FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of (year) 2025

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 2. 4 BHK	24 6	**34943 Sq Ft** **10747 Sq Ft**	Flats : 34	1. Booked /Allotted- 17	3. Booked / Allotted - 0
Block –A: Commercial	1. Shop 2. Office 3. Hotel	3 2 1	**18330 Sq Ft** **4569 Sq Ft** **13686 Sq Ft**	Shop : 3 Office : 2 Hotel : 1	2. Sold- 0	Sold - 0
Block- B: Residential	1. 5BHK 2. 6 BHK	2 2	**3009 Sq Ft** **2627 Sq Ft**	Rooms : 31	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.	**85%**	30-06-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**70%**	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.	**70%**	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%**	30-09-2025

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+2 Floors 40 %**	30-09-2026
7.	Internal walls, Internal Plaster, Floorings, Door sand Windows within Flats /Premises.	**B+G+2 Internal Walls Only 35 %**	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.	GEOTAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE 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	30,70,221/-
6.	Actual Cost Incurred during the Quarter	96,18,296/-
7.	Net amount at end of the Quarter	1,43,438/-
8.	Total expenditure on Project till date	10,71,19,078/-
9.	Cumulative fund collected till the end of Quarter in question	8,08,27,936/-
10.	Cumulative expenditure done till the end of Quarter in question	10,71,19,078/-

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** **Court of Sub-Judge 1st, Kishanganj**
2.	Name of Parties	**Devendra Kumar Jain, Kishanganj**
3.	No of Execution Cases against this project Case No. Name of Parties	NIL
4.	No. of Suo-Moto cases against this project Case No. Name of Parties	NIL
5.	No of Certificate cases/PDR cases against this project Case No. 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 – 46%		
Whether the projection progress is as per times schedule or lagging behind? **AS PER SCHEDULE**		

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: 11-Apr-2025


Rajbari
चाय
हर सिप
दिल से!
GPS Map Camera
Google
Kishanganj, Bihar, India
4x28+892, Kishanganj, Bihar 855108, India
Lat 26.100837° Long 87.965913°
11/04/25 12:36 PM GMT +05:30


GPS Map Camera
Kishanganj, Bihar, India
4x28+x73, Dilawar Ganj, Dharamganj,
Kishanganj, Bihar 733208, India
Lat 26.101991° Long 87.966029°
11/04/25 12:39 PM GMT +05:30
Google


GPS Map Camera
Kishanganj, Bihar, India
4x28+9f9, Purab Palli Road, Dilawar Ganj,
Kishanganj, Bihar 733208, India
Lat 26.101098° Long 87.966071°
11/04/25 12:41 PM GMT +05:30
Google


GPS Map Camera
Kishanganj, Bihar, India
4x28+c69, Purab Palli Road, Dilawar Ganj,
Dharamganj, Kishanganj, Bihar 733208, India
Lat 26.101126° Long 87.965861°
11/04/25 12:42 PM GMT +05:30
Google


GRANDE
Project Name: Rajbari Grande
Registration No.: RERAP08162022173252-1
Registration Date: 10 Nov 2022
QR code:
(issued by registration)
No. of towers: Three
Floors: Block A - B+G+6
Block B - G+6
Block C - G+7
Name of Authorised Person: Manish Kumar Daftari
Contact Number: +91 87572 84267
Lat & Long of Project: Lat 26.101061°, Long 87.966053°
Address: Purab Palli Road, Kishanganj - Bihar (855108)
GPS Map Camera
Kishanganj, Bihar, India
4x28+9f9, Purab Palli Road, Dilawar Ganj,
Kishanganj, Bihar 733208, India
Lat 26.101049° Long 87.965985°
11/04/25 12:43 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 **11-APR-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.	**85%**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	**70%**
9.	Staircases, 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.	**70%**
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%**

Signature of Architect

AR. RUPAK KUMAR
CERTIFIED ARCHITECT
C.O.A. No.-31886/CA/2003

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+2 Floors 40 %**
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises.	**B+G+2 Internal Walls Only 35 %**
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.	**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 %**

Signature of Architect
AR. RUPAK KUMAR
CERTIFIED ARCHITECT
C.O.A. No.-31886/CA/2003

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 Fittingswithinthe 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.	

Signature of Architect
AR. RUPAK KUMAR
CERTIFIED ARCHITECT
C.O.A. No.-31886/CA/2003

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 Fittingswithinthe 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.	

Signature of Architect
AR. RUPAK KUMAR
CERTIFIED ARCHITECT
C.O.A. No.-31886/CA/2003

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 (West Bengal)
Off. - 2230 9902, 2231 1686
Email : bohania2010@gmail.com
vikashmohata@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: (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. 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	------

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	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	**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. (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). (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 (i) construction of the entire phase of the project registered.	**20,79,85,200/-** **8,28,62,378/-**
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	**8,28,62,378/-**

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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.	**10,71,19,078/-**
4.	% completion of Construction Work (as per Project Architect's Certificate)	**48%**
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	**46%**
6.	Amount which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	**10,68,31,274/-**
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	**9,10,60,835/-**
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	**1,57,70,439/-**

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 me as on 31st March 2025 and explanations provided to me 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

Signature of Chartered Accountant
(Membership Number - **304011**)
Name **VIKASH MOHATA**
Dated:- 14-Apr-2025
Place :- Kolkata
UDIN:- 25304011BMIYLT7622

(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)	**1,54,47,629/-**
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (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.** **20,58,24,500/-**
4.	Estimated receivables of ongoing project. Sum of 2+3 (ii)	**22,12,72,129/-**
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	**15,48,90,490/-**

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 me and explanations provided to me by the management of the Company.

Yours Faithfully,

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

Signature of Chartered Accountant
(Membership Number - **304011**)
Name **VIKASH MOHATA**
Dated:- 14-Apr-2025
Place :- Kolkata
UDIN:- 25304011BMIYLT7622

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	59,16,370.00	7,19,000.00
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	7,79,000.00
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	46,30,000.00	7,00,115.00
9	3A	2201	7374225.00	70,93,500.00	2,80,725.00
10	3B	1634	5528670.00	49,05,734.00	6,22,936.00
11	3D	1414	4812570.00	43,80,000.00	4,32,570.00
12	4A	2201	7374225.00	66,36,830.00	7,37,395.00
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	41,40,000.00	11,90,115.00
TOTAL		**28481**	**9,61,75,625.00**	**8,08,27,936.00**	**1,54,47,629.00**

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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	Ist 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 : 11 – Apr - 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-MAR-2025 (based on the Estimated cost)	**Rs. 8,28,62,378/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**46%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 10,54,99,862/-**
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.

Yours Faithfully,

MR. A. Anwar
11/04/25

Signature of Engineer

Er. Md. Rafique Alam Ansari
(Chartered Engineer License No. M-1677807)
B.E. (Civil), MIE, F.I.V, LMCET (1)
Chartered Engineer, M-1677807
Approved Valuer-F 23769 LMCI

*** 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