FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of (year) 2024

| I. PARTICULARSOFPROMOTERS | | | |
|---|---|---|---|
| Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies | U45209WB2009PTC135709 | Name of Firm | DAFTARI DEVELOPERS PVT. LTD. |
| Firm Address: | DINAJPUR ROAD, KISHANGANJ | | |
| Total Experience of promoter in Real Estate sector | TWO PROJECTS (2) / 8 Years | | |
| Total Experience in Real Estate After Implementation of RERA | ONE PROJECT (1) | | |
| No of Project done Before Implementation of RERA | Residential-cum Commercial | 1 | |
| No of Project done After Implementation of RERA | Residential-cum Commercial | 1 | |

| II. PARTICULARSOFPROJECT | | | |
|---|---|---|---|
| Project Registration Number | BRERAP73252-1/186/R-1485/2002 | Name of Project/Phase of Registered Project | RAJBARI GRANDE |
| Name of Promoter | DAFTARI DEVELOPERS PVT LTD | Project Address | DINAJPUR ROAD, KISHANGANJ |
| Name of Co-promoter | N/A | | |
| Project Registration is valid up to | 30/09/2027 | | |
| Starting date of Projector Phase Of the Project | 10/11/2022 | | |
| Type of Projector Phase of the Project | Residential cum Commercial | | |
| Period of validity of map by the Competent Authority | 12/07/2025 | | |

## III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS

| Building /Block Number | Apartment Type | | Carpet Area | Total no. of sanctioned apartments | Total Number of Apartments in Promoter's share -34 | Total Number of Apartments in Landowner's share -8 |
|---|---|---|---|---|---|---|
| Block –A: Residential | 1. 3BHK<br>2. 4 BHK | 24<br>6 | **34943 Sq Ft**<br>**10747 Sq Ft** | Flats : 34<br>Shop : 3<br>Office : 2<br>Hotel : 1<br>Rooms : 31 | 1. Booked /Allotted- 17<br>2. Sold- 0 | 3. Booked / Allotted - 0<br>Sold - 0 |
| Block –A: Commercial | 1. Shop<br>2. Office<br>3. Hotel | 3<br>2<br>1 | **18330 Sq Ft**<br>**4569 Sq Ft**<br>**13686 Sq Ft** | | | |
| Block- B: Residential | 1. 5BHK<br>2. 6 BHK | 2<br>2 | **3009 Sq Ft**<br>**2627 Sq Ft** | | Percentage of booking – 50% | Percentage of booking - Nil |
| Block- C | 1. Rooms | 31 | **3893 Sq Ft** | | | |

If the booking percentage exceeds 50% of the total booking then Information about formation of Association of allottees.

Association of allottees Name

Details of allottees - Name, Address, Email id (if any), contact number. These details may not be available to common people.

| Name | Address | Contact Number | Email Id( if any) |
|---|---|---|---|
| Mr Ramesh Kumar Choudhary | Ward No. 5, Bishanpur-855101, Kishanganj, Bihar | 8987007547 | |
| Mr Pankaj Kumar Agarwal | Satal Nihalbhag, Ward No 11, Bahadurganj-855101, Kishanganj, Bihar | 9472500450 | |
| Mr Arun Kumar Singhal And Mr Rajat Singhal | Ward No 2, , Bahadurganj-855101, Kishanganj, Bihar And Ward No. 26, Mahavir Marg Road, Near Saha Battery, Kishanganj-855108, Bihar | 9431885991 | |
| Mr Suresh Kumar Agarwal And Mrs Mamta Devi | Mittal Bhawan, Gandhi Chowk, Bishanpur-855101, Kishanganj, Bihar | 9832877217 | |
| Mr Ashok Kumar Agarwal And Mr Ankur Mittal | Main Road, Bishanpur-855101, Kishanganj, Bihar And Shanti Vihar, Flat No 403, Dinajpur Road, Kishanganj-855108, Bihar | 9939818181 | |
| Mrs Pushpa Devi Somani | Powakhali-855108, Kishanganj | 9430451405 | |
| Mr Niraj Kumar Jain | Near Jain Hospital, 493/B/16, G.T.Road, Flat No 301, Howrah-711102, | 9836121000 | |
| Mrs Parul Mittal | Ward No 1, P.O Bishanpur, Kochadhaman-855101, Kishanganj, Bihar | 7572710881 | |

