FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (F.Y – 2025 -2026)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	Registration No: U45309BR2018PTC039132	Name of Firm	PALVI RAJ CONSTRUCTION PVT. LTD.
Firm Address:	S/O, Shambhu Prasad, Flat No – 203, Upendra Villa, Road No-6 Rukanpura, Patna - 800014		
Total Experience of promoter in Real Estate sector	10 Years		
Total Experience in Real Estate after Implementation of RERA	07 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	No Any	No Any
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Two	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP21329-006/163R-1633/2024	Name of Project/Phase of Registered Project	Goa City
Name of Promoter	PALVI RAJ CONSTRUCTION PVT. LTD.	Project Address	Mauza- Mainpura Shankar, Plot No-602(P), Khata No-21, Thana No-24
Project Registration is valid up to	30.12.2028		
Starting date of Project or Phase of the Project			
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority concerned	30.12.2028		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Tota Nos. of Sanctioned Apartments/unit-wise	Total Number of Apartments in Promoter's share	Total Number of Apartments in Promoter's Share-	Total Number of Apartments in Landowner Share-	Total Number of Apartments in Landowner Share-
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	Residential Flat	16299.3 SQFT	Block A -56	21/51	4	Don't know	Don't Know
			Block B - 28				
		Total					

IV. DETAILS OF ASSOCIATION OF ALLOTTEES:

Mandatory in case of booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

00% booking

V. CANCELLATION OF ALLOTEMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC

(A) Cancelled by Allottees	(B) Cancelled by Promoters.
FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC	FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC
*Whether notice and reminder of cancellation was served to the promoter by Allottees	*Whether notice and reminder of cancellation has been served to the Allottees by Serving
Yes/No	Yes/No

VI DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building/ Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	21
No Any		2. Sold -	

VII 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				N/A
2.	Fire N.O.C.				Attached
3.	Water Supply Permission				N/A

4.	NOC from Airport Authority of India				N/A
5.	Other Approval(s), if any, required for the Project.				Not Applicable

VIII. PROGRESS OF THE PROJECT – Internal infrastructure Development

1. Plan Case No._____(To beaded for each Building / Wing) Block 'A'

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	N/A	
4.	Plinth	90%	30.09.2025
5.	Stilt Floor	N/A	
6.	Slabs of Super Structure	11.11% (01/09)	30.12.2028
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	5.55%	30.12.2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30.12.2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	11.11% (01/09)	30.12.2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30.12.2028
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	0%	30.12.2028
12.	NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	30.12.2028

13.	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing,Compound Wall and all other requirements as be required to complete project as per specifications in Agreement for Sale. Any Other activities.		
14.	Overall Percentage of Actual Work Done and final completion date.	35.30%	30.12.2028

VIII. PROGRESS OF THE PROJECT – Internal infrastructure Development

1. Plan Case No._____(To beaded for each Building / Wing) Block 'B'

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	15%	30.09.2025
5.	Stilt Floor	0%	30.12.2025
6.	Slabs of Super Structure	0%	30.12.2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30.12.2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30.12.2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30.12.2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30.12.2025

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms		
12.	NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms		
13.	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing,Compound Wall and all other requirements as be required to complete project as per specifications in Agreement for Sale. Any Other activities.		
14.	Overall Percentage of Actual Work Done and final completion date.	14.37%	30/12/2028

IX. EXTERNAL INFRASTRUCTUREDEVELOPMENT WORKS – PROGRESS RELATED TO AMENITIES AND COMMON AREA AND				
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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	0%	30.12.2028
2.	Water Supply	Yes	50%	30.09.2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	10%	30/12/2028
4.	Storm Water Drains	N/A	N/A	N/A
5.	Landscaping & Tree Planting	N/A	N/A	N/A
6.	Street Lighting	Yes	0%	30.12.2028
7.	Community Buildings	N/A	N/A	N/A

