTAGGEDANDDATEPHOTOGRAPHOF(EACHBLOCK)OF THE PROJECT			
(A)	Sr.No.		
	1.	Front Elevation	ATTACHED
	2.	Rear Elevation	ATTACHED
	3.	Side Elevation	ATTACHED
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars(2)	Amount (In Rs.) (3)
1.	Project Account No. (99909304816613, HDFC; 00000042801389594 SBI; 00000042801388716 SBI; 00000042801387406 SBI)	
2.	Estimated Cost of the Project including land cost atthe start of the Project	**₹44,50,00,000.00**
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	**₹38,00,00,000.00**
4.	Any Variation in Development Cost which is declaredat the start of the Project.	
5.	Amount received during the Quarter i. Opening Balance ii. Flat Booking Amount iii. Loan received during the Quarter • Secured Loan iv. Other amount received during the Quarter **TOTAL**	₹ 1,30,78,614.01 ₹ 4,60,96,220.00 ₹ 0.00 ₹ 600005.00 **₹ 4,66,96,225.00**

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6.	Actual Cost Incurred during the Quarter i. GST & TDS ii. Actual expenses during the quarter iii. Other payment **TOTAL**	 ₹ 34,37,044.00 ₹ 4,53,70,503.47 ₹ 0.00 **₹ 4,88,07,547.47**
7.	Net amount at end of the Quarter	**₹ 1,09,67,291.54**
8.	₹ Total expenditure on Project **till date**	**₹ 33,68,52,972.73**
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarterin question	

XI. Details of Mortgage or Charge if any created

Charge created on the flats of the Project sanctioned by the Specialised Commercial Branch of State Bank of India having address: MSME Gandhi Maidan, Patna- 800001 of amount Rs 10, 68,00,000.00 created on 21st March, 2024 vide Charge ID-100914440 vide SRN AA7715173.

XII. MISCELLANEOUS

A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	**NILL**
2.	Name of Parties	**NA**
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	**1**
2.	Agreement for Sale	**6**
3.	No. of possessions given to allottees	

UMEED BUILDER & CONSTRUCTION PVT. LTD. PATNA

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind?

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed herefrom. I am/wear 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.

Umeed Builder & Constructor Pvt. Ltd.
Mukesh Kumar
Director

Signature of Promoter

Name: MUKESH KUMAR

Date: 07.01.2025.

UMEED BUILDER & CONSTRUCTOR PVT. LTD.
PATNA

FORM No. 2

[Regulation 3]

ENGINEER'S CERTIFICATE

(Q3 December 2024-25)

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: .....

To,

The **UMEED NAGAR TOWNSHIP**
Director: MUKESH KUMAR
H.NO.-136, WARD NO.-18, SINGARHAT,
SOHSARAI, NALANDA, 803118

Subject:- Certificate of Cost Incurred d u r i n g **(Oct to December 2024)** for Development of "**UMEED NAGAR TOWNSHIP**" for Construction of building bearing the registration number Bihar RERA Registration Number [**BRERAP40356-1/210/R-1514/2022**] situated on the being developed on the Plot bearing Khata No.**39**, Khesra/Plot No. **213,** Thana No- **17** demarcated by its boundaries (latitude **25.569498** and longitude **85.218067** of the end points) of the land situated in- Mauza- **RANIPUR, CHAK MILKI** division District PATNA admeasuring 9913.14 sq.mts., area being developed by the Promoter **UMEED BUILDER & CONSTRUCTOR PRIVATE LIMITED.**

Ref: Bihar RERA Registration Number. **BRERAP40356-1/210/R-1514/2022**

Sir,

I/ We ----------have undertaken assignment as Structure Engineer Architect/ Licensed surveyor of certifying Percentage of execution of Work of the **UMEED NAGAR TOWNSHIP** Building(*s*)/----------Wing(*s*) of the Phase of the Project,situated on the plot bearing Plot bearing Khata No.**39**, Khesra/Plot No. **213,** Thana No- **17** of Mauza- RANIPUR CHAKMILI Anchal: Patna Sadar Patna District **PATNA** admeasuring **9913.14** sq.mts .area being developed by UMEED NAGAR TOWNSHIP

Following technical professionals are appointed by Owner / Promoter: —

i. M/s /Shri/Smt_____as L.S. / Architect;
ii. M/s /Shri/Smt SHAILESH RANJAN as Structural Consultant
iii. M/s /Shri/Smt _____as MEP Consultant
iv. M/s /Shri/Smt_____as Quantity Surveyor *

