FORM-7
[REGULATION-9]

Ref : _____ **Quarterly progress report for quarter ending March of 2025(year)** Date : _____

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**		

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**	Total Number of Apartments in Landowner's share -**105**
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	1. Booked / Allotted - **93** Sold- **8** Cancelled-3 SHOP -9 1.Booked / Allotted - **2** 2. Sold- **0**	1. Booked/ Allotted- **0** 2. Sold - **0** SHOP -8 1. Booked/ Allotted- **0** 2. Sold - **0**
					Percentage of booking **51.38 %**	Percentageof booking **0**

IV.DISCLOSUREOFSOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -**93** 2. Sold -**08** 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**

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

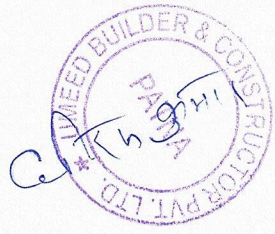
VI. Construction Progress of the Project (BLOCK A)			
1. PlanCaseNo. (To beaded for each Building/Wing)			
S.No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done(As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(if any)	100%	
2.	Basements(If any)	85%	**31-12-2025**
3.	Podiums(if any)	NILL	
4.	Plinth	100%	
5.	Stilt Floor	95%	**31-09-2025**
6.	Slabs of Super Structure	95%	**31-12-2026**
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	40%	**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.	40%	**31-12-2026**

UMEED BUILDERS CONSTRUCTION PVT. LTD.

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%	

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	98%	**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.	98%	**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.	90%	**31-06-2026**



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.	90%	**31-06-2025**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	60%	**31-06-2026**
9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	75%	**31-06-2025**
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	70%	**31-06-2025**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical Equipment,	40%	**31-12-2026**

	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	45%	**31-06-2026**

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.	60%	
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%	

4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	90%	**31-06-2025**
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	30%	**31-12-2026**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	10%	**31-12-2026**
9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	25%	**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)		

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)	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**

	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	20%	**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	25%	**31-12-2026**
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NA	

9.	Solid Waste Management& Disposal	NO	NA	
10.	Water Conservation/Rain Water Harvesting	NO	NA	
11.	Energy Management	NO	NA	
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)		NA	

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			

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. (SBI 42801389595, 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.	**₹ 21,67,90,945.00**
	Total Development Cost	**59,67,90,945.00**
₹ 5.	Amount received during the Quarter	
	i. Opening	**₹ 1,09,67,291.54**
	ii. Flat Booking Amount	₹ 5,30,88,916.00
	iii. SBI secured Loans RECEIVED	₹ 1,00,00,000.00
	TOTAL	**₹ 7,40,56,207.54**

6.	Actual Cost Incurred during the Quarter i. Actual expenses during the quarter	₹ **7,27,46,120.00**
7.	Net amount at end of the Quarter	₹ **13,10,087.00**
8.	₹ Total expenditure on Project **till date**	₹ **40,95,99,093.27**
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	**7**
2.	Agreement for Sale	**4**
3.	No. of possessions given to allottees	

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.

Signature of Promoter

Umeed Builder & Constructor Pvt. Ltd.

Name: DHIRAJ KUMAR

Authorised Signatory

Date:

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 March 2025

To,

Date:-07-04-2025.

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.

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

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)	85%	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	95%	100%	100%	100%	100%	NILL
6	Slabs of Super Structure	95%	100%	100%	100%	90%	NILL
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	40%	100%	90%	85%	30%	NILL
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NILL	98%	60%	45%	10 %	NILL
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	40%	100%	75%	70%	25%	NILL
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NILL	98%	70%	60%	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	90%	40%	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	20%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	YES	25%	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NA	
9.	Solid Waste Management & Disposal	NO	NA	
10.	Water Conservation / Rain Water Harvesting	YES	NA	
11.	Energy Management	NO	NA	
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)		NA	

Your Faithfully.

(Ranjan Associates)
Ar. Sudhendu Ranjan

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

Ranjan Architect Pvt. Ltd.

Ref:-RA-0020/24-25 Date:-20/03/2025.

REVISED ESTIMATE COST OF PROJECT:- "UMEED NAGAR TOWNSHIP" ONGOING RESIDENTIAL BUILDING FOR UMEED BUILDER CONSTRUCTOR PVT.LTD. DIRECTOR, SRI MUKESH KUMAR, MAUZA- CHAKMILKI, THANA- BYPASS, THANA NO- 20, TAUZI NO- 261, KHATA NO- 39, PLOT NO- 213(P), DIST- PATNA		
GENERAL ABSTRACT OF COST		
Sr. No.	Description of work	Amount(In Rs.)
1	BLOCK A	140073777.00
2	BLOCK B	114179292.00
3	BLOCK C	114179292.00
4	BLOCK D	114179292.00
5	BLOCK E	114179292.00
	Total	596790945.00
	Say	596790945.00
Fifty Nine Crore Sixty Seven Lacks Ninty Thousand Nine Hundred Forty Five Only		

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

Ground Floor, Ramchandra Asha Lata kutir, Opp. Madhukunj Kidwaipuri, Patna-800001.
Tel:-0612-2535111,9835491787,e-mail:-sudhenduranjan1@gmail.com

Ranjan Architect Pvt. Ltd.

Ref:- RA-0018/24-25.