| | | | |
|---|---|---|---|
| Mrs Barsha Mittal | Ward No 1 P.O Bishanpur, Kochadhaman-855101, Kishanganj, Bihar | 8002844445 | |
| Mr Nitin Kumar Singhal And Minu Singhal | Ward No 10, Central Bank Road, Bahadurganj, PS & Dist-Kishanganj, Bihar | 9534332331 | |
| Mr Amit Mittal | Bishanpur-855101, Kishanganj, Bihar | 9955485678 | |
| Mr Ratan Lal Agarwal | Main Road, Bishanpur-855101, Kishanganj, Bihar | 9430017507 | |
| Mr Govind Jindal | Pothiya Bazar, Pothiya, Pawakhali-855117 | 7488098214 | |
| Mrs Nitu Devi Agarwal | Mahavir Marg, Kishanganj-855108, Bihar | 9162648590 | |
| Mrs Jayshree Agarwal | Balaji Complex, LRP Chowk, Bahadurganj-855101, Kishanganj, Bihar | 9471873021 | |
| Mr Rishav Singhal | CBI Road, Ward No 10, Bahadurganj-855101, Kishanganj, Bihar | 9939808080 | |
| Mr Yogendra Kumar Agarwal | Satal Road,Ward No 11, Bahadurganj-855101, Kishanganj, Bihar | 9431885437 | |

## IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

| Building/Block Number | Total Number of Sanctioned Garages | Total Number of Garages: | |
|---|---|---|---|
| | | 1. Booked/Allotted - | 17 |
| **BLOCK – A & B** | 52 | 2. Sold - | |

## V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

| S. No. | Name of the Approval / N.O.C./ Permission / Certificate | Issuing Authority | Applied Date | Issuance Date | Enclosed as Annexure No. |
|---|---|---|---|---|---|
| 1. | NOC for Environment | | | | |
| 2. | Fire N.O.C. | Director Cum State Fire Officer, Bihar , Patna | | 24 –12-2021 | |
| 3. | Water Supply Permission | | | | |
| 4. | NOC from Air port Authority of India | Airport Authority of India | | 15-12-2021 | |
| 5. | Other Approval(s), if any, required for the Project. | | | | |

## VI. CONSTRUCTION PROGRESS OF THE PROJECT

Plan Case No. **BLOCK-A RESIDENTIAL** (To be added 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/yyyy) 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, Door sand Windows within Flats /Premises. | **75%** | 30-06-2025 |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | **40%** | 30-06-2025 |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Over head and Underground Water Tanks. | **80%** | 30-06-2025 |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | **20%** | 30-06-2025 |
| 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 | **0%** | 30-06-2025 |

## VI. CONSTRUCTION PROGRESS OF THE PROJECT

Plan Case No. **BLOCK-A COMMERCIAL** (To be added 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/yyyy) 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 | **B + G + 1 (30%)** | 30-09-2026 |
| 7. | Internal walls, Internal Plaster, Floorings, Door sand Windows within Flats /Premises. | **B + G + 1 (30%)** | 30-09-2026 |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | **0%** | 30-09-2026 |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Over head and Underground Water Tanks. | **30%** | 30-09-2026 |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | **0%** | 30-09-2026 |
| 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 | **0%** | 30-09-2026 |

VI. CONSTRUCTION PROGRESS OF THE PROJECT

| Plan Case No. **BLOCK-B** (To be added 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/yyyy) Format |
| 1. | Excavation(if any) | 0% | 30/06/2026 |
| 2. | Basements(if any) | N.A. | N.A. |
| 3. | Podiums(if any) | 0% | 30/06/2026 |
| 4. | Plinth | 0% | 30/06/2026 |
| 5. | Stilt Floor | 0% | 31/12/2026 |
| 6. | Slabs of Super Structure | 0% | 31/12/2026 |
| 7. | Internal walls, Internal Plaster, Floorings, Door sand Windows within Flats /Premises. | 0% | 30/06/2027 |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | 0% | 30/06/2027 |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Over head and Underground Water Tanks. | 0% | 30/06/2027 |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | 0% | 30/06/2027 |
| 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 | 0% | 30/06/2027 |

