

**Annexure A**

List of Extra/Additional Items executed with Cost  
(which were not part of the original Estimate of Total Cost)

**FORM NO. 3**

[See Regulation 3]

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

Cost of Real Estate Project: Rs. 4,45,38,544.32

**KUMHRAR DEVELOPERS PRIVATE LIMITED**

CIN: - U45309BR2018PTC037523

PROJECT NAME: - KUMHRAR GARDEN

Bihar RERA Registration Number - BRERAP80044-1/136/R-1284/2022

Period: From 01/01/2025 To 31/03/2025

Sr. No.	Particulars	Amount (₹)	
		Estimated	Incurred
(I)	(II)	(III)	(IV)
1	<b>(i) Land Cost:</b>		
	(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) Amount cost f TDR ( Transfer of Developments Rights ) If any;	-	-
	(d) Amount 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.	-	-
	<b>Note:</b> (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 or removal of legal / illegal occupants, cost of providing temporary 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.	-	-
	<b>SUB-TOTAL OF LAND COST</b>	-	-

PLACE-PATNA  
DATE-15/04/2025

MOHAMMAD NADEEM UL HAQUE  
DIRECTOR, DIN-08088133

MOHAMMAD MOHTASHIM U LHAQUE  
DIRECTOR, DIN-08088134  
Kumhrar Developers Private Limited

Kumhrar Developers Private Limited

Director



UDIN-25101009BM10PA8509

**KUMHRAR DEVELOPERS PRIVATE LIMITED**  
Bihar RERA Registration Number - BRERAP800441-136/R-1284/2022  
PROJECT NAME:- KUMHRAR GARDEN  
Period: From 01/01/2025 To 31/03/2025

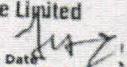
Sr. No.	Particulars	Amount (₹)	
		Estimated	Incurred
(I)	(II)	(III)	(IV)
<b>(ii) Development Cost/ Cost of Construction:</b>			
a.	(i) Estimated Cost of Construction as certified by Engineer.	100,000,000.00	
	(ii) Actual Cost of Construction incurred as per the books of accounts as Verified by the CA.		44,538,544.32
	<b>Note: [For adding to total cost of Construction Incurred, minimum of (i) or (ii) is to be considered]</b>		<b>44,538,544.32</b>
	(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 & maintenance costs, consumables etc. directly incurred to complete the (i) construction of the entire phase of the Project registered.	All costs	
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.		
	<b>SUB-TOTAL OF DEVELOPMENT COST</b>	<b>100,000,000.00</b>	<b>44,538,544.32</b>
2	Total Estimated Cost of the Real Estate Project [ 1(i) + 1(ii) ] of Estimated Column.	100,000,000.00	44,538,544.32
3	Total incurred Cost of the Real Estate Project [ 1(i) + 1(ii) ] of Incurred Column.		44,538,544.32
4	% of Completion of Construction Work ( As per Project Architect's Certificates )		57.00%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2)		44.54%
6	Amount Which can be withdrawn from the Designated Account (Total Estimated Cost * Proportion of Cost Incurred (Sr. Number 2 * Sr. Number 5 )		44,538,544.32
7	Less: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement . (70% ONLY)		34,210,006.00
8	Net Amount Which can be Withdrawn from the Designated Bank Account under this Certificate.		10,328,518.32

This certificate is being issued for RERA compliance for the **KUMHRAR 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. Percentage of Expenditure incurred of the total Estimated development cost of the project is excluding cost of land. The Company has not paid any amount for Land. We have not been provided with the rate of Unsold Inventory Valuation Of the Residential / Commercial premises.

Kumhrar Developers Private Limited

Kumhrar Developers Private Limited

In Terms of Our Rept of Even Date

  
Director

MOHAMMAD NADEEN UL HAQUE  
DIRECTOR, DIN-08088133

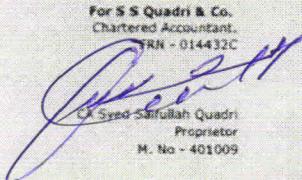
PLACE-PATNA  
DATE-15/04/2025

MOHAMMAD MONTASHIM U HAQUE  
DIRECTOR, DIN-08088134

For S S Quadri & Co.

Chartered Accountant.