Date:- 20/03/2025

REVISED ESTIMATE COST OF PROJECT:- "UMEED NAGAR TOWNSHIP"

RERA REGISTRATION NO.:-BRERAP40356-1/210/R-1514/2022.

ONGOING RESIDENTIAL BUILDING FOR UMEED BUILDER AND CONSTRUCTOR PVT.LTD. DIRECTOR, SRI MUKESH KUMAR, MAUZA- CHAKMILKI, THANA- BYPASS, THANA NO- 20, TAUZI NO- 261, KHATA NO- 39, PLOT NO- 213(P), DIST*- PATNA .

COMMERCIAL CUM RESIDENTIAL BUILDING (BLOCK-A) (B+G+8)

DETAILED COST ESTIMATES

1	NAME OF WORK		COMMERCIAL CUM RESIDENTIAL BUILDING (BLOCK-A) (B+G+8)								
2	ESTIMATED COST		Rs.	140073777	Lakhs						
Sr. No.	Item No.	Item of Work	No.	L(m)	B(m)	H(m)	Unit	Quantity	Total Quantity	Rate (in Rs.)	Amount (Rs.)
		SECTION ONE : EARTH WORK									
1	5.1.4	making 30cm (12")dia bore upto 8.0m dipth below ground with hand auger of approved quality in ordinary soil (vide classification of soil item-A)true to plumb and without eccentricity in any stage of operation and disposal of the excavated and disposal of the exacavated earth up to 50mtr. lead including all lift,all complete as per approved desing									
		In pilling 100 nos. of pile	1864	15.00			Rmt	27960.00	27960.00	41.15	1150554.00
2	5.1.6	making 30cm (12")dia bore upto 9.0m dipth below ground with hand auger of approved quality in ordinary soil (vide classfification of soil item-A)true to plumb and without eccentricity in any stage of operation and disposal of the excavated and disposal of the exacavated earth up to 50mtr. lead including all lift,all complete as per approved desing									
		In piling 100 nos. of pile under+eam	3728				each	3728.00	3728.00	41.15	153407.20
3	5.1.10	Providing coarse clean sand filling in foundation trenches or in plinth including ramming and watering in layers not exceeding 150 mm thick with all leads including cost of material, Labour, royalty and taxes all complete as per specification and directions.									
		In plinth		835.00	19.00	1.50	cum	23797.50	23797.50	95.60	2275041.00
		SECTION TWO : CONCRETE WORK									
4	5.3.3	Providing P.C.C. (1 : 3 : 6) in foundation with approved quality of stone metal grade-III (50 mm to 25 mm size) and clean coarse sand of F.M. 2.5 to 3 including screening, shuttering, mixing cement concrete in mixer and placing in position, vibrating, striking, curing, taxes and rorally all complete as per building specifications and direction of E/I.									
		volume of pile cap	450	1.20	1.2	0.6	cum	388.80	388.80	1678.10	652445.28
5	5.3.5	Providing RCCM25 in pile foundation with approved quality of stone chips 20 mm to 8 mm size graded and clean coarse sand of F.M. 2.5 to 3 including screening, shuttering, mixing cement concrete in mixer and placing in position, vibrating, striking, curing (but excluding the cost of reinforcement) taxes and royalty all complete as per Building specification and direction of E/I.									
		pile	1398	8.00		0.07	cum	782.88	782.88	2700.20	2113932.58

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6	5.3.6	Providing RCCM25 in band at ground level with approved quality of stone chips 20 mm to 8 mm size graded mix (1:2:4) clean coarse sand of F.M. 2.5 to 3 including screening, shuttering, mixing cement concrete in mixer and placing in position, vibrating, striking, curing (but excluding the cost of reinforcement) taxes and royalty all complete as per Building specification and direction of E/I.									
		longer distance	72	35.00	0.25	0.45	cum	283.50			
		smaller distance	156	19.00	0.25	0.45	cum	333.45	616.95	3025.25	1866427.99
7	5.3.7	Providing RCCM25 in band at lintel level with approved quality of stone chips 20 mm to 8 mm size graded clean coarse sand of F.M. 2.5 to 3 including screening, shuttering, mixing cement concrete in mixer and placing in position, vibrating, striking, curing (but excluding the cost of reinforcement) taxes and royalty all complete as per Building specification and direction of E/I.									
		windows	300	2.10	0.25	0.15	cum	23.63			
		doors	150	1.50	0.25	0.15	cum	8.44	32.06	3025.25	96997.08
8	5.3.9	Providing RCCM25 in roof slab with approved quality of stone chips 20 mm to 8 mm size graded clean coarse sand of F.M. 2.5 to 3 including screening, shuttering, mixing cement concrete in mixer and placing in position, vibrating, striking, curing (but excluding the cost of reinforcement) taxes and royalty all complete as per Building specification and direction of E/I.									
		Roof slab	10	835.00		0.15	cum	1252.50	1252.50	4192.10	5250605.25
9	5.3.14	Providing R.C.C.M25 in column with approved quality of stone chips 20 mm to 8 mm size graded clean coarse sand of F.M. 2.5 to 3 including screening, shuttering, mixing cement concrete in mixer and placing in position, vibrating, striking, curing (but excluding the cost of reinforcement) taxes and royalty all complete as per Building specification and direction of E/I.	75	0.30	0.60	25.00	cum	337.50	337.50	3390.10	1144158.75
10	5.3.18	Providing RCCM25 in staircase with approved quality of stone chips 20 mm to 8 mm size graded clean coarse sand of F.M. 2.5 to 3 including screening, shuttering, mixing cement concrete in mixer and placing in position, vibrating, striking, curing (but excluding the cost of reinforcement) taxes and royalty all complete as per Building specification and direction of E/I.									
		staircase	20	2.50	4.60		sqm	230.00	230.00	4201.5	966345.00
11	5.3.29	Extra for R.C.C. or P.C.C. work for each consecutive floor above first floor complete as per direction of E/I.									
		plinth area	1	45.00	24.00	0.91	cum	987.80	987.80	40.10	39610.98
12	5.3.16	Providing 25mm thick damp proof course with cement concret M-150 with approved quality of stone chips of 12 mm to 6 mm size graded clean coarse sand of F.M. 2.5 to 3 including screening, shuttering, mixing cement concrete in mixer with 5 0/0 cico or any other approved water proofing compound (by weight) and placing in position, striking, curing taxes and royalty all complete as per Building specification and direction of E/I.									
		long beam	12	45.00	0.07		sqm	37.80			
		short beam	28	24.00	0.07		sqm	43.68	81.48	71.25	5805.45

