ANNEXURE-A

Quarterly Progress Report for quarter ending December of 2022 Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP73252-1/186/R-1485/2022	Name of Project/Phase of Registered Project	RAJBARI GRANDE
Name of Promoter	DAFTARI DEVELOPERS PRIVATE LIMITED	Project Address	DINAJPUR ROAD, KISHANGANJ
Name of Co-promoter	N/A		
Project Registration is valid up to	30/09/2027		
Starting date of Project or Phase of the Project	10/11/2022		
Type of Project or Phase of the Project	Residential and commercial		
Period of validity of map by the Competent Authority	21/06/2025		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 3 BHK, - 2. 4 BHK - 3. 5 BHK - 4. 6 BHK - 5. SHOP	24 6 2 2 3	34943 Sq Ft 10747 Sq Ft 3009 Sq Ft 2627 Sq Ft 18330 Sq Ft	34 Flats 3 Shops (Promoter Share)	1. Booked/ Allotted - 12 Flats 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	11
Block-A & B	52	2. Sold -	

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Manish Daftari
Director

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number **Block-A** (To beaded for each Building / Wing)		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	50%
2.	Basements (if any)	50%
3.	Podiums (if any)	N/A
4.	Plinth	50%
5.	Stilt Floor	50%
6.	Slabs of Super Structure	B + G + 1 Floor
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Basement
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	B + G + 1 Floor
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%

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Director

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%

V. Amenities and Common Area and External Infrastructure Development Works)				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	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	NO		
6.	Street Lighting	YES		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES		
9.	Solid Waste Management & Disposal	YES		

Daftari Developers Pvt. Ltd

Director

10.	Water Conservation / Rain Water Harvesting	YES		
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES		
13.	Closed Parking	YES		
14.	Open Parking	YES		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		
16.	Others (Option to Add More)			

VI.	PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars	
1.	Front Elevation	Attach
2.	Rear Elevation	Attach
3.	Side Elevation	Attach

VII.	Financial Progress of the Project	
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	41147478145
2.	Estimated Cost of the Project including land cost at the start of the Quarter	23,22,41,900 = 00
3.	Amount received during the Quarter	1,05,00,000 = 00
4.	Actual Cost Incurred during the Quarter	63,88,222=00
5.	Net amount at end of the Quarter	41,11,778=00
6.	Total expenditure on Project **till date**	3,18,30,100=00
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	NIL

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Director

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NO
2.	Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NO
2.	Agreement for Sale	NO

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Daftari Developers Pvt. Ltd
Manish Daftari
Director

Signature of Promoter

Name: Manish Kumar Daftari

Date : 14-Jan-2023

FORM NO. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date 14-JAN-2023

To,

The **DAFTARI DEVELOPERS PRIVATE LIMITED** (Name & Address of Promoter),

RAJBARI CITY CENTRE, PASCHIMPALI CHOWK, KISHANGANJ

Subject: Certificate of Percentage of Work executed in the project having **THREE** No. of Building(s)/----------Wing(s) of the Phase------- bearing the registration no. [Bihar RERA Registration Number] **1485/2022** and being developed on the plot bearing CS No **360P, 361,362** /Khata no **08,24,40** /M S Survey No **24,03** /Plot No. **187,188,189,197,199 & 198** demarcated by its boundaries (latitude and longitude of the end points) of the land **26 06 03.21N 87 57 56.89E, 26 06 07.49N 87 57 57.80E, 26 06 03.11N 87 57 58.01E, 26 06 06.43N 87 57 58.90E** situated in **DINAJPUR ROAD** Village **KISHANGANJ** Block **KISHANGANJ** Division **KISHANGANJ** District **KISHANGANJ** PIN – **855107** Admeasuring **14093.70** sq.mts. Area being developed by the promoter [Name] **DAFTARI DEVELOPERS PVT. LTD.**

Sir,

I, We **RUPAK KUMAR** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the **RAJBARI GRANDE** Building(s)/Wing(s) of the ---------- Phase of the Project, Situated on the plot bearing C.S. No. 360P, 361,362 /Survey No. 24,03 Plot No. 187,188,189,197,199 & 198 of Village **KISHANGANJ** Block **KISHANGANJ** Division **KISHANGANJ** District **KISHANGANJ** PIN **855108** admeasuring **14093.70** sq.mts. area being developed by **DAFTARI DEVELOPERS PVT. LTD.**

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s /**Shri**/Smt. **RUPAK KUMAR** as L.S. / Architect;
   (ii) M/s /**Shri**/Smt **MD. RAFIQUE ALAM ANSARI** as Structural Consultant
   (iii) M/s /Shri/Smt.---------- as Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) M/s /Shri/Smt---------- as Site Supervisor

Based on site Inspection, with respect to reach of the Building/ Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number **1485/2022** Under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

Building / Wing Number **BLOCK-A** Building/Wing of (to be prepared separately for each the Project)

Sr.No.	Tasks/Activity	Percentage of work done
1.	Excavation	**50%**
2.	Number of basement(s) and Plinth	**50%**
3.	Number of Podiums	
4.	Stilt Floor	**50%**
5.	Number of Slabs of Super Structure	**B + 2 Floors**
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	**Basement + 1 Internal Walls**
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	**NO**
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	**B + 2 Floors**
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**NO**
10.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 may be required to obtain Occupation/Completion Certificate.	**NO**

TABLE-B

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

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-Paths	YES	-----	
2	Water Supply	YES	-----	

3	Sewerage (Chamber, lines, 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	YES	-----	
9	Solid Waste management & Disposal.	YES	-----	
10	Water conservation, Rain water harvesting.	YES	-----	
11	Energy management	YES	-----	
12	Fire protection and fire safety requirements	YES	-----	
13	Electrical meter room, sub-station, receiving station.	YES	-----	
14	Others (Option to Add more).			

