

ANNEXURE-A

Quarterly Progress Report for quarter ending December of 2022 Year)

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP000425-1/1075/R-946/2020	Name of Project/Phase of Registered Project	DAMAS KUNWAR EMPIRE
Name of Promoter	DAMAS HOMES CREATION PRIVATE LIMITED	Project Address	RANI KOTHI, CHARITRAWAN, BUXAR
Name of Co-promoter	N/A		
Project Registration is valid up to	20/08/2023		
Starting date of Project or Phase of the Project	05/05/2020		
Type of Project or Phase of the Project	Commercial		
Period of validity of map by the Competent Authority	18/07/2022		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
	1. 1 BHK -		Shop - 20	1. Booked/
	2. 2 BHK, -		Food Court - 03	Allotted - 06
	3. 3 BHK -		Restaurant - 01	2. Sold -
	4. Shop -		Anchor Shop - 50	
	5. Bungalow -			
	6. Plot etc. -			

Damas Homes Creation Pvt. Ltd.
Mukul Kumar
Director

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	-
		2. Sold	-

IV. Construction Progress of the Project

1. Building / Wing / Layout Number _____ (To be filled for each Building / Wing)		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	
2.	Basements (if any)	95%
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	85%
6.	Slabs of Super Structure	70%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	45%
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.	55%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	40%

Damas Homes Creation Pvt. Ltd.

Murali Kumar

Director

11.	<p>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.</p> <p>Any other activities.</p>	0%
-----	--	----

V. Amenities and Common Area and External Infrastructure Development Works)

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO		
2.	Water Supply	YES	30%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	NO		
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO		

Damas Homes Creation Pvt. Ltd.

Mukul Kumar
Director

9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	70%	
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
16.	Others (Option to Add More)			

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

VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	37240200000276
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	10,40,339=00
4.	Actual Cost Incurred during the Quarter	10,33,713=00
5.	Net amount at end of the Quarter	6,626=00
6.	Total expenditure on Project till date	2,30,01,350=00
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	

Damas Homes Creation Pvt. Ltd.

Mukul Kumar

Director

VIII. MISCELLANEOUS

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

Undertaking:

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

Damas Homes Creation Pvt. Ltd.

Mukesh Kumar
Director

Signature of Promoter

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 :10.01.2023

To,

The MANAGING DIRECTOR
DAMAS HOMES CREATION PVT.LTD
PATNA.

Subject: Certificate of Percentage of Work executed in the project having ONE No. of Building(s)/ONE Wing(s) of the Phase ONE .bearing the registration no[BRERAP000425-1/1075/R-946/2020]and being developed on the Plot bearing CS No: 176,khata no: 72&427./Survey No-- Plot No: 176 demarcated by its boundaries (latitude: 25-56'95.58".longitude:83-96'86.54") of the land-. -situated in village:BUXAR QUILLA Block: BUXAR.division: BUXAR. District: BUXAR,PIN:802101 admeasuring :3478.71 sq.mts., area being developed by the Promoter[Name]: DAMAS HOMES CREATION PVT.LTD

Sir,

I, SHYAM PRASAD ,have undertaken assignment as Architect /~~Licensed Surveyor~~ of certifying Percentage of execution of Work of the DAMAS KUNWAR EMPIRE Building(s)/.ONE Wing(s) of the FIRSTPhase of the Project, situated on the plot bearing C.S. no:176/Survey No:176./ Plot No. 176 of Village: BUXAR QUILLA,Block: BUXAR.division: BUXAR. District: BUXAR,PIN:802101 admeasuring :3478.71 sq.mts., area being developed by the Promoter[Name]: DAMAS HOMES CREATION PVT.LTD.

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

- | | |
|--------------------------------------|--|
| (i) Shri .SHYAM PRASAD | .as L.S. / Architect; |
| (ii) M/s SUDHA TECHNICAL CONSULTANTS | as Structural Consultant |
| (iii) M/s DVP ASSOCIATES | as Mechanical/Electrical/Plumbing Consultant (MEP) |
| (iv Shri MANISH KUMAR | 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[BRERAP000425-1/1075/R-946/2020] 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 SINGLE (To be prepared separately for each Building /Wing of the Project)

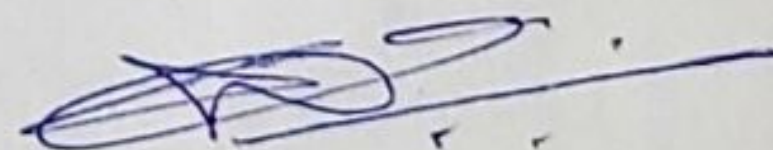
Sr.No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	100% (2)
3	Number of Podiums	NIL
4	Stilt Floor	GROUND FLOOR 80%
5	Number of Slabs of Super Structure	5 SLABS (70%)
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	15%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	70%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate.	0%

TABLE-B

Internal and External Development Works 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	0%	
2	Water Supply	YES	10%	DEEP TUBE WELL
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	0%	
4	Storm Water Drains	YES	0%	
5	Landscaping & Tree Planting.	YES	0%	
6	Street Lighting	YES	0%	
7	Community Buildings	NIL	NIL	
8	Treatment and disposal of sewage and sullage water	YES	0%	
9	Solid Waste management & Disposal.	NO	0%	
10	Water conservation, Rain water harvesting.	YES	0%	
11	Energy management	NIL	NIL	
12	Fire protection and fire safety requirements	YES	0%	
13	Electrical meter room, sub-station, receiving station.	YES	0%	
14	Others (Option to Add more).			