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13	5.3.15	Providing av 63mm thick R.C.C M25 in chhajja with approved quality of stone chips of 20 mm to 8 mm size graded clean coarse sand of F.M. 2.5 to 3 including making drip course in concrete,screening, centring shuttering, mixing cement concrete in mixer and placing in position, including vibrating striking,6mm cement plaster (1:4) in ceiling and sides of chajja with sand of F.M 1.5 curring (but excluding the cost of reinforcement) taxes and royalty all complete as per Building specification and direction of E/I.									
		doors windows	455	2.10	0.60		cum	567.00	567.00	4092.25	2320305.75
		SECTION THREE : BRICK MASONARY									
14	5.2.23	Providing 125 mm. thick reinforced designation 100 A brick work in C.M. (1:4) in superstructure with approved quality of clean coarse sand of F.M. 2 to 2.5 including the cost of screening carriage of materials, scaffolding , raking out joints to 15 mm.dep									
		longer distance	14	45.00	18.00			11340.00			
		short distance	13	24.00	18.00			5616.00			
							sqm	16956.00	16956.00	199.00	3389504.40
		SECTION FOUR : FLOORING WORK									
15	5.6.1	Providing designation 100 A one brick flat soling joints filled with local sand including cost of watering, taxes and royalty all complete as per Building specification and direction of E/I.									
		plinth area		835.00			Sqm	835.00	835.00	85.95	71788.25
16	5.6.7	Providing 25 mm thick first class patent stone flooring (1:2:4) with stone chips in two layers, bottom layer 19 mm thick (1:2:4) with 12 mm to 6 mm size graded stone chips and top layer 6 mm thick (1:2) with 6 mm down stone chips, in panels, including cost of curing, finishing the surface smooth by rubbing with carborandum stone, taxes and royalty all complete as per specifications and direction of E/I.		835.00			sqm	835.00	835.00	89.85	75024.75
17	5.6.23 (b)	Providing and laying 6 mm precast white glazed tiles in walls over 12 mm cement mortar (1:3) and jointed with grey cement slurry , flush pointed with white cement including rubbing, polishing and cost of curing, taxes and royalty all complete as per building specifications and direction of E/I. b) With commercial grade coloured 15 cm x 15 cm tiles.	144.00	8.00	2.10		sqm	2419.20	2419.20	531.50	1285884.80
		SECTION FIVE : STEEL WORK									
18	5.5.1. to 5.5.6	Providing for Steel Reinforcement of 6 mm, 12 mm, dia bar steel for stiffner.									
		8 mm dia rod	919000				M.T		919.000	34076.45	31316257.55
		10 & 12 mm dia rod	265000				M.T		265.000	33355.75	8839273.75
		16 mm dia rod	118000				M.T		118.000	32715.85	3860470.30
		20 mm dia rod	198000				M.T		198.000	31237.45	6185015.10
		25 mm dia rod	91000				M.T		91.000	31237.45	2842607.95
									1393.000	Total	
19	5.5.12	Supplying , fitting and fixing M.S. grill made of 20 mm x 6 mm M.S. flat as per approved design and drawing property fabricated with joints continous fillet welded and finished smooth , carriage of grill to work site.hoisting as per buildig specification and direction of E/I.									
		windows	300		85		K.G	25500	25500	38.90	991950.00