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) andDrawings/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. 38, 00, 00,000.00** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 33,68,52,972.73** (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. 4,31,47,027.27** (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 UMEED NAGAR TOWNSHIP
(To be prepared of the Real Estate Project)
Q3 2024-25

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on **10-01-2023** date of Registration is	**₹38,00,00,000.00**
2	Cost incurred as on **31-12-2024** (Based on the Estimated cost)	**Rs. 33,68,52,972.73**
3	Work done in Percentage (As Percentage of the estimated cost)	**88.64 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 4,31,47,027.27**
5	Cost Incurred on Additional /Extra Items as on _____ not included in theEstimated Cost (Annexure A)	Rs._____

TABLE B

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____date of Registration is	Rs. _____
2	Cost incurred as on _____ (Based on the Estimated cost).	Rs. _____
3	Work done in Percentage (As Percentage of the estimated cost).	_____%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. _____
5	Cost Incurred on Additional /Extra Items as on_____not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,

ER. SHAILESH RANJAN, M.I.E
M.SC. (ENGG.) CIVIL
STR. ENGINEER
EMP. NO.-BR/UDHD/SE-0110
UDHD, PATNA (BIHAR)

Signature of Engineer (License No BR/UDHD/SE/23-011

*** 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.

Ranjan Architect Pvt. Ltd.

FORM NO. 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project (Umeed Nagar Township) and for withdrawal of from designated Account)

For the Quarter ending December 2024

Ref. Date .....

Date:-07-01-2025.

To,
The managing Director
Umeed Builder & Constructor Pvt. Ltd.
Plot No.213P, Umeed Nagar Township, Marcha Marchi Road,
Ranipur Chak, Bypass Thana, Patna City, Patna-800009.

Subject: - Certificate of Percentage of Work executed in the project: -Umeed Nagar Township.

Having 6 (Six) Building bearing the registration No. BRERAP40356-1/210/R-1514/2022, and being developed on the Plot bearing Thana No. 20 (Twenty), Tauzi No. 261 (Two Hundred Sixty-One), Khata Nos. - 39 (Thirty-Nine), Part of Cadastral Survey Plot Nos. 213 (P) (Two Hundred and Thirteen). Mauza – Ranipur Chakmilki, Survey P.S.–Patna City, thereafter P.S.–Chauk, at present P.S.–Bypass Thana, Patna City, Town and District–Patna-800009 in the State of Bihar.

Sir,

Admeasuring 9913.41 Sq. Mts. Area for Block-A, Block-B, Block-C, Block-D, Block-E & Block-F(EWS) 06 (Six) being developed by the Umeed Builder & Constructor Pvt. Ltd.

We at Ranjan Associates, have undertaken assignment as Architect certifying percentage of execution of work of the 06 (Six) Building of Umeed Nagar Township Following technical professionals are appointed by Owner/promoter/ Developer.

(1) M/S RANJAN ASSOCIATES. AS ARCHITECT (AR. SUDHENDU RANJAN)
(2) M/S RANJAN ASSOCIATES. AS STRUCTURAL CONSULTANT (ER. SHAILESH RANJAN)
(3) M/S RANJAN ASSOCIATES. AS MECHNICAL/ELECTRICAL/ PLIMBING,
(4) M/S RANJAN ASSOCIATES. AS Site Engineer/Site Supervisor work based on site Inspection, with respect to each of the Building/Wins/Tower of the aforesaid Real Estate Project (Umeed Nagar Township), I certify that as on the date of this certificate, the percentage of work done for each of the Building/Wins/Tower of the Real Estate Project as registered vide Number: BRERAP40356-1/210/R-1514/2022 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 Tabler B.

Ground Floor, Ramchandra Asha Lata Kutir, Opp-MadhuKunj Kidwaipuri, Patna - 800 001
Tel. : 0612-2535111, 9835491787, e-mail : sudhenduranjan1@gmail.com