Yours Faithfully,



Signature & Name : SHYAM PRASAD
Architect (Registration No./License No: COA/96/19721.)

Shyam Prasad
COA/96/19721

FORM NO. 3
[See Regulation 3]

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

Cost of Real Estate Project DAMAS KUNWAR EMPIRE

Bihar RERA Registration Number BRERA P0004251/1075/R-946/2020

Sr.No.	Particulars	Amount () Estimated Incurred
1.i	<p>Land Cost:</p> <p>a. Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.</p> <p>b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and Authority or State Government or any Statutory Authority.</p> <p>c. Acquisition cost of TDR (if any)</p> <p>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</p> <p>e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.</p> <p>f. Under Rehabilitation Scheme:</p> <p>(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.</p> <p>(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the C.A.</p> <p>Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).</p> <p>(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</p>	



4.	% Completion of Construction Work (As per project Architect's Certificate)	40%
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %) 21600000/157.	32400000=00
6.	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)	
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	23001350=00
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. This certificate is being issued for RERA compliance for the 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.	23001350=00

Yours Faithfully,

Signature of Chartered Accountant (Membership

Number 431258

Name RAM SHANKAR

(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)	19299860=00
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)	11161390=00
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	22300594.
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	216000000=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	151



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.

Yours Faithfully,

Signature of Chartered

Accountant,

(Membership Number-

Name RAM SHANKAR

421258

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. mts)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1.	F-03.	451 sqft.	5457100/-	1000710/-	4456390/-
2.	C1-02	436 sqft.	2339800/-	650000/-	1748800/-
3.	fe-01	426 sqft.	2343000/-	631000/-	1712000/-
4.	fe-02	462 sqft.	2541000/-	1500000/-	1041000/-
5.	C1-04	597 sqft.	2283500/-	1500000/-	1783500/-
6.	C1-02	451 sqft.	2480500/-	2060000/-	420500/-

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial premises Rs. 5500/PH SQFT per sq.mts.

Sr. No.	Flat No.	Carpet Area (In sq.mts.)	Unit Consideration as per Read Reckoner
	Total unsold	22300 sqft.	122650000/-



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 Managing Director (Name & Address of Promoter),

Damas Homes Creation Pvt. Ltd.
Patna.

Subject :Certificate of Cost Incurred for Development of [Project

Name] Damas Kumhary Empire for Construction of

One building(s)/ _____ Wing(s) of the _____ Phase (Bihar

RERA Registration Number) situated on the plot bearing C.S.No. 176 Khata

No. 73477/Survey no. /Thana No. 332 / Tauzi No. Bihar Pant

Plot No. 176 demarcated by its boundaries (latitude and longitude

82-9686.54" of the end points) _____ Village Buxar Block Buxar

Division Buxar District Buxar PIN 802101

Admeasuring 3478.71 sq.mts. area being developed by

[Promoter] Damas Homes Creation Pvt. Ltd

Ref: Bihar RERA Registration Number BRERAPO000425-1/1075/R-946/2020

Sir,

I, We Shyam Prasad have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of One Building(s)/ _____ Wing(s) of the One Phase situated on the plot bearing/ CTS No. /Survey No./ Plot No. 176 of Village Buxar Block Buxar Division Buxar District Buxar PIN 802101 admeasuring _____ sq.mts. area being developed by [Owner /Promoter] Damas Homes Creation Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
- (i) M/s /Shri/Smt. Shyam Prasad as L.S. / Architect;
 - (ii) M/s /Shri/Smt. Sudha Technical Consultant as Structural Consultant
 - (iii) M/s /Shri/Smt. DVP Associates as MEP Consultant
 - (iv) M/s /Shri/Smt. Harikant Maurya as Quantity Surveyor*

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimated cost calculations are based on the Schedule of rates (name of the schedule of Rates) CPLD and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by Harikant Maurya Quality Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

Harikant P
0181CE151005

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 216000000 (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the _____ being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 23001350 (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from _____ (planning Authority) is estimated at Rs. 216000000 (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE-A

Building/Wing bearing Number _____ or called _____
(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 <u>05.05.2020</u> date of Registration is	Rs. <u>216000000=00</u>
2.	Cost incurred as on <u>31/12/2022</u> (Based on the Estimated cost)	Rs. <u>2,30,01,350=00</u>
3.	Work done in Percentage (As Percentage of the estimated cost)	<u>40%</u> %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>192998650=00</u>
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>NA</u>

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 <u>05.05.2020</u> date of Registration is	Rs. <u>216000000=00</u>
2.	Cost incurred as on <u>31/12/2022</u> (Based on the Estimated cost).	Rs. <u>2,30,01,350=00</u>
3.	Work done in Percentage (As Percentage of the estimated cost).	<u>40%</u> %

4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 192998650/-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. NA

Yours Faithfully,

Signature of Engineer. (License No. 0161CE151005)

*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 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.

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