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20	5.5.13	Providing and fixing fan hook of 16 mm dia M.S. bar 1 metre long bent to required size and shape, placed in position an dfixed in the R.C.C. slab/beam at the time of casting all complete as per building specification and direction of E/I.	1120				Nos.		1120	49.80	55776.00
21	5.5.30	Supplying fitting and fixing M.S. grill gate with M.S. grills square bars fitted on 25 mm x 6 mm M.S. angle frame of size 60 mm x 60 mm x 6 mm including cost of fabrication, providing necessary locking arrangements with haskal and dommy duly fixed in C.C. (1:2:4) blocks of required size, applying a priming red lead paint over steel work, taxes all complete as per drawing specifications and direction of E/I.	48	140			K.G	6720	6720	43.35	291312.00
22	5.3.25	Providing G.I. pipe hand rails with 40 mm G.I. pipe of Tata or equivalent make properly fitted and fixed in position to rail posts with all necessary accessories and taxes all complete as per building specifications and direction of E/I.	960				mtr	960	960	113.85	109296.00
23	5.5.7	Supplying fitting and fixing 25 mm dia M.S. gratings, inclusive of one or two M.S. flat 40 x 8 mm for verandah grill and grill for other windows, making holes in chaukhats, cutting bars to sizes fitting and fixing the sam ein position including straightening the bars all complete as per building specifications and direction of E/I.	48	190			M.T.	9.12	9.12	28098.60	256259.23
		SECTION SIX : FINISHING WORK									
24	5.8.18	Providing two coats of oil bound distemper of approved shade and make over a coat of cement primer, over new surface, including preparing the plasted surface by rubbing smooth with pumice stone of fine sand paper, applying putty where required scaffolding	12	45.00		18	sqm	9720			
			26	24.00		18	sqm	11232	20952.00	35.40	741700.80
25	5.8.6	Colour washing two coats over a coat of white wash over new surface with approved qulity of lime in approved shade including cost of cleaning surface thoroughly and removing the scale of smoke and moss marks with jama rubbing, scaffolding, wahing of floors,all taxes, all complete as per Building specification and direction of E/I.									
		longer distance outer	2	45.00		18.00	sqm	1620.00			
		smaller distance outer	2	24.00		18.00	sqm	864.00			
		Deduction						2484.00			
		widows	300	0.90		1.50	sqm	405.00	2079.00	77.25	160602.75
								405.00			
26	5.8.29	Providing two coats of painting ready mixed paint over a coat of primer in wooden surface all complete as per Building specification and direction of E/I.									
		doors & windows	450	0.90	2.5		sqm	1012.50	1012.50	51.75	52396.88

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27	5.6.21	Providing and laying 20mm thick white makrana marble stone slab flooring of aproved quality over 19 mm thick base of lime mortar (1 : 1: 1) (lime putty : Surkhi : coarse sand) laid and joined with white cement slurry including rubing and poilishing to grabolithic finish with aproved quality of carborandum stoneincluding cost of curing taxes, and royalty all complete as per building specification and direction and direction and of E/I									
		Size of stone 300 mm x 600 mm	10	835.00			sqm	8350.00	8350.00	1007.85	8415547.50
28	5.8.41	Providing primer one coat of red lead paint of approved make over new steel surface including preparing the surface after cleaning, removing rust, dirt, scales smokes and grease and cleaning the surface throughly including cost of scaffolding and taxes all complete as per building specifications and direction of E/I (Mode of measurement-Area shall be multiplied by the co-efficient as indicated in building specifications).	550	18.00			mts	9900.00	9900.00	16.40	162360.00
29	5.8.45	Providing two coats of synthetic enamel paint of approved shade and make over steel surface including cleaning the surface throughly, scaffolding and taxes all complete as building specifications and direction of E/I.	9900.00				sqm	9900.00	9900.00	27.05	267795.00
		SECTION SEVEN : PLASTER WORK									
30	5.7.1	Providing 12 mm cement plaster (1:3) in celling with clean coarse sand of F.M. 1.5 including cost of carriage, screeing, curing, with all leads and lifts of water, scaffolding taxes, royalty, all complete as per Building specification and direction of E/I.									
		short distance	10	835.00			sqm	8350.00	8350.00	49.10	409985.00
31	5.7.2.	Providing 12 mm cement plaster (1:4) with clean coarse sand of F.M. 1.5 including cost of carriage, screeing, curing, with all leads and lifts of water, scaffolding taxes, royalty, all complete as per Building specification and direction of E/I.							2079.00	45.00	93555.00
		SECTION EIGHT : WOOD WORK									
32	5.4.1	Supplying, fitting and fixing good quality well dressed and well seasoned sal wood work in chaukhats in doors, windows,skyling, fan flight and c/w windows openings, including wedge over clamps all complete including application of two coats of wood preservaties of approved quality on the surface abutting walls and lintels all complete as per nbulding specification and direction of E/I.									
		door chaukhat	150	5.18	0.1	0.06	cum	4.66			
		door frame	150	1.22	0.06	2.13	cum	23.42			
		window chaukhat	300	1.83	0.1	1.22	cum	66.92			
		windowr frame	300	1.83	0.06	1.22	cum	40.17	135.18	33579.00	4539322
		SECTION NINE : MISCELLANEOUS WORKS									
33	MR	Providing plinth protection 1.0 m wide consisting of 12 mm thick cement plaster 1:6 over 75 mm thick P.C.C. (1:3:6) over brick flat soiling over 75 mm thick local sand filling all complete.		1600.00			sqm	1600.00	1600.00	258.85	414160.00