TABLE-A

S.N	Tasks / Activity (2)	BLOCK-A	BLOCK-B	BLOCK-C	BLOCK- D	BLOCK-E	BLOCK- F (EWS)
1	Excavation (if any)	100%	100 %	100 %	100%	100%	NILL
2	Basements (if any)	80%	100%	100%	100%	100%	NILL
3	Podiums (if any)	NILL	100%	100%	100%	100%	NILL
4	Plinth	100%	100%	100%	100%	100%	NILL
5	Stilt Floor	70%	100%	100%	100%	100%	NILL
6	Slabs of Super Structure	85%	100%	100%	100%	80%	NILL
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	25%	100%	80%	85%	25%	NILL
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NILL	90%	50%	40%	NILL	NILL
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	30%	100%	70%	70%	20%	NILL
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NILL	90%	65%	55%	NILL	NILL
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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	NILL	80%	30%	25%	NILL	NILL

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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	10%	
2.	Water Supply	YES	10%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	10%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	YES	10%	
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	YES		
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	60%	
13.	Closed Parking	YES	70%	
14.	Open Parking	YES	65%	
15.	Electrical Meter Room, Sub- Station, Receiving Station	YES	10%	
16.	Others (Option to Add More)			

Your Faithfully.

(Ranjan Associates)
Ar. Sudhendu Ranjan

SUDHENDU RANJAN
ARCHITECT
EMPANELMENT No
CA/2005/37011
UDHD, GOVERNMENT OF BIHAR

CA INDIA Sumit Suman & Co.

FORM-3

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

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY) Q3 2024-25

RERA Registration number **BRERAP40356-1/210/R-1514/2022** dated **10-01-2023** Project Name- **UMEED NAGAR TOWNSHIP** being developed by **M/S UMEED BUILDER & CONSTRUCTOR PVT. LTD.** having its Registered Office at **H.NO.-136, WARD NO.-18, SINGARHAT, SOHSARAI, NALANDA, BIHAR**

For the quarter ending 31ST December, 2024

Sr. No.	Particulars			Amount (Rs.) Estimated	Amount (Rs.) 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		6,50,00,000	6,50,00,000
	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		-	-
	C	Acquisition cost of TDR (if any)		**Included in point no. 1(i)(a)**	**Included in point no. 1(i)(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			
	E	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		-	
	F	Under Rehabilitation scheme:			
		(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	-	-

SUMIT SUMAN & Co. Chartered Accountants PATNA

9709861761, 8235221530 ( )
sumitcasuman@gmail.com
H15, Hullas Vihar Colony, Near ICICI Bank, Anishabad, Patna, Bihar 800002.

			the CA	-	-
	Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)				
		(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation,overhead cost,	-	-
		(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
			Sub-Total of Land Cost	**6,50,00,000**	**6,50,00,000**

Sr. No.	**Particulars**			**Amount (Rs.)**	
				Estimated	**Incurred**
1(ii)	**Development Cost/ Cost of Construction:**				
	A	**(i)**	Estimated Cost of Constructionas certified by Engineer	**38,00,00,000**	**33,68,52,972.73**
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	
	Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)				

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

SUBHASH & CO. Chartered Accountants PATNA

		(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.All costs directly incurred to complete the construction of the entire phase of the project registered.		
	B		Payment of Taxes, cess, fees, charges, premiums, interest etcto any statutory Authority.		
	C		Principal sum and interest payable to financial institutions,scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed forconstruction ;	-	-
			Sub-Total of Development Cost	**38,00,00,000**	**33,68,52,972.73**

Sr. No.	Particulars	Amount (Rs.)
2	**Total Estimated Cost of the Real Estate Project[1(i) + 1(ii)] of Estimated Column**	**44,50,00,000.00**
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	**40,18,52,972.73**
4	**% completion of Construction Work (as per Project Architect's Certificate)**	As per form 1 attached

SUMIT SUMAN & CO. Chartered Accountants PATNA

5	**Proportion of the Cost incurred on Land Cost and _____% Construction Cost to the Total Estimated Cost. (3/2 %)**	**90.30%**

6	**Amount Which can be withdrawn from the Designated Account** **Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)**	
Sr. No.	**Particulars**	**Amount (Rs.)**
7	**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	**33,68,52,972.73**
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 project of **UMEED NAGAR TOWNSHIP** being developed by M/s **UMEED BUILDER & CONSTRUCTOR PVT. LTD.**N Registration number **BRERAP40356-1/210/R-1514/2022** dated **19-01.2023** is based on the records and documents produced before me and explanations provided to me by the management of the Company.	**4,31,47,027.27**

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

Yours Faithfully

For-

Sumit Suman

SUMIT SUMAN & CO. CA PATNA Chartered Accountants

Sumit Suman
Chartered Accountant
Membership Number: 473075
Date: 10-01-2024
UDIN:25473075BMMLWU3980