## VI. CONSTRUCTION PROGRESS OF THE PROJECT

| Plan Case No. **BLOCK-C** (To be added 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/yyyy) Format |
| 1. | Excavation(if any) | **0%** | 30/06/2026 |
| 2. | Basements(if any) | **N.A.** | **N.A.** |
| 3. | Podiums(if any) | **0%** | 30/06/2026 |
| 4. | Plinth | **0%** | 30/06/2026 |
| 5. | Stilt Floor | **0%** | 31/12/2026 |
| 6. | Slabs of Super Structure | **0%** | 31/12/2026 |
| 7. | Internal walls, Internal Plaster, Floorings, Door sand Windows within Flats /Premises. | **0%** | 30/06/2027 |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | **0%** | 30/06/2027 |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Over head and Underground Water Tanks. | **0%** | 30/06/2027 |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | **0%** | 30/06/2027 |
| 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 may be required to complete project as per Specifications in Agreement of Sale. | **0%** | 30/06/2027 |

## VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

| S. No. | Common Areas and Facilities | Proposed(Yes/No) | Percentage of actual Work Done (As on date of the Certificate) | Expected Completion date in (dd/mm/yyyy) Format |
|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) |
| 1. | Internal Roads & Footpaths | YES | NIL | 30/09/2026 |
| 2. | Water Supply | YES | NIL | 30/09/2026 |
| 3. | Sewerage (Chamber, Line, Septic Tank, STP) | YES | NIL | 30/09/2026 |
| 4. | Storm Water Drains | YES | NIL | 30/09/2026 |
| 5. | Landscaping & Tree Planting | YES | NIL | 30/09/2026 |
| 6. | Street Lighting | YES | NIL | 30/09/2026 |
| 7. | Community Buildings | YES | NIL | 30/09/2026 |
| 8. | Treatment and Disposal of Sewage and Sullage Water | YES | NIL | 30/09/2026 |
| 9. | Solid Waste Management & Disposal | YES | NIL | 30/09/2026 |
| 10. | Water Conservation/Rain Water Harvesting | NO | NIL | ------ |
| 11. | Energy Management | NO | NIL | ------ |
| 12. | Fire Protection and Fire Safety Requirements | YES | NIL | 30/09/2026 |
| 13. | Closed Parking | YES | 100% | ------ |
| 14. | Open Parking | YES | NIL | 30/09/2026 |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | YES | NIL | 30/09/2026 |
| 16. | Others (Option to Add More) | | | |

| IX. GEOTAGGEDANDDATEPHOTOGRAPHOF(EACHBLOCK)OFTHE PROJECT | | | |
|---|---|---|---|
| (A) | Sr. No. | | |
| | 1. | Front Elevation | ENCLOSED |
| | 2. | Rear Elevation | ENCLOSED |
| | 3. | Side Elevation | ENCLOSED |
| (B) | | Photo graph of each floor | ENCLOSED |

| X. FINANCIALPROGRESSOFTHEPROJECT | | |
|---|---|---|
| S.No. (1) | Particulars (2) | Amount (In Rs.) (3) |
| 1. | Project Account No. | 41147478145 ( STATE BANK OF INDIA) |
| 2. | Estimated Cost of the Project including land cost at the start of the Project | 23,22,41,900/- |
| 3. | Estimated Development Cost of the Project at the Start of the Project.(Excluding Land Cost) | 2,08,300,000/- |
| 4. | Any Variation in Development Cost which is declared at the start of the Project. | --- |
| 5. | Amount received during the Quarter | 77,78,918/- |
| 6. | Actual Cost Incurred during the Quarter | 1,09,51,671/- |
| 7. | Net amount at end of the Quarter | 26,99,164/- |
| 8. | Total expenditure on Project till date | 9,75,00,782/- |
| 9. | Cumulative fund collected till the end of Quarter in question | 7,63,03,581/- |
| 10. | Cumulative expenditure done till the end of Quarter in question | 9,75,00,782/- |

| XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED |
|---|
| N.A. |
| |

| XII.MISCELLANEOUS | | |
|---|---|---|
| A | List of Legal Cases(if any)–On Project/Promoter | |
| 1. | Case No. | **Title Suit No : 38/2023**<br>**Court of Sub-Judge 1st, Kishanganj** |
| 2. | Name of Parties | **Devendra Kumar Jain, Kishanganj** |
| 3. | No of Execution Cases against this project<br>Case No.<br>Name of Parties | NIL |
| 4. | No. of Suo-Moto cases against this project<br>Case No.<br>Name of Parties | NIL |
| 5. | No of Certificate cases/PDR cases against this project<br>Case No.<br>Name of Parties | NIL |
| B | Sale/Agreement for Sale during the Quarter | |
| 1. | Sale Deed | NIL |
| 2. | Agreement for Sale | NIL |
| 3. | No. of possessions given to allotters | NIL |
| **XIII.PERCENTAGE OF WORK ALONG WITH MILESTONE CHART – 42%** | | |
| Whether the projection progress is as per times schedule or lagging behind? **NO** | | |

**Undertaking:**

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

Daftari Developers Pvt. Ltd.