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34	12.40	Providing and fixing on wall face unplasticised - rigid PVC rain water pipes conforming to IS : 13592 Type A including jointing with seal ring conforming to IS : 5382 leaving 10 mm gap for thermal expansion. (i) Single socketed pipes.	1835				mts	1835.00	1835.00	163.40	299839.00
35	12.44	Providing and fixing to the inlet mouth of rain water pipe cast iron grating 15 cm diametre and weighing not less than 440 gms.	1835				each	1835.00	1835.00	23.40	42939.00
36	12.43	Providing and fixing unplasticised - PVC pipe clips of approved design to unplasticised - PVC rain water pipes by means of 50 × 50 × 50 mm hard wood plugs, screwed with M.S. screws of required length including cutting brick work and fixing in cement mortar 1 : 4 (1 cement : 4 coarse sand) and making good the wall etc. complete.	1820				each	1820.00	1820.00	96.90	176358.00
										Sub-total	93382518
5									Sub - Total		93382517.79
8									Electrical 25 % of total cost of civil work		23345629.45
9									PHE 25 % of total cost of civil work		23345629.45
10									TOTAL COST BUIDING BLOCK-A		140073777
										Say	140073777

Say Rs. Forteen Crore Seventy three Thousand Seven Hundred Seventy Seven Only

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Ranjan Architect Pvt. Ltd.

Ref:- RA-0019/24-25.

Date:- 20/03/2025

REVISED ESTIMATE COST OF PROJECT:- "UMEED NAGAR TOWNSHIP"

RERA REGISTRATION NO.:-BRERAP40356-1/210/R-1514/2022.

ONGOING RESIDENTIAL BUILDING FOR UMEED BUILDER AND CONSTRUCTOR PVT.LTD. DIRECTOR, SRI MUKESH KUMAR, MAUZA- CHAKMILKI, THANA- BYPASS, THANA NO- 20, TAUZI NO- 261, KHATA NO- 39, PLOT NO- 213(P), DIST*- PATNA .

RESIDENTIAL BUILDING EACH BLOCK (BLOCK-B,C,D,E) (B+G+8)

DETAILED COST ESTIMATES

1	NAME OF WORK		RESIDENTIAL BUILDING BLOCK - B,C,D,E								
2	ESTIMATED COST		Rs.	114179292	Lakhs						
Sr. No.	Item No.	Item of Work	No.	L(m)	B(m)	H(m)	Unit	Quantity	Total Quantity	Rate (in Rs.)	Amount (Rs.)
		SECTION ONE ; EARTH WORK									
1	5.1.4	making 30cm (12")dia bore upto 8.0m dipth below ground with hand auger of approved quality in ordinary soil (vide classfification of soil item-A)true to plumb and without eccentricity in any stage of operation and disposal of the excavated and displosal of the exacavated earth up to 50mtr. lead including all lift,all complete as per approved desing									
		In piling 100 nos. of pile	1864	15.00			R/mt	27960.00	27960.00	41.15	1150554.00
2	5.1.6	making 30cm (12")dia bore upto 9.0m dipth below ground with hand auger of approved quality in ordinary soil (vide classfification of soil item-A)true to plumb and without eccentricity in any stage of operation and disposal of the excavated and displosal of the exacavated earth up to 50mtr. lead including all lift,all complete as per approved desing									
		In piling 100 nos. of pile under-ream	3728				each	3728.00	3728.00	41.15	153407.20
3	5.1.10	Providing coarse clean sand filling in foundation trenches or in plinth including ramming and watering in layers not exceeding 150 mm thick with all leads including cost of material. Labour, royalty and taxes all complete as per specification and directions.									
		In plinth		835.00	19.00	1.50	cum	23797.50	23797.50	95.60	2275041.00
		SECTION TWO : CONCRETE WORK									
4	5.3.3	Providing P.C.C. (1 : 3 : 6) in foundation with approved quality of stone metal grade-III (50 mm to 25 mm size) and clean coarse sand of F.M. 2.5 to 3 including screening, shuttering, mixing cement concrete in mixer and placing in position, vibrating, striking, curing, taxes and roralty all complete as per building specifications and direction of E/I.									
		volume of pile cap	450	1.20	1.2	0.6	cum	388.80	388.80	1678.10	652445.28
5	5.3.5	Providing RCCM25 in pile foundation with approved quality of stone chips 20 mm to 8 mm size graded and clean coarse sand of F.M. 2.5 to 3 including screening, shuttering, mixing cement concrete in mixer and placing in position, vibrating, striking, curing (but excluding the cost of reinforcement) taxes and royalty all complete as per Building specification and direction of E/I.									
		pile	1398	8.00		0.07	cum	782.88	782.88	2600.50	2035879.44
6	5.3.6	Providing RCCM25 in bend at ground level with approved quality of stone chips 20 mm to 8 mm size graded mix (1:2:4) clean coarse sand of F.M. 2.5 to 3 including screening, shuttering, mixing cement concrete in mixer and placing in position, vibrating, striking, curing (but excluding the cost of reinforcement) taxes and royalty all complete as per Building specification and direction of E/I.									
		longer distance	72	35.00	0.25	0.45	cum	283.50			
		smaller distance	156	19.00	0.25	0.45	cum	333.45	616.95	3052.20	1883054.79