8.	Treatment and Disposal of Sewage and Sullage Water	N/A	N/A	N/A
9.	Solid Waste Management & Disposal	Yes	0%	30.12.2028
10.	Water Conservation / Rain Water Harvesting	Yes	20%	30.12.2028
11.	Energy Management	N/A	N/A	N/A
12.	Fire Protection and Fire Safety Requirements	Yes	0%	30.12.2028
13.	Closed Parking	Yes	0%	30.12.2028
14.	Open Parking	N/A	N/A	N/A
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	20%	30.12.2028
16.	Others (Option to Add More)			
17.	Overall Percentage of Actual Work Done and final completion date		12.50%	30.12.2028

X. AN EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			

7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

XI. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	133305002240
2.	Estimated Cost of the Project including land cost at the start of the Project	17,93,24,480
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	13,23,62,480
4.	Any Variation in Development Cost which is declared at the start of the Project.	NIL
5.	Amount received during the Quarter	2,30,501
6.	Actual Cost Incurred during the Quarter	1,73,52,643
7.	Net amount at end of the Quarter	2,30,501
8.	Total expenditure on Project **till date**	3,55,12,015
9.	Cumulative fund collected till the end of Quarter in question	30,00,000
10.	Cumulative expenditure done till the end of Quarter in question	3,55,12,015

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XIII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached
	4.	Photograph of each floor showing progress of interior works	Attached

	5.	Photograph of Common Areas (Staircase, Lift, Area, Terrace, Parking etc.)	Attached
(B)	Sr. No.		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	Attached

	XIV. MISCELLANEOUS
A	List of Legal Cases (if any) – On Project / Promoter
1	(a) Case No. **None** (b) Name of Parties Order Passed, if Yes, whether complied (Yes/No) – (No)
2	No. of Execution Cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, whether complied (Yes/No) – (No)
3	No. of Suo-Moto cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, whether complied (Yes/No) - (No)
4	No. of Certificate cases/PDR cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, whether complied (Yes/No) – (No)

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Weather the project in progress is as per time schedule or lagging behind?
- No

b. If yes, whether it would be completed on the completion date fixed as per RC. Yes/No

c. If no, then Reason for delay:

XVI. BROCHURE/Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7

XVII. Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance

Name:

Email id:

Address:

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. I am/we are executing this undertaking to attest to the truth of all the foregoing information and to apprise the Authority
of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

PALVI RAJ CONSTRUCTION PVT. LTD.

Signature of Promoter

DIRECTOR

Name:

Date:

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----------

To.
Director,
PALVI RAJ CONSTRUCTION PVT. LTD.
PATNA.

Subject: Certificate of Percentage of Completion of Construction Work of---02---- No. of Building(s)/---01--- Wing(s) of the---01--- Phase of the Project ---GOA CITY--- situated on the Plot NO. 602(P) demarcated by its boundaries (latitude and longitude of the end points) 25.639250 to the North 85.048920 to the South 85.048920 to the East 25.639250 to the West of Division ---DANAPUR--- village MAINPURA Block--DANAPUR-- District --PATNA--- PIN ---801503---admeasuring -3154.50- sq.mts. area being developed by PALVI RAJ CONSTRUCTION PVT. LTD.

Sir,
I/ We Ar. NAVRATNA RAGHUVANSHI have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the ---02 Blocks--- Building(s)/---01---Wing(s) of the ---01--- Phase of the Project, situated on the plot bearing Plot No.602 (P) of Division ---DANAPUR--- Village ---MAINPURA---Block ---DANAPUR--- District ---PATNA--- PIN ---801503--- admeasuring ---3154.50--- sq.mts.area being developed by [Promoter's Name]---PALVI RAJ CONSTRUCTION PVT LTD.---

1. Following technical professionals are appointed by Owner / Promoter: —

(i) M/s/Shri/Smt. AR. NAVRATNA RAGHUVANSHI as L.S. / Architect;

(ii) M/s /Shri / Smt. _____ as Structural Consultant

(iii) M/s /Shri / Smt. _____ as MEP Consultant

(iv) M/s /Shri / Smt. _____ as Site Supervisor

Based on Site Inspection, with respect to each 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 under BRERA P21329-006/163/R-1633/2024 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.