Manish Daftari

**DIRECTOR**

Signature of Promoter

Name: MANISH KUMAR DAFTARI

Date: 14-Jan-2025


GPS Map Camera
Kishanganj, Bihar, India
4x28+9f9, Purab Palli Road, Dilawar Ganj,
Kishanganj, Bihar 733208, India
Lat 26.100861° Long 87.966052°
14/01/25 04:40 PM GMT +05:30
Google


GPS Map Camera
Kishanganj, Bihar, India
4x28+x73, Dilawar Ganj, Dharamganj, Kishanganj, Bihar 733208, India
Lat 26.101899° Long 87.966125°
14/01/25 04:45 PM GMT +05:30
Google

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-2025**

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)/ **THREE** 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 **DINAJPURROAD** Village **KISHANGANJ** Block **KISHANGANJ** Division **KISHANGANJ** District **KISHANGANJ** PIN –**855107** Admeasuring **14093.70** sq. mts. Area being developed by the promoter **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)/ **THREE** 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) **Shri**/Smt. **RUPAK KUMAR** as L.S./Architect;
(ii) **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 Residential**

( to be prepared separately for each/building wing of the project)

| Sr.No. | Tasks/Activity | Percentage of work done |
|---|---|---|
| 1. | Excavation | **100%** |
| 2. | Basements | **100%** |
| 3. | Podium | **100%** |
| 4. | Plinth | **100%** |
| 5. | Stilt Floor | **100%** |
| 6. | Slabs of Super Structure | **100%** |
| 7. | Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises. | **75%** |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. | **40%** |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | **80%** |
| 10. | External plumbing and external plaster, elevation, completion of terraces with Water proofing of the Building/Wing. | **20%** |
| 11. | Installation of lifts, water pumps, Fire Fighting Fitting 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 may be required to obtain Occupation/Completion Certificate. | **0%** |

TABLE-A

Building/Wing number **BLOCK A Commercial**

( to be prepared separately for each/building wing of the project)

| Sr.No. | Tasks/Activity | Percentage of work done |
|---|---|---|
| 1. | Excavation | **100 %** |
| 2. | Basements | **100 %** |
| 3. | Podium | **100 %** |
| 4. | Plinth | **100 %** |
| 5. | Stilt Floor | **100 %** |
| 6. | Slabs of Super Structure | **B+G+1 Floors 30 %** |
| 7. | Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises. | **Basement+1 Internal Walls Only 30 % B+G+1** |
| 8. | Sanitary Fittingswithin 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. | **30 %** |
| 10. | External plumbing and external plaster, elevation, completion of terraces with Water proofing of the Building/Wing. | **0 %** |
| 11. | Installation of lifts, water pumps, Fire Fighting Fitting 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 may be required to obtain Occupation/Completion Certificate. | **0 %** |

TABLE-A

Building/Wing number **BLOCK B**

( to be prepared separately for each/building wing of the project)

| Sr.No. | Tasks/Activity | Percentage of work done |
|---|---|---|
| 1. | Excavation | **NIL** |
| 2. | Basements | |
| 3. | Podium | |
| 4. | Plinth | |
| 5. | Stilt Floor | |
| 6. | Slabs of Super Structure | |
| 7. | Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises. | |
| 8. | Sanitary Fittingswithin the Flat / Premises, Electrical Fittings within the Flat/Premises. | |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | |
| 10. | External plumbing and external plaster, elevation, completion of terraces with Water proofing of the Building/Wing. | |
| 11. | Installation of lifts, water pumps, Fire Fighting Fitting 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 may be required to obtain Occupation/Completion Certificate. | |