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7	5.3.7	Providing RCCM25 in band at lintel level with approved quality of stone chips 20 mm to 8 mm size graded clean coarse sand of F.M. 2.5 to 3 including screening, shuttering, mixing cement concrete in mixer and placing in position, vibrating, striking, curing (but excluding the cost of reinforcement) taxes and royalty all complete as per Building specification and direction of E/I.										
		windows	300	2.10	0.25	0.15	cum	23.63				
		doors	150	1.50	0.25	0.15	cum	8.44	32.06	3060.20	98117.66
8	5.3.9	Providing RCCM25 in roof slab with approved quality of stone chips 20 mm to 8 mm size graded clean coarse sand of F.M. 2.5 to 3 including screening, shuttering, mixing cement concrete in mixer and placing in position, vibrating, striking, curing (but excluding the cost of reinforcement) taxes and royalty all complete as per Building specification and direction of E/I.										
		Roof slab	10	835.00		0.15	cum	1252.50	1252.50	3191.60	3997479.00
9	5.3.14	Providing R.C.C.M25 in column with approved quality of stone chips 20 mm to 8 mm size graded clean coarse sand of F.M. 2.5 to 3 including screening, shuttering, mixing cement concrete in mixer and placing in position, vibrating, striking, curing (but excluding the cost of reinforcement) taxes and royalty all complete as per Building specification and direction of E/I.	75	0.30	0.60	25.00	cum	337.50	337.50	3390.10	1144158.75
10	5.3.18	Providing RCCM25 in staircase with approved quality of stone chips 20 mm to 8 mm size graded clean coarse sand of F.M. 2.5 to 3 including screening, shuttering, mixing cement concrete in mixer and placing in position, vibrating, striking, curing (but excluding the cost of reinforcement) taxes and royalty all complete as per Building specification and direction of E/I.										
		staircase	20	2.50	4.60		sqm	230.00	230.00	4201.5	966345.00
11	5.3.29	Extra for R.C.C. or P.C.C. work for each consecutive floor above first floor complete as per direction of E/I.										
		plinth area	1	45.00	24.00	0.91	cum	987.80	987.80	40.10	39610.98
12	5.3.16	Providing 25mm thick damp proof course with cement concret M-150 with approved quality of stone chips of 12 mm to 8 mm size graded clean coarse sand of F.M. 2.5 to 3 including screening, shuttering, mixing cement concrete in mixer with 5 0\0 cico or any other approved water proofing compound (by weight) and placing in position, striking, curing taxes and royalty all complete as per Building specification and direction of E/I.										
		long beam	12	45.00	0.07		sqm	37.80				
		short beam	26	24.00	0.07		sqm	43.68	81.48	71.25	5805.45
13	5.3.15	Providing av 63mm thick R.C.CM 150 in chhajja with approved quality of stone chips of 20 mm to 8 mm size graded clean coarse sand of F.M. 2.5 to 3 including making drip course in concrete,screening, centring shuttering, mixing cement concrete in mixer and placing in position, including vibrating striking,6mm cement plaster (1:4) in ceiling and sides of cjjajja with sand of F.M 1.5 curring (but excluding the cost of reinforcement) taxes and royalty all complete as per Building specification and direction of E/I.										
		doors windows	450	2.10	0.60		cum	567.00	567.00	390.90	221640.30
		SECTION THREE : BRICK MASONARY										
14	5.2.23	Providing 125 mm. thick reinforced designation 100 A brick work in C.M. (1:4) in superstructure with approved quality of clean coarse sand of F.M. 2 to 2.5 including the cost of screening carriage of materials, scaffolding , raking out joints to 15 mm.dep										
		longer distance	14	45.00	18.00			11340.00				
		short distance	13	24.00	18.00			5616.00				
							sqm	16956.00	16956.00	199.90	3389504.40	
		SECTION FOUR : FLOORING WORK										