TRN - 014432C

  
CJ Syed Sarfullah Quadri

Proprietor

M. No - 401009



Bihar RERA Registration Number - BRERAP80044-1/136/R-1284/2022  
Period: From 01/01/2025 To 31/03/2025  
PROJECT NAME:- KUMHRAR GARDEN  
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sl. 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)	55,461,455.68
2	Balance amount of Receivable from Sold apartments as per Annexure A to this certificate ( as certified by Chartered Accountants as verified from the records and books of Accounts )	24,285,406.30
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 of this Certificate.	155.269 6,797,000.00
4	Estimated Receivables of Ongoing Project [SUM of 2+3(ii)]	31,082,406.30
5	Amount to be deposited in Designated Account - 70% or 100% . If 4 is greater than 1 , then 70% of the balance receivable of Ongoing project will be deposited in the designated Account . If 4 is less than 1, then 100% of the balance receivables of Ongoing project will be deposited in Designated Account.	31,082,406.30

This certificate is being issued for RERA compliance for the KUMHRAR 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. Percentage of Expenditure incurred of the total Estimated development cost of the project is excluding cost of land. The Company has not paid any amount for Land. We have not been provided with the rate of Unsold Inventory Valuation Of the Residential / Commercial premises.

*Kumhrar Developers Private Limited*

*SIAZ*  
In Terms of Our Report of Even Date  
Director

*Kumhrar Developers Private Limited*

*Mohtashim*  
Director

MOHAMMAD NADEEM UL HAQUE  
DIRECTOR, DIN-08088133

MOHAMMAD MOHTASHIM U LHAQUE  
DIRECTOR, DIN-08088134

PLACE-PATNA  
DATE-15/04/2025

For S S Quadri & Co.  
Chartered Accountant.  
FRN - 014432C

*Syed Saifullah Quadri*  
Proprietor  
M. No - 401009



**KUMHRAR DEVELOPERS PRIVATE LIMITED**

PROJECT NAME:- KUMHRAR GARDEN

Bihar RERA Registration Number - BRERAP80044-1/136/R-1284/2022

Period: From 01/01/2025 To 31/03/2025

**ANNEXURE**

Statement for Calculation of Receivables from the Sale of 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 till 31-03-2025	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	102	89.5	4,372,000.00	792,080.00	3,579,920.00
2	104	76.14	3,334,000.00	297,029.70	3,036,970.30
3	106	79.13	3,463,000.00	3,069,307.00	393,693.00
4	201	89.5	4,372,000.00	3,762,376.00	609,624.00
5	203	83.66	3,658,000.00	2,668,318.00	989,682.00
6	205	75.15	3,293,000.00	2,901,752.00	391,248.00
7	302	89.5	4,372,000.00	4,009,901.00	362,099.00
8	304	76.14	3,334,000.00	2,475,248.00	858,752.00
9	306	79.13	3,463,000.00	633,663.00	2,829,337.00
10	401	89.5	4,372,000.00	2,990,099.00	1,381,901.00
11	403	83.66	3,658,000.00	2,970,297.00	687,703.00
12	405	75.15	3,293,000.00	594,059.00	2,698,941.00
13	502	89.5	4,372,000.00	3,465,347.00	906,653.00
14	504	76.14	3,334,000.00	2,770,000.00	564,000.00
15	506	79.13	3,463,000.00	2,574,257.00	888,743.00
16	601	89.5	4,372,000.00	4,059,406.00	312,594.00
17	603	83.66	3,658,000.00	915,842.00	2,742,158.00
18	605	75.15	3,293,000.00	3,293,000.00	-
19	702	89.5	4,372,000.00	3,320,612.00	1,051,388.00
<b>Total</b>		<b>1568.737</b>	<b>71,848,000.00</b>	<b>47,562,593.70</b>	<b>24,285,406.30</b>

**Unsold Inventory Valuation**

Ready Reckoner Rate as on the date of Certificate  
Of the Residential / Commercial premises Rs. .... / - per sq. mts.