TABLE-A

Building/Wing number **BLOCK C**

( to be prepared separately for each/building wing of the project)

| Sr.No. | Tasks/Activity | Percentage of work done |
|---|---|---|
| 1. | Excavation | **NIL** |
| 2. | Basements | |
| 3. | Podium | |
| 4. | Plinth | |
| 5. | Stilt Floor | |
| 6. | Slabs of Super Structure | |
| 7. | Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises. | |
| 8. | Sanitary Fittingswithin the Flat / Premises, Electrical Fittings within the Flat/Premises. | |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | |
| 10. | External plumbing and external plaster, elevation, completion of terraces with Water proofing of the Building/Wing. | |
| 11. | Installation of lifts, water pumps, Fire Fighting Fitting 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 may be required to obtain Occupation/Completion Certificate. | |

**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, SepticTank, STP) | YES | ----- | **NIL** |
| 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. | NO | ----- | |
| 11 | Energy management | NO | ----- | |
| 12 | Fire protection and fire safety requirements | YES | ----- | |
| 13 | Electrical meter room, sub-station, receiving station. | YES | ----- | |
| 14 | Others(Option to Add more). | NO | | |

Yours Faithfully,

**RUPAK KUMAR**

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

(Registration No./License No **CA/31886/2003)**



L. K. Bohania & Co.
Chartered Accountants

41, Netaji Subhash Road,
4th Floor, Room No. - 404
Kolkata-700 001.
Off. - 2230 9902, 2231 1686
Fax - 033-2210 2438
Email : bohania2010@gmail.com

FORM No. 3
[See Regulation 3]

**CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)**
**(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**

Estimated Cost of Real Estate Project: **Rs 23,22,41,900/-**
Bihar RERA Registration Number: **BRERAP73252-1/186/R-1485/2002**

| Sr. No. | Particulars | Amount (Rs) Estimated/ Incurred |
|---|---|---|
| **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. | **2,13,00,000/-** |
| 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. | **3,14,800/-** |
| 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 | **26,41,900/-** |
| e. | Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities. | ------ |
| f. | Under Rehabilitation Scheme:<br>(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.<br>(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.<br>Note: (for total cost of construction incurred, Minimum of (i) Or (ii) is to be considered).<br>(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for | ------ |

L. K. BOHANIA & CO. KOLKATA Chartered Accountants

| | | |
|---|---|---|
| | providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,<br><br>**(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** | **2,42,56,700/-** |

| Sr. No. | Particulars | Amount (Rs) Estimated/ Incurred |
|---|---|---|
| **II. Development Cost / Cost of Construction:** | | |
| a. | (i) Estimated Cost of Construction as certified by Engineer.<br><br>(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.<br><br>Note: (for adding to total cost of construction incurred, Minimum of (i) Or (ii) is to be considered).<br><br>(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.<br><br>All costs directly incurred to complete the (i) construction of the entire phase of the project registered. | **20,79,85,200/-**<br><br>**7,32,44,082/-** |
| b. | Payment of Taxes, cess, fees, charges, premiums, interest etc. to 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 for construction; | ------ |
| | **Sub-Total of Development Cost** | **7,32,44,082/-** |

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| Sr. No. | Particulars | Amount (Rs) Estimated/ Incurred |
|---|---|---|
| 2. | Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column. | **23,22,41,900/-** |
| 3. | Total Cost Incurred of the Real Estate Project [1(i) +1(ii)] of Incurred Column. | **9,75,00,782/-** |
| 4. | % completion of Construction Work (as per Project Architect's Certificate) | **45%** |
| 5. | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %) | **42%** |
| 6. | Amount which can be withdrawn from the Designated Account.<br><br>**Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5)** | **9,75,00,782/-** |
| 7. | Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. | **8,12,54,304/-** |
| 8. | Net Amount which can be withdrawn from the Designated Bank Account under this certificate. | **1,62,46,478/-** |

This certificate is being issued for RERA compliance for the Company **Daftari Developers Private Limited** and is based on the records and documents produced before us as on 31st Dec 2024 and explanations provided to us by the management of the Company.