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15	5.6.1	Providing designation 100 A one brick flat soling joints filed with local sand including cost of watering, taxes and royalty all complete as per Building specification and direction of E/I.									
		plinth area		835.00			Sqm	835.00	835.00	85.95	71768.25
16	5.6.7	Providing 25 mm thick first class patent stone flooring (1:2:4) with stone chips in two layers, bottom layer 19 mm thick (1:2:4) with 12 mm to 6 mm size graded stone chips and top layer 6 mm thick (1:2) with 6 mm down stone chips, in panels, including cost of curing, finishing the surface smooth by rubbing with carborandum stone, taxes and royalty all complete as per specifications and direction of E/I.		835.00			sqm	835.00	835.00	89.85	75024.75
17	5.6.23 (b)	Providing and laying 6 mm precast white glazed tiles in walls over 12 mm cement mortar (1:3) and jointed with grey cement slurry , flush pointed with white cement including rubbing, polishing and cost of curing, taxes and royalty all complete as per building specifications and direction of E/I. b) With commercial grade coloured 15 cm x 15 cm tiles.	144.00	8.00	2.10		sqm	2419.20	2419.20	531.50	1285804.80
		SECTION FIVE : STEEL WORK									
18	5.5.1. to 5.5.6	Providing tor Steel Reinforcement of 6 mm, 12 mm, dia bar steel for stiffner.									
		8 mm dia rod	550000				M.T		550.000	34076.45	18742047.50
		10 & 12 mm dia rod	265000				M.T		265.000	33355.75	8839273.75
		16 mm dia rod	163000				M.T		163.000	32715.85	5332683.55
		20 mm dia rod	123000				M.T		123.000	31237.45	3842206.35
		25 mm dia rod	78000				M.T		78.000	31237.45	2436521.10
									1101.000	Total	
19	5.5.12	Supplying , fitting and fixing M.S. grill made of 20 mm x 6 mm M.S. flat as per approved design and drawing property fabricated with joints continous fillet welded and finished smooth , carriage of grill to work site.hoisting as per buildig specification and direction of E/I.									
		windows	300		85		K.G	25500	25500	38.90	991950.00
20	5.5.13	Providing and fixixing fan hook of 16 mm dia M.S. bar 1 metre long bent to required size and shape, placed in position an dfixed in the R.C.C. slab/beam at the time of casting all complete as per building specification and direction of E/I.	1120				Nos.		1120	49.80	55776.00
21	5.5.30	Supplying fitting and fixing M.S. grill gate with M.S. grills square bars fitted on 25 mm x 6 mm M.S. angle frame of size 60 mm x 60 mm x 6 mm including cost of fabrication, providing necessary locking arrangements with haskal and domny duly fixed in C.C. (1:2:4) blocks of required size, applying a priming red lead paint over steel work, taxes all complete as per drawing specifications and direction of E/I.	48	140			K.G	6720	6720	43.35	291312.00
22	5.3.25	Providing G.I. pipe hand rails with 40 mm G.I. pipe of Tata or equivalent make properly fitted and fixed in position to rail posts with all necessary accessories and taxes all complete as per buiding specifications and direction of E/I.	960				mtr	960	960	113.85	109296.00
23	5.5.7	Supplying fitting and fixing 25 mm dia M.S. gratings, inclusive of one or two M.S. flat 40 x 8 mm for verandah grill and grill for other windows, making holes in chaukhats, cutting bars to sizes fitting and fixing the sam ein position including straightening the bars all complete as per building specifications and direction of E/I.	48	190			M.T.	9.12	9.12	28098.60	256259.23
		SECTION SIX : FINISHING WORK									
24	5.8.18	Providing two coats of oil bound distemper of approved shade and make over a coat of cement primer, over new surface, including preparing the plasted surface by rubbing smooth with pumice stone of fine sand paper, applying putty where required scaffolding	12	45.00		18	sqm	9720			
			26	24.00		18	sqm	11232	20952.00	35.40	741700.80

SUDHENDU RANJAN
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25	5.8.6	Colour washing two coats over a coat of white wash over new surface with approved qulity of lime in approved shade including cost of cleaning surface thoroughly and removing the scale of smoke and moss marks with jama rubbing, scaffolding, wahing of floors,all taxes, all complete as per Building specification and direction of E/I.									
		longer distance outer	2	45.00		18.00	sqm	1620.00			
		smaller distance outer	2	24.00		18.00	sqm	864.00			
		Deduction						2484.00			
		widows	300	0.90		1.50	sqm	405.00	2079.00	77.25	160602.75
								405.00			
26	5.8.29	Providing two coats of painting ready mixed paint over a coat of primer in wooden surface all complete as per Building specification and direction of E/I.									
		doors & windows	450	0.90	2.5		sqm	1012.50	1012.50	51.75	52396.88
27	5.6.21	Providing and laying 20mm thick white makrana marble stone slab flooring of aproved quality over 19 mm thick base of lime mortar (1 : 1: 1) (lime putty : Surkhi : coarse sand) laid and joined with white cement slurry including rubing and polishing to grabolithic finish with aproved quality of carborandum stoneincluding cost of curing taxes, and royalty all complete as per bulding specification and direction and direction and of E/I									
		Size of stone 300 mm × 600 mm	10	835.00			sqm	8350.00	8350.00	1007.85	8415547.50
28	5.8.41	Providing primer one coat of red lead paint of approved make over new steel surface including preparing the surface after cleaning, removing rust, dirt, scales smokes and grease and cleaning the surface throughly including cost of scaffolding and taxes all complete as per building specifications and direction of E/I (Mode of measurement-Area shall be multiplied by the co-efficient as indicated in building specifications).	550	18.00			mts	9900.00	9900.00	16.40	162360.00
29	5.8.45	Providing two coats of synthetic enamel paint of approved shade and make over steel surface including cleaning the surface throughly, scaffolding and taxes all complete as building specifications and direction of E/I.	9900.00				sqm	9900.00	9900.00	27.05	267795.00
		SECTION SEVEN : PLASTER WORK									
30	5.7.1	Providing 12 mm cement plaster (1:3) in celling with clean coarse sand of F.M. 1.5 including cost of carriage, screeing, curing, with all leads and lifts of water, scaffolding taxes, royalty, all complete as per Building specification and direction of E/I.									
		short distance	10	835.00			sqm	8350.00	8350.00	49.10	409985.00
31	5.7.2.	Providing 12 mm cement plaster (1:4) with clean coarse sand of F.M. 1.5 including cost of carriage, screeing, curing, with all leads and lifts of water, scaffolding taxes, royalty, all complete as per Building specification and direction of E/I.							2079.00	45.00	93555.00
		SECTION EIGHT : WOOD WORK									
32	5.4.1	Supplying, fitting and fixing good quality well dressed and well seasoned sal wood work in chaukhats in doors, windows,skyling, fan flight and c/w windows openings, including wedge over clamps all complete including application of two coats of wood preservaties of approved quality on the surface abutting walls and lintels all complete as per nbulding specification and direction of E/I.									
		door chaukhat	150	5.18	0.1	0.06	cum	4.66			
		door frame	150	1.22	0.06	2.13	cum	23.42			
		window chaukhat	300	1.83	0.1	1.22	cum	66.92			
		windowr frame	300	1.83	0.06	1.22	cum	40.17	135.18	33579.00	4539322
		SECTION NINE : MISCELLANEOUS WORKS									
33	MR	Providing plinth protection 1.0 m wide consisting of 12 mm thick cement plaster 1:6 over 75 mm thick P.C.C. (1:3:6) over brick flat soiling over 75 mm thick local sand filling all complete.		1600.00			sqm	1600.00	1600.00	258.85	414160.00