AR. NAVRATNA RAGHUVANSHI
UDHD EMP NO-AR/00818
GOA.-CA/2013/58586

Table-A

Building/ Wing number Block-A **(to be prepared separately for each building / wing of the project)**

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation (if any)	100%.	—
2.	Basements (if any)	100%.	—
3.	Podiums (if any)	NA.	
4.	Plinth	90%.	30-09-2025.
5.	Stilt Floor	NA.	
6.	Slabs of Super Structure	11.11%. (01/09)	30-12-2028.
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	5.55%.	30-12-2028.
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%.	30-12-2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	11.11%. 01/09	30-12-2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%.	"
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%.	"
	Total .	35.38%	

AR. NAVRATNA RAGHUVANSHI
UDAID-EMP-NO-AR/00818
COA.-CA/2013/58586

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

(Registration No./License No. CA/2013/58586

Table-A

Building/ Wing number ..Block.-B. (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation (if any)	100%.	—
2.	Basements (if any)	NA.	
3.	Podiums (if any)	NA.	
4.	Plinth	NA.	
5.	Stilt Floor	15%.	30-09-2025
6.	Slabs of Super Structure	0%.	30-12-2028
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%.	"
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.	0%.	"
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%.	"
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%.	"
	Total	14.37%.	

Yours Faithfully,

AR. NAVRATNA RAGHUVANSHI
UDHD EMP NO-AR/00818
COA-CA/2013/88586

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

(Registration No./License No. CA/2013/88586

TABLE B

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

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads &Footpaths	Yes	0%.	30-12-2028
2.	Water Supply	Yes	50%.	30-09-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	10%.	30-12-2028
4.	Storm Water Drains	NA.	—	—
5.	Landscaping & Tree Planting	NA.	—	—
6.	Street Lighting	Yes.	0%.	30-12-2028
7.	Community Buildings	NA	—	—
8.	Treatment and Disposal of Sewage and Sullage Water	NA	—	—
9.	Solid Waste Management & Disposal	Yes.	0%.	30-12-2028
10.	Water Conservation/Rain Water Harvesting	Yes	20%.	30-12-2028
11.	Energy Management	NA.	—	—
12.	Fire Protection and Fire Safety Requirements	Yes.	0%.	30-12-2028
13.	Electric Meter Room	Yes	20%.	30-12-2028
14.	Any Other Amenities	—	—	—

12.50%.

AR. NAVRATAN RAGHUVANSHI
UDHD EMP NO-AR/00818
COA.-CA/2013/58586

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: ----------

To,
The Director, (Name & Address of Promoter),
PALVI RAJ CONSTRUCTION PVT. LTD.
PATNA.

Subject : Certificate of Cost Incurred for Development of [Project] GOA CITY for Construction of _____ building(s)/ 02 Wing(s) of the 01 Phase GOA CITY situated on the Plot bearing Plot No. 602 (P) demarcated by its boundaries (latitude and longitude of the end points) 25.639250 to the North 85.048920 to the South 25.639250 to the East 85.048920 to the West of Division DANAPUR Village MAINPURA Block DANAPUR District PATNA PIN 801503 admeasuring 3154.40 sq.mts. area being developed by [Promoter] PALVIRAJ CONSTRUCTION PVT. LTD.

Ref: Bihar RERA Registration Number BRERAP21329-006/163/R-1633/2024

Sir,

I/ We Ar. NAVRATNA RAGHUVANSHI have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being 02 Building(s)/ 01 Wing(s) of the 01 Phase situated on the plot bearing Plot No. 602 (P) of Division Danapur Village MAINPURA Taluka DANAPUR District PATNA PIN 801503 admeasuring 3154.40 sq.mts. area being developed by [Owner/Promoter]