Yours Faithfully,

**L. K. Bohania & Co.**
Chartered Accountants
Firm Reg. No. 317136E

L. K. BOHANIA & CO. KOLKATA Chartered Accountants

(Membership Number - **304011**)
Name **VIKASH MOHATA**
Dated:- 14-Jan-2025
Place :- Kolkata

UDIN:- 25304011BMIYKO9242

L. K. Bohania & Co.
Chartered Accountants

41, Netaji Subhash Road,
4th Floor, Room No. - 404
Kolkata-700 001.
Off. - 2230 9902, 2231 1686
Fax - 033-2210 2438
Email : bohania2010@gmail.com

**(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)**

| Sr. No. | Particulars | Amount (Rs) Estimated/ Incurred |
|---|---|---|
| 1. | Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV) | **13,47,41,118/-** |
| 2. | Balance amount of receivables from sold apartments (as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts) | **1,89,73,584/-** |
| 3. | (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)<br>(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate | **66395 Sq Ft.**<br>**20,58,24,500/-** |
| 4. | Estimated receivables of ongoing project. Sum of 2+3 (ii) | **22,47,98,084/-** |
| 5. | Amount to be deposited in Designated Account – 70% or 100%. If 4 is greater than 1, then 70%of the balance receivables of ongoing project will be deposited in designated Account. If 4 is lesser than 1,then100% of the of the balance receivables of ongoing project will be deposited in designated Account | **15,73,58,659/-** |

This certificate is being issued for RERA compliance for the Company **DAFTARI DEVELOPERS PRIVATE LIMITED** and is based on the records and documents produced before us and explanations provided to us by the management of the Company.

Yours Faithfully,

**L. K. Bohania & Co.**
Chartered Accountants
Firm Reg. No. 317136E

(Membership Number - **304011**)
Name **VIKASH MOHATA**
Dated:- 14-Jan-2025
Place :- Kolkata

UDIN:-25304011BMIYK09242

# Annexure A

**Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project**

## Sold Inventory

| Sr. No. | Flat No. | Carpet Area (in sq.ft.) | Unit Consideration as per Agreement / Letter of Allotment | Received Amount | Balance Receivable |
|---|---|---|---|---|---|
| 1 | 1A | 1974 | 6635370.00 | 57,21,000.00 | 9,14,370.00 |
| 2 | 1B | 1634 | 5528670.00 | 48,80,000.00 | 6,48,670.00 |
| 3 | 1C | 1469 | 4991595.00 | 44,88,400.00 | 5,03,195.00 |
| 4 | 2A | 2201 | 7374225.00 | 65,81,000.00 | 7,93,225.00 |
| 5 | 2B | 1634 | 5528670.00 | 47,49,670.00 | 7,79,0000.00 |
| 6 | 2C | 1469 | 4991595.00 | 46,99,935.00 | 2,91,660.00 |
| 7 | 2D | 1414 | 4812570.00 | 43,31,313.00 | 4,81,257.00 |
| 8 | 2E | 1573 | 5330115.00 | 46,95,000.00 | 6,35,115.00 |
| 9 | 3A | 2201 | 7374225.00 | 70,93,500.00 | 2,80,175.00 |
| 10 | 3B | 1634 | 5528670.00 | 38,00,000.00 | 17,28,670.00 |
| 11 | 3D | 1414 | 4812570.00 | 43,80,000.00 | 4,32,570.00 |
| 12 | 4A | 2201 | 7374225.00 | 51,61,979.00 | 22,12,246.00 |
| 13 | 4B | 1634 | 5528670.00 | 47,88,000.00 | 7,40,670.00 |
| 14 | 4C | 1469 | 4991595.00 | 29,62,184.00 | 20,29,411.00 |
| 15 | 4D | 1414 | 4812570.00 | 43,30,000.00 | 4,82,570.00 |
| 16 | 5E | 1573 | 5330115.00 | 13,15,000.00 | 40,15,115.00 |
| 17 | 3E | 1573 | 5330115.00 | 33,25,000.00 | 20,05,115.00 |
| **TOTAL** | | **28481** | **9,61,75,625.00** | **7,63,03,581.00** | **1,89,73,584.00** |

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# (Unsold Inventory Valuation)