SUDHENDU RANJAN
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34	12.40	Providing and fixing on wall face unplasticised - rigid PVC rain water pipes conforming to IS : 13592 Type A including jointing with seal ring conforming to IS : 5382 leaving 10 mm gap for thermal expansion. (i) Single socketed pipes.	1835				mts	1835.00	1835.00	163.40	299839.00
35	12.44	Providing and fixing to the inlet mouth of rain water pipe cast iron grating 15 cm diametre and weighing not less than 440 gms.	1835				each	1835.00	1835.00	23.40	42939.00
36	12.43	Providing and fixing unplasticised - PVC pipe clips of approved design to unplasticised - PVC rain water pipes by means of 50 x 50 x 50 mm hard wood plugs, screwed with M.S. screws of required length including cutting brick work and fixing in cement mortar 1 : 4 (1 cement : 4 coarse sand) and making good the wall etc. complete.	1820				each	1820.00	1820.00	96.90	176358.00
										Sub-total	76119528
5											
8									Sub - Total		76119527.94
9									Electrical 25 % of total cost of civil work		19029881.98
10									PHE 25 % of total cost of civil work		19029881.98
									TOTAL COST RESIDENDENTIAL BUIDING EACH BLOCK-B,C,D&E		114179292
										Say	114179292

Say Rs. Eleven Crore Forty One Lakh Seventy Nine Thousand Two Hundred Ninety Two Only

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

FORM No. 2

[Regulation 3]

ENGINEER'S CERTIFICATE

(Q4 March 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 during (**Jan to March 2025**) 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- **20** demarcated by itsboundaries (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- **20** 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)

Shailesh Ranjan
ER. SHAILESH RANJAN, M.I.E
B.SC. (ENGG.) CIVIL
STR. ENGINEER
EMP. NO.-BR/UDHD/SE/23-0110
UDHD, PATNA (BIHAR)

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. 59,67,90,945.00** (Total of Table A and B). The estimatedTotal 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. 40,95,99,093.27** (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. 18,71,91,851.73** (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)
Q4 2024-25

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on **10-01-2023** date of Registration is	**₹59,67,90,945.00**
2	Cost incurred as on **31-03-2025** (Based on the Estimated cost)	**Rs. 40,95,99,093.27**
3	Work done in Percentage (As Percentage of the estimated cost)	**68.63 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs.**
5	Cost Incurred on Additional /Extra Items as on _____not included in theEstimated Cost (Annexure A)	Rs._____

Shailesh Ranjan

ER. SHAILESH RANJAN, M.I.E
B.SC. (ENGG.) CIVIL
STR. ENGINEER
MP. NO.-BR/UDHD/SE/23-0116
UDHD, PATNA (BIHAR)

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,

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

ER. SHAILESH RANJAN, M.I.E
B.SC. (ENGG.) CIVIL
STR. ENGINEER
EMP. NO.-BR/UDHD/SE/23-0110
UDHD, PATNA (BIHAR)

BR/UDHD/SE/23-0110

*** 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.

JHA JHE & CO
Chartered Accountants

FORM-3

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

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

Q4 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 March, 2025

Sr. No.	Particulars			Amount (Rs.)	
				Estimated	Incurred
1(i)	**Land Cost :**				
	A	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost		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 the CA		-

Address: - D-311, 3rd Floor, Dumraon Palace, Frazer Road, Patna - 800001
Mob No:- 9006079635, 6200030164, Email ID:- cahanumanjeejha@gmail.com

	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	**59,67,90,945.00**	**40,95,99,093.27**
		(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**

		(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	**59,67,90,945.00**	**40,95,99,093.27**

Sr. No.	Particulars	Amount (Rs.)
2	**Total Estimated Cost of the Real Estate Project[1(i) + 1(ii)] of Estimated Column**	**66,17,90,945.00**
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	**47,45,99,093.27**
4	**% completion of Construction Work (as per Project Architect's Certificate)**	As per form 1 attached

5	**Proportion of the Cost incurred on Land Cost and _____% Construction Cost to the Total Estimated Cost. (3/2 %)**	**71.71%**

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**	**40,95,99,093.27**
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.	**18,71,91,851.73**

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

JHA JEE & CO CA INDIA FRN 037197C PATNA CHARTERED ACCOUNTANTS

Yours Faithfully,

For JHA JEE & CO.
CHARTERED ACCOUNTANT

CA HANUMAN JEE JHA
PROPRIETOR
Membership number: 480324
Firm Registration No.: 037197C

Place: -Patna
Date: - 14th April 2025
UDIN: - **25480324BMODIW1934**

Address: - D-311, 3rd Floor, Dumraon Palace, Frazer Road, Patna - 800001
Mob No:- 9006079635, 6200030164, Email ID:- cahanumanjeejha@gmail.com