1. Following technical professionals are appointed by Owner / Promoter: —

   (i) M/s /Shri/Smt Ar. NAVRATNA RAGHUVANSHI as L.S. / Architect;
   (ii) M/s /Shri/Smt _____ as Structural Consultant
   (iii) M/s /Shri/Smt _____ as MEP Consultant
   (iv) M/s /Shri/Smt _____ as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain 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 Architect. Quantity Surveyor* appointed by Developer/Engineer, and the assumption of

AR. NAVRATNA RAGHUVANSHI
UDHD EMP NO.-AR/00818
COA.-CA/2013/58586

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. 13,23,62,480. (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 Occupancy Certificate / Completion Certificate for the building(s) from the PMAA. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,74,25,505.85 (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 PMAA (planning Authority) is estimated at Rs. 10,49,36,974.15 (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 01 or called Block A & B.
(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 08/01/2024 date of Registration is	Rs. 13,23,62,480
2	Cost incurred as on 01/04/2025 (based on the Estimated cost)	Rs. 2,74,25,505.85
3	Work done in Percentage (as Percentage of the estimated cost)	20.72% %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,49,36,974.15
5	Cost Incurred on Additional /Extra Items as on 01/04/2025. not included in the Estimated Cost (Annexure A)	Rs. 86,96,2000.

AR. NAVRATNA RAGHUVANSHI
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COA.-CA/2013/58586

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 08/01/2024 date of Registration is	Rs. 13,23,62,480
2	Cost incurred as on 01/04/2025. (based on the Estimated cost).	Rs. 2,74,25,505.85
3	Work done in Percentage (as Percentage of the estimated cost).	20.72 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 10,49,36,974.15
5	Cost Incurred on Additional /Extra Items as on 01/04/2025 not included in the Estimated Cost (Annexure A).	Rs. 46,962,000

AR.NAVRATNA RAGHUVANSHI
UDHD EMP NO-AR/00818
COA.-CA/2013/58586

Yours Faithfully,

Signature of ~~Engineer~~ Architect.

(License No. CA/2013/58586.

*** 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 labor, 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

AR.NAVRATNA RAGHUVANSHI
UDHD EMP NO-AR/00818
COA.-CA/2013/58586

A. Abhijit & Company
Chartered Accountants
FF6, 1st floor, Luv Kush Tower,
Exhibition Road, Patna, Bihar 800001,
Mobile- 8210821749
GST- 10AXJPA7687D1ZP

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project: **GOA CITY**, situated in Mainpura Shankar, Patna
Bihar RERA Registration Number_ BRERAP21329-006/163R-1633/2024

Sr. No.	Particulars	Amount (₹) Estimated	Amount (₹) Incurred*
1. i	**Land Cost :** a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost. b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority. c. Acquisition cost of TDR (if any) d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and 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).	4,69,62,000.00	4,69,62,000.00

	(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation. **Sub-Total of Land Cost**	4,69,62,000.00	4,69,62,000.00
Sr .No.	**Particulars**	**Amount (₹) Estimated**	**Amount (₹) 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. 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	**13,23,62,480.00**	**2,74,25,505.85** **74,30,000.00** **6,56,510.12**

	financial institution (NBFC) or money lenders on construction funding or money borrowed for construction; **Sub-Total of Development Cost**	**13,23,62,480.00**	**3,55,12,015.97**
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		**17,93,24,480.00**
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		**8,24,74,015.96**
4	% completion of Construction Work (as per Project Architect's Certificate)		
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)		**45.99%**
6	Amount Which can be withdrawn from the Designated Account. ***Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)***		**8,24,74,015.96**
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		**30,00,000.00**
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		**7,94,74,015.96**

	This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	

*. Cost incurred include amount paid and payable to supplier

This certificate is being issued for RERA compliance for the PALVIRAJ CONSTRUCTION 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,

M/s. A. Abhijit & Company
FRN:- 036201C

CA Abhijit Anand
Proprietor
MNo:- 464525
UDIN:- 25464525BMOXJG4120

Datc:10.04.2025

Place: Patna

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹) Estimate 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)	9,68,50,464.033
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)	9,50,95,365.00
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	23274.15 SQ Ft
	(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	13,96,44,900 .00
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	23,47,40,265.00
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, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	16,43,18,185.55