**Ready Recknor Rate as on the date of Certificate of the Residential/Commercial premises Rs. 3100/- Per sq. ft.**

| Sr. No. | Flat No. | Carpet Area (in sq. ft.) | Unit Consideration as per Ready Recokner |
|---|---|---|---|
| **BLOCK – A RESIDENTIAL** | | | |
| 1 | 1D | 1414 | 4383400 |
| 2 | 1E | 1573 | 4876300 |
| 3 | 3C | 1469 | 4553900 |
| 4 | 4E | 1573 | 4876300 |
| 5 | 5A | 2201 | 6823100 |
| 6 | 5B | 1634 | 5065400 |
| 7 | 5C | 1469 | 4553900 |
| 8 | 5D | 1414 | 4383400 |
| 9 | 6A | 2201 | 6823100 |
| 10 | 6B | 1634 | 5065400 |
| 11 | 6C | 1469 | 4553900 |
| 12 | 6D | 1414 | 4383400 |
| 13 | 6E | 1573 | 4876300 |
| | | | |
| **BLOCK A - COMMERCIAL** | | | |
| 1 | Showroom - G + 2 Floor | 18331 | 75157100 |
| 2 | Office 1 - 3rd Floor | 4233 | 13122300 |
| 3 | Office 2 - 3rd Floor | 336 | 1041600 |
| 4 | Hotel - 4th, 5th & 6th Floor | 13686 | 42426600 |
| **BLOCK B - RESIDENTIAL** | | | |
| 1 | B-1A | 1357 | 4206700 |
| 2 | B-1B | 1550 | 4805000 |
| 3 | B-2A | 1357 | 4206700 |
| 4 | B-2C | 1550 | 4805000 |
| **BLOCK C** | | | |
| 1 | 1st To 7th Floor | 2957 | 9166700 |
| **GRAND TOTAL** | | **66395** | **20,58,24,500** |

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FORM No. 2
[See Regulation 3]

**ENGINEER'SCERTIFICATE**

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

**Date : 13 – Jan - 2025**

The DAFTARI DEVELOPERS PRIVATE LIMITED
RAJBARI CITY CENTRE, PASCHIMPALI
KISHANGANJ - 855108

Subject: Certificate of Cost Incurred for Development of **RAJBARI GRANDE** for Construction of **3 BLOCK OF** building(s) / **THREE** Wing(s) of the Phase ( Bihar RERA Registration Number-**1485/2024**) situated on the Plot bearing C.S. No **360P, 361, 362** Khesra No / Khata No. **08,24,40** / Thana No. **110**/ Tauzi No.**07**./C.N No./CTS No./Survey No./Final 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 58E, 26 06 06.43N 87 57 58.90E** to the North MUNICIPAL ROAD to the South UTTAR DINAJPUR ROAD To the East LAND OF PUKHRAJ BAGRECHA to the West LAND OF PAWAN KR AGARWALA of Division **KISHANGANJ** Village **KISHANGANJ** Block **KISHANGANJ** District **KISHANGANJ** PIN **855107** Admeasuring 14093.70 sq.mts. area being developed by **DAFTARI DEVELOPERS PRIVATE LIMITED**

Ref: Bihar RERA Registration Number-**1485/2022**

Sir,

I / We **MD. RAFIQUE ALAM ANSARI** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being **3 BLOCK OF** Building(s)/ THREE Wing(s) of the Ist Phase situated on the plot bearing C.N. No./CTS No./Survey No **24,03**. /Final Plot No. **187,188,189,197,199 & 198** of Division **KISHANGANJ** Village **- KISHANGANJ** Taluka **KISHANGANJ** District **KISHANGANJ** PIN **855107** admeasuring 14093.70 sq.mts. area being developed by [Owner/Promoter] **DAFTARI DEVELOPERS PRIVATE LIMITED.**

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
(iv) M/s /Shri/Smt _____ as Quantity Surveyor*

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **MD. RAFIQUE ALAM ANSARI** 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. **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 ofobtainingOccupancyCertificate/CompletionCertificateforthebuilding(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. **7,32,44,082/-** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate /Completion Certificate from **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 A,B,C**

| 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-2024 (based on the Estimated cost) | **Rs. 7,32,44,082/-** |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | **42%** |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | **Rs. 11,51,18,158/-** |
| 5 | Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A) | **Rs. N.A.** |

## 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-2024** (based on the Estimated cost). | **Rs. NIL** |
| 3 | Work done in Percentage (as Percentage of the estimated cost). | **0 %** |
| 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 the Estimated Cost (Annexure A). | N.A. |

MR. A. Ansari
13/01/25

Yours Faithfully,

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

Signature of Engineer

(Chartered Engineer License No. M/1677807)

*** 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. Allcomponentsofworkwithspecificationsareindicativeandnotexhaustive