Sr. No.	Flat No.	Carpet Area ( in sq. mts.)	Unit Consideration as per Read Reckoner Rate (ASR)	REMARKS
(1)	(2)	(3)	(4)	(5)
1	704	76.14	3,334,000.00	
2	706	79.13	3,463,000.00	
<b>TOTAL</b>		<b>155.269</b>	<b>6,797,000.00</b>	

**Kumhrar Developers Private Limited**

*Director*

MOHAMMAD NADEEM UL HAQUE  
DIRECTOR, DIN-08088133

**Kumhrar Developers Private Limited**

*Director*  
MOHAMMAD MOHTASHIM U LHAQUE  
DIRECTOR, DIN-08088134

PLACE-PATNA  
DATE-15/04/2025



Quarterly Progress Report for the Quarter ending from 01/01/2025 to 31/03/2025

PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/ Registration no. of the Partnership firm/LP	U45309BR2018PTC037523	Name of the Promoter's Entity	KUMHRAR DEVELOPERS PRIVATE LIMITED
Identification number// Any other registration with MSME or Govt. Bodies			
Address of the Promoter's Entity :			
C/o Md Mohtashimul Haque, s/o Md Salamul Haque G.F,RN-1, Dargah Road, Neemtai, Gaighat, Patna-800007, Bihar, India			
PARTICULARS OF PROJECT			
Project Registration Number	BRERAP80044-1/136/R-1284/2022	Name of Project	KUMHRAR GARDEN
Name of promoter	KUMHRAR DEVELOPERS PRIVATE LIMITED	Project Address	AMBEDKAR NAGAR, ARFABAD, DARGAH ROAD, SULTANGANJ, PATNA
Project Registration is valid upto	09/09/2026		
Starting date of Project	04/03/2022		
Type of Project	Residential		
FINANCIAL PROGRESS OF THE PROJECT			
Particulars		Amount (In Rs.)	
Project Account No.		ICICI A/C -329705000987 (70%) ICICI A/C -329705000968 (30%) ICICI A/C -329705000988 (100%)	
Estimated Cost of the Project including Land Cost at the start of the Project		168,900,000.00	
Estimated Development Cost of the Project at the start of the Project, (Excluding Land Cost)		100,000,000.00	
Any Variation in Development Cost which is declared at the start of the Project.		-	
Amount received during the Quarter		2,362,198.70	
Actual Cost Incurred during the Quarter		2,784,244.00	
Net amount at end of the Quarter		370,413.75	
Total expenditure on Project till date		44,538,544.32	
Cumulative fund collected till the end of Quarter in question		47,562,593.70	
Cumulative expenditure done till the end of Quarter in question		44,538,544.32	
Percentage of Expenditure incurred of the total Estimated development cost of the project.		44.54	

This is to Certify that the details of Amount Received and Cost incurred on the Project during the quarter from 01.01.2025 To 31.03.2025 is on the basis of Books of Accounts maintained by the Developer. During the Quarter, the Developer has used RERA Bank Account for incurring Project Cost. Net amount at the end of the Quarter Shows Bank balance at the End of the quarter as per Books of Accounts. Percentage of Expenditure incurred of the total Estimated development cost of the project is excluding cost of land. The Company has not paid any amount for Land.

Kumhrar Developers Private Limited  
MOHAMMAD MOHTASHIMUL HAQUE  
DIRECTOR, DIN-08088134

Director

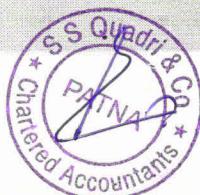
Date : 15/04/2025  
PLACE: PATNA

MOHAMMAD MOHTASHIMUL HAQUE  
Kumhrar Developers Private Limited  
DIRECTOR, DIN-08088134

Director

For S S Quadri & Co.  
Chartered Accountant,  
FRN: 014432C

CA Syed Saifullah Quadri  
Proprietor  
M. No: -401009



UDIN- 25401009 BM 10788509

**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)**

From JANUARY 2025 to MARCH 2025(Q4 OF 2024-25)

Date- 12/04/2025

TO,

**KUMHRAR DEVELOPERS PRIVATE LIMITED**

C/O MD MOHTASHIMUL HAQUE, S/O MD SALAMUL HAQUE G.F,RN-1  
DARGAH ROAD, NEEMTAL, GAIGHAT, PATNA, BIHAR, INDIA, 800007

Subject: Certificate of Percentage of Completion of Construction Work of 57% No. of Building(s)/ 1 Wing(s)/ of the entire Phase of the Project [BIHAR RERA Registration Number BRERAP80044-1/136/R-1284/2022 situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No.1003 & 1004 demarcated by its boundaries (latitude and longitude of the end points) 40 Feet Wide Main Road to the North Md Jawed Sb. to the South Md Ahique Ahmad to the East Mahendra Ram to the West of Division Patna Village Ambedkar Nagar, Arfabad, Dargah Road, Sultanganj, Patna Block Patna Sadar District Patna PIN-800006 admeasuring 1629.48sq.mts. area being developed by KUMHRAR DEVELOPERS PRIVATE LIMITED.