Yours Faithfully,

RUPAK KUMAR

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

(Registration No./licence No **CA/31886/2003**

RUPAK KUMAR
Certified Architect
Nagar Pratishad, Kishanganj
Reg. No-04/2014-15

FORM NO. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-Project Wise)
Date **14-JAN-2023**

To,

The **DAFTARI DEVELOPERS PRIVATE LIMITED** (Name & Address of Promoter),

RAJBARI CITY CENTRE, PASCHIMPALI CHOWK, KISHANGANJ

Subject :Certificate of Cost Incurred for Development of [Project Name]___**RAJBARI GRANDE**___for Construction of **3 BLOCK OF** building(s)/__Wing(s) of the Phase (Bihar RERA Registration Number – **1485/2022**) situated on the plot bearing C.S.No. **360P, 361,362**/ Khata No. **08,24,40** /Survey No. **24,03**/Thana No. **110**/ Tauzi No **07** /Plot No. **187,188,189,197,199 & 198** demarcated by its boundaries (latitude and longitude of the end points) **26 06 03.21N 87 57 56.89E, 26 06 07.49N 87 57 57.80E, 26 06 03.11N 87 57 58.01E, 26 06 06.43N 87 57 58.90E** Village **KISHANGANJ** Block **KISHANGANJ** Division **KISHANGANJ** District **KISHANGANJ** PIN **855107** Admeasuring **14093.70** sq.mts.area being developed by [Promoter] **DAFTARI DEVELOPERS PRIVATE LIMITED**
Ref: Bihar RERA Registration Number – **1485/2022**

I, We **MD. RAFIQUE ALAM ANSARI** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **3 BLOCK OF** Building(s)/_____Wing(s) of the____Phase situated on the plot bearing/ CS No. **360P, 361, 362** /Survey No. **24,03** / Plot No. **187,188,189,197,199 & 198** of Village **KISHANGANJ** Block **KISHANGANJ** Division **KISHANGANJ** District **KISHANGANJ** PIN **855107** admeasuring **14093.70** sq.mts. area being developed by [Owner /Promoter] **DAFTARI DEVELOPERS PVT. LTD.**

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s /Shri/Smt. **RUPAK KUMAR** as L.S. / Architect;
   (ii) M/s /Shri/Smt. **MD. RAFIQUE ALAM ANSARI** as Structural Consultant
   (iii) M/s /Shri/Smt._____as MEP Consultant

Er. Md. Rafique Alam Ansari
B.E. (Civil), MIE, F.I.V, LMCET (1)
Chartered Engineer, M-1677807
Approved Valuer-F 23769 LMCI

MR. A. Ansari

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimated cost calculations are based on the Schedule of rates (name of the schedule of Rates) and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by **MD. RAFIQUE ALAM ANSARI** Quality 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. **20,83,62,240/ -** (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 **KISHANGANJ MUNICIPAL CORPORATION** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs **8334490/ -** (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 **KISHANGANJ MUNICIPAL CORPORATION** (planning Authority) is estimated at Rs.**20,00,27,750/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE-A

Building/Wing bearing Number_____or called BLOCK-A
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on **13-JULY -2022** date of Registration is	Rs. **18,83,62,240/-**
2.	Cost incurred as on **31-DEC-2022** (Based on the Estimated cost)	Rs. **8334490/-**
3.	Work done in Percentage (As Percentage of the estimated cost)	**4%**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **20,00,27,750/-**
5.	Cost Incurred on Additional/Extra Items as on ___not included in theEstimated Cost (Annexure A)	Rs._____

Er. Md. Rafique Alam Ansari
B.E. (Civil), MIE, F.I.V, LMCET (1)
Chartered Engineer, M-1677807
Approved Valuer-F 23769 LMCI

MR. A. Ansari

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 **13-JULY-2022**date of Registration is	Rs. **2,00,00,000/-**
2.	Cost incurred as on **31-DEC-2022** (Based on the Estimated cost).	Rs. **0.00**
3.	Work done in Percentage (As Percentage of the estimated cost).	**0.00%**
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. **2,00,00,000/-**
5.	Cost Incurred on Additional/Extra Items as on_____not included in theEstimated Cost (Annexure A).	

MR. A. Ansari 14/01/23

Er. Md. Rafique Alam Ansari
B.E. (Civil), MIE, F.I.V, LMCE (I)
Chartered Engineer, M-1677807
Approved Valuer-F 23769 LMCI

Yours Faithfully

MD. RAFIQUE ALAM ANSARI
Signature of Engineer.(Chartered Engineer License No . M/1677807)

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 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 placemarked (*).
3. The estimated cost includes all labour, material, equipment and machineryrequired 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.

Annexure A

List of Extra/Additional Items executed with cost (Which were not Part of the original Estimate of Total Cost)