This certificate is being issued for RERA compliance for the Company PALVIRAJ CONSTRUCTION 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,

M/s. A. Abhijit & Company
FRN:- 036201C

CA Abhijit Anand
Proprietor
MNo:- 464525
UDIN:- 25464525BMOXJG4120

Date:10.04.2025
Place: Patna

Annexure A Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project Sold Inventory					
S.No	**Flat No**	**Carpet Area (In Sq.ft)**	**Unit Consideration as per agreement / Letter of Allotment**	**Received Amount**	**Balance Receivable**
1	307 "A"	841.75 Sq.ft	50,50,500/-	2,934,00/-	50,47,566
2	106 "A"	818 Sq.ft	49,08,000/-	3,90,000/-	45,18,000/-
3	608 "A"	638 Sq.ft	38,28,000/-	4,00,000/-	34,28,000/-
4	602 "A"	657 Sq.ft	39,42,000/-	4,40,000/-	35,05,000/-
5	303 "A"	807 Sq.ft	48,42,000/-	8,20,000/-	40,22,000/-
6	607 "A"	841.75 Sq.ft	50,50,500/-	4,20,000/-	46,30,500/-
7	101 "B"	850 Sq.ft	51,00,000/-	19,500/-	50,80,500/-
8	601 "B"	850 Sq.ft	51,00,000/-	15,000/-	50,85,000/-
9	704 "B"	835 Sq.ft	50,10,000/-	11,000/-	49,99,000/-
10	103 "A"	807 Sq.ft	48,42,000/-	15,001/-	48,26,999/-

11	708 "A"	638 Sq.ft	38,28,000/-	11,000/-	38,17,000/-
12	202 "B"	645.60 Sq.ft	38,73,600/-	11,000/-	38,62,600/-
13	706 "A"	818 Sq.ft	49,08,000/-	15,000/-	48,93,000/-
14	703 "A"	807 Sq.ft	48,42,000/-	19,500/-	48,22,500/-
15	701 "B"	850 Sq.ft	51,00,000/-	15000/-	50,85,000/-
16	604 "B"	835 Sq.ft	50,10,000/-	19,500/-	49,90,500/-
17	302 "B"	645.60 Sq.ft	38,73,600/-	15,000/-	38,58,600/-
18	102 "B"	645.60 Sq.ft	38,73,600/-	11,000/-	38,62,600/-
19	104 "B"	835 Sq.ft	50,10,000/-	15000/-	49,95,000/-
20	606 "A"	818 Sq.ft	49,08,000/-	18,500/-	48,89,500/-
21	702 "A"	645 Sq.ft	48,96,000/-	19,500/-	48,76,500/-

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate

of the Residential/Commercial premises Rs. _____ per sq.ft.

Sno	Flat No	Carpet area in SQ Ft	Unit consideration as per Ready reckoner Rate
1	107A	841.75	50,50,500
2	108A	638	38,28,000
3	203A	807	48,42,000
4	206A	818	49,08,000
5	207A	841.75	50,50,500
6	208A	638	38,28,000
7	306A	818	49,08,000
8	308A	638	38,28,000
9	402A	657	39,42,000
10	403A	807	48,42,000
11	406A	818	49,08,000
12	407A	841.75	50,50,500
13	408A	638	38,28,000
14	502A	657	39,42,000
15	503A	807	48,42,000
16	506A	818	49,08,000
17	507A	841.75	50,50,500
18	508A	638	38,28,000
19	707A	841.75	50,50,500
20	603A	807	48,42,000
21	102B	645.7	38,74,200
22	201B	850	51,00,000
23	202B	645.7	38,74,200
24	204B	835	50,10,000
25	301B	850	51,00,000
26	304B	835	50,10,000
27	401B	850	51,00,000
28	404B	835	50,10,000
29	501B	850	51,00,000
30	504B	865	51,90,000
		23274.15	13,96,44,900

PALVI RAJ CONSTRUCTION PVT. LTD.