Sir,

I MOHAMMAD KAMRAN have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **the 57%** Building(s)/ 1 Wing(s) of the Entire Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./ Final Plot No. 1003 & 1004 of Division Patna Village Ambedkar Nagar, Arfabad, Dargah Road, Sultanganj, Patna Block Patna Sadar District Patna PIN 800006 admeasuring 1629.48 sq.mts. area being developed by KUMHRAR DEVELOPERS PRIVATE LIMITED.

I. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s/Shri/Smt. MOHAMMAD KAMRAN as L.S. / Architect;
- (ii) M/s/Shri/Smt. MADAN KUMAR as Structural Consultant

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 **BRERAP80044-1/136/R-1284/2022** 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. The average/over-all Percentage of Work done is 57%.

**Table A**

**Building /Wing Number 1 (to be prepared separately for each Building /Wing of the Project)**

Sr. No	Tasks /Activity	Percentage of Actual work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation (if any)	100%	
2.	Basements (if any)	80%	
3.	Podiums(if any)	100%	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	40%	
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.	25%	

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	40%	
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,</p> <p>Finishing to entrance lobby/splint protection, paving of areas as 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%	

Yours Faithfully,

  
 AR MOHAMMAD KAMRAN  
 COA NO.: CA/2015/69487

NAME: - MOHAMMAD KAMRAN  
 Registration No./License No. CA/2015/69487)

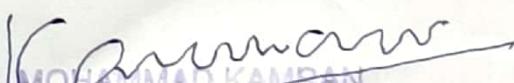
DATE: - 13.04.2025

Place: - Patna

**Table B**  
**Internal & External Development Works in Respect of the entire**  
**Registered Phase.**

S. No.	Common areas and Facilities	Proposed (Yes/No)	Percentage of Work done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1	Internal Roads & Footpaths	YES	0%	
2	Water Supply	YES	30%	
3	Sewerage(chamber Line 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	NO		
8	Treatment and disposal of sewage and sullage water	YES	0%	
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	Electric Meter Room	YES	0%	
14	Any Other Amenities	NO		

Yours Faithfully,

  
 AR. MOHAMMAD KAMRAN  
 COA NO.: CA/2015/69487

NAME: - MOHAMMAD KAMRAN  
 Registration No./License No.CA/2015/69487)

DATE: - 13.04.2025

Place: - *Patna.*

## 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)

From JANUARY 2025 to MARCH 2025 (Q4 OF FY-2024-25)  
Date- 12/04/2025

TO,

#### **KUMHRAR DEVELOPERS PRIVATE LIMITED**

C/O MD MOHTASHIMUL HAQUE, S/O MD SALAMUL HAQUE G.F,RN-1  
DARGAH ROAD, NEEMTAL, GAIGHAT, PATNA, BIHAR, INDIA, 800007

Subject: Certificate of Cost Incurred for Development of **KUMHRAR GARDEN** for Construction of **55%** building(s)/ 1 Wing(s) of the Entire Phase ( Bihar RERA Registration Number)situated on the Plot bearing Khesra No/Khata No./Thana No./ Tauzi No../ C.N. No./CTS No./Survey No./Final Plot No. 602 & 895/303/1003 & 1004 demarcated by itsboundaries (latitude and longitude of the end points) 40 Feet Wide Main Road to the North Md Jawed Sb. to the South Md Ahique Ahmad to the East, Mahendra Ram to the West of Division Patna Village Ambedkar Nagar, Arfabad, Dargah Road, Sultanganj, Patna Block Patna Sadar District Patna PIN 800006 admeasuring 1629.48 sq.mts. area being developed by KUMHRAR DEVELOPERS PRIVATE LIMITED.

**Ref: Bihar RERA Registration Number - BRERAP80044-1/136/R-1284/2022**

Sir,

I MADAN KUMAR have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA being BRERAP80044-1/136/R-1284/2022 Building(s)/ 1 Wing(s)of the Entire Phase situated on the plot bearingC.N. No./CTS No./Survey No./ Final Plot No. 1003 & 1004 of Division Patna Village Ambedkar Nagar, Arfabad, Dargah Road, Sultanganj, Patna Block Patna Sadar District Patna PIN 800006 admeasuring 1629.48 sq.mts. area being developed by KUMHRAR DEVELOPERS PRIVATE LIMITED.

