3FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending September 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		
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 RAJESH KUMAR	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		

Umeed Builder & Constructor Pvt. Ltd.
Mukesh Kumar

Director

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -**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 - **75** Sold- **0** Cancelled-2 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 **40%**	Percentageof booking **0**

IV.DISCLOSUREOFSOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -**75** 2. Sold -**00** 3. Cancelled -02	

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	IssuingAuthority	Applied Date	IssuanceDate	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.				

Umeed Builder & Constructor Pvt. Ltd.

Director

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%	31-12-2024
3.	Podiums(if any)	NILL	
4.	Plinth	100%	
5.	Stilt Floor	60%	31-06-2025
6.	Slabs of Super Structure	40%	31-12-2026
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	10%	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

Umeed Builder & Constructor Pvt. Ltd.
Mukesh Kumar

Director

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%	31-12-2024

Umeed Builder & Constructor Pvt. Ltd.

Director

8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	80%	**31-06-2025**
9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	**31-06-2025**
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	80%	**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.	60%	**31-06-2026**

VI. Construction Progress of the Project (BLOCK C)	
1. PlanCaseNo. (To beaded for each Building/Wing)	

Umeed Builder & Constructor Pvt. Ltd.
Mukesh Kumar

Director

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.	75%	31-06-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	40%	31-06-2026
9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	65%	31-06-2025
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	60%	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,	20%	31-12-2026

Umeed Builder & Constructor Pvt. Ltd.

Mukesh Kumar

Director

	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.	80%	31-06-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	30%	31-06-2026

Umeed Builder & Constructor Pvt. Ltd.

Director

9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	65%	
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	50%	
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.	20%	31-12-2026

VI. Construction Progress of the Project (BLOCK E)			
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%	

Umeed Builder & Constructor Pvt. Ltd.

Mukesh Kumar

Director

4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	60%	31-06-2025
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	15%	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.	10%	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)			

Umeed Builder & Constructor Pvt. Ltd.

Director

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

Umeed Builder & Constructor Pvt. Ltd.

Director

	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)		31-12-2026
2.	Water Supply	YES		31-12-2026
3.	Sewerage(Chamber, Line ,Septic Tank ,STP)	YES		31-12-2026
4.	Storm Water Drains	YES		31-12-2026
5.	Landscaping & Tree Planting	YES		31-12-2026
6.	Street Lighting	YES		31-12-2026
7.	Community Buildings	YES		31-12-2026
8.	Treatment and Disposal of Sewage and Sullage Water	NO		

Jmeed Builder & Constructor Pvt. Ltd.

Director

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	55%	31-12-2026
13.	Closed Parking	YES	65%	31-12-2026
14.	Open Parking	YES	60%	31-12-2026
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		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			

Umed Builder & Construction Pvt. Ltd.

Director

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 • Unsecured Loan (Arvind Kumar Shahee) iv. Other amount received during the Quarter TOTAL	 ₹ 7818907.92 ₹ 45556301.00 ₹ 15000000.00 ₹ 2536630.00 ₹ 6,30,92,931.00

Umeed Builder & Constructor Pvt. Ltd.
Mukesh Kumar

Director

6.	Actual Cost Incurred during the Quarter i. GST expenses ii. Actual expenses during the quarter iii. Other payment TOTAL	 ₹ 2500000.00 ₹ 46072657.82 ₹ 9260567.09 ₹ 5,78,33,224.91
7.	Net amount at end of the Quarter	₹ **1,30,78,614.01**
8.	₹ Total expenditure on Project **till date**	₹ **29,14,82,469.26**
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	**0**
2.	Agreement for Sale	**9**
3.	No. of possessions given to allottees	

Umeed Builder & Constructor Pvt. Ltd.
Mukesh Kumar
Director

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

Signature of Promoter Director

UMEED BUILDER & CONSTRUCTOR PVT. LTD. PATNA

Name: **MUKESH KUMAR**

Date:14.10.2024

FORM No. 2

[Regulation 3]

ENGINEER'S CERTIFICATE

(Q2 September 2024-25)

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

Date:07.10.2024

To,

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

Subject:Certificate of Cost Incurred during (**July 2024 to September 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_____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.

Shailesh Ranjan

ER. SHAILESH RANJAN. M.I.E
B.SC. (Engg.) Civil
EMP No. 16/STRE(U)/NPDN/2018-19
NPDN. DANAPUR

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. 29,14,82,469.26** (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. 8,85,17,530.74** (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)
Q2 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 **30-09-2024** (Based on the Estimated cost)	**Rs. 29,14,82,469.26**
3	Work done in Percentage (As Percentage of the estimated cost)	**76.7 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 8,85,17,530.74**
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
EMP No. 16/STRE(U)/NPDN/2018-19
NPDN. DANAPUR

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,

Shailesh Ranjan

ER. SHAILESH RANJAN, M.I.E
B.SC. (Engg.) Civil
EMP No. 16/STRE(U)/NPDN/2018-19
NPDN, DANAPUR

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

*** Note:**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

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 September 2024

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.

Date:-07-10-2024.

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)	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	60%	100%	100%	100%	100%	NILL
6	Slabs of Super Structure	40%	100%	100%	100%	60%	NILL
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	10%	100%	75%	80%	15%	NILL
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NILL	80%	40%	30%	NILL	NILL
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%	100%	65%	65%	10%	NILL
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NILL	80%	60%	50%	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	60%	20%	20%	NILL	NILL

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

TABLE-B.

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

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES		
2.	Water Supply	YES		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES		
4.	Storm Water Drains	YES		
5.	Landscaping & Tree Planting	YES		
6.	Street Lighting	YES		
7.	Community Buildings	YES		
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	55%	
13.	Closed Parking	YES	65%	
14.	Open Parking	YES	60%	
15.	Electrical Meter Room, Sub- Station, Receiving Station	YES		
16.	Others (Option to Add More)			

Your Faithfully.

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

(Ranjan Associates)
Ar. Sudhendu Ranjan

CA Sudhanshu Kumar Rakesh
Practicing Chartered Accountant

114, Grand Plaza, Fraser Road,
Patna, Bihar- 800001
Email: fcaskrakesh@gmail.com
Mob.- 9711199892

FORM-3

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

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

Q2 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 30TH September, 2024

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)			
	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		**Included in point no. 1(i)(a)**	**Included in point no. 1(i)(a)**
	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	-	-

SUDHANSHU KUMAR RAKESH ★ CHARTERED ACCOUNTANTS ★ PATNA

			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	29,14,82,469.26
		(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 Rs.)	
		Estimated	Incurred

SUDHANSHU KUMAR RAKESH 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**	**29,14,82,469.26**

Sr. No.	Particulars	Amount (Rs. In 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**	**35,64,82,469.26**
4	**% completion of Construction Work (as per Project Architect's Certificate)**	As per form 1 attached

SHUBHANSHU KUMAR RAKESH CHARTERED ACCOUNTANTS PATNA

5	**Proportion of the Cost incurred on Land Cost and _____% Construction Cost to the Total Estimated Cost. (3/2 %)**	**80.01%**

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. In Rs.)**
7	**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	**29,14,82,469.26**
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.	**8,85,17,531.00**

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

SUDHANSHU KUMAR RAKESH CHARTERED ACCOUNTANTS PATNA

CA Sudhanshu Kumar Rakesh
Chartered Accountant
M. No.- 449009
UDIN- **24449009BKDHTK1187**

Date- 14-10-2024
Place:- Patna