DIRECTOR

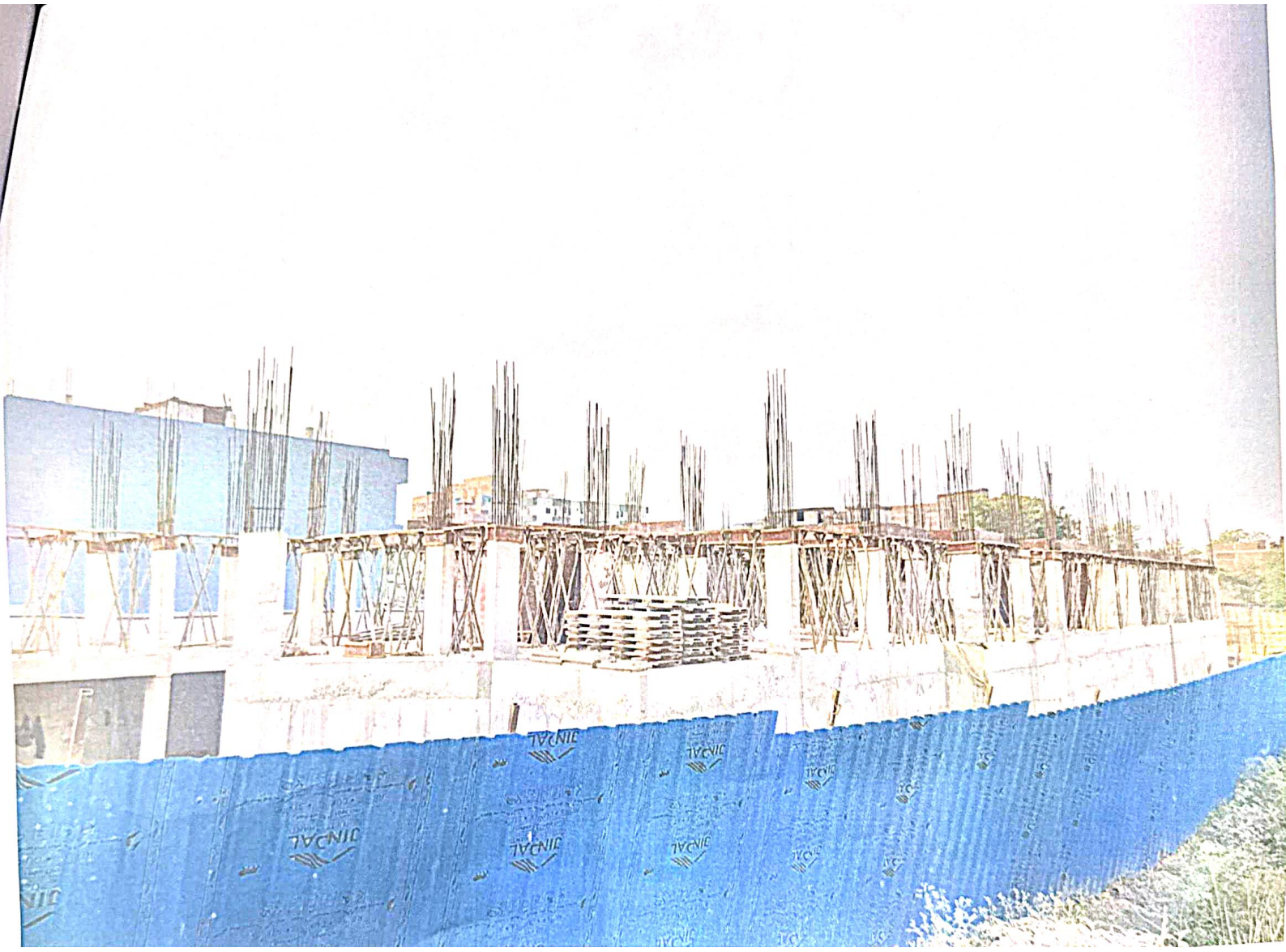
AABHUJIT & CO.










JINDAL