**1.** Following technical professionals are appointed by Promoter :-

- (i) MOHAMMAD KAMRAN as L. S / Architect;
- (ii) MADAN KUMAR as Structural Consultant

**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 \_\_\_\_\_ 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. 10,00,00,000/- (Total of Table A & 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 \_\_\_\_\_ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

**4.** The Estimated Cost Incurred till date is calculated at Rs. 5,50,00,000/-Total of Table A & 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 \_\_\_\_\_ (planning Authority) is estimated at Rs.4,50,00,000/- (Total of Table A & 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 KUMHRAR GARDEN  
(to be prepared separately for each Building Ailing of the Real Estate Project)**

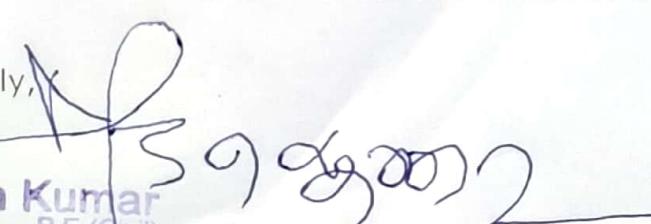
<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts</b>
1	Total Estimated cost of the buildings/wings as on 04/03/2022 date of Registration is	Rs 10,00,00,000/-
2	Cost incurred as on 31/03/2025 (based on the Estimated cost)	Rs5,50,00,000/-
3	Work done in percentage (as percentage of the estimated cost)	55%
4	Balance Cost to be Incurred (Based on Estimated Cost	Rs4,50,00,000/-
5	Cost incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure-A)	Rs _____/-

**TABLE B**

**(to be prepared for the entire registered phase of the Real Estate Project)**

<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts</b>
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 04/03/2022 date of Registration is	Rs 10,00,00,000/-
2	Cost incurred as on 31/03/2025 (based on the Estimated cost).	Rs 5,50,00,000/-
3	Work done in percentage (as percentage of the estimated cost).	55%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs 4,50,00,000/-
5	Cost incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure-A).	Rs _____/-

Yours Faithfully,

  
**Er. Madan Kumar**  
B.E (Civil)  
Structure Engineer  
Lic. No. - SE/03/16  
Patna Municipal Corporation, Patna

Signature of Engineer

(Lic No - SE/03/16)

13.04.2025

**\* 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.

**FORM-7 [Regulation - 9]**

**Quarterly Progress Report for the Quarter ending 31-03-2025**

**I. PARTICULARS OF PROMOTERS**

Promoter's Registration Number/CIN No/Registration no. of the Partnership firm/LLP Identification number// Any other registration with MSME or Govt. Bodies	U45309BR2018PTC037523	Name of the Promoter's Entity	KUMHRAR DEVELOPERS PRIVATE LIMITED
Address of the Promoter's Entity	C/o Md Mohtashimul Haque, s/o Md Salamul Haque G.F,RN-1, Dargah Road, Neemtal, Gaighat, Patna-800007, Bihar, India		
Total Experience of the promoter in Real Estate sector	3		
Total Experience in Real Estate Sector after commencement of RERA.	3		
No. of Projects done before commencement of RERA	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project		
No. of Project done after commencement of RERA	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project		

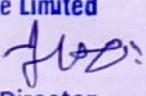
**II. PARTICULARS OF PROJECT**

Project Registration Number	BRERAP80044-1/136/R-1284/2022	Name of Project	KUMHRAR GARDEN
Name of promoter	KUMHRAR DEVELOPERS PRIVATE LIMITED	Project Address	AMBEDKAR NAGAR, ARFABAD, DARGAH ROAD, SULTANGANJ, PATNA
Project Registration is valid upto	09/09/2026		
Starting date of Project	04/03/2022		
Type of Project	Residential		
Name of the Competent Authority which sanctioned the project map			
Period of validity of map as granted by the Competent Authority concerned			

**III. DISCLOSURE OF BOOKED INVENTORY OF APARTMENTS**

Building/Block Number	Apartment /Unit Type	Carpet Area (in Sq. meter)	Total Number 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's share -	Total Number of Apartments in Landowner's share
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
KUMHRAR GARDEN	1- BHK	72	1	-	-	-	-
	2- BHK	1,613	21	9	-	-	-
	3- BHK	1,989	23	10	-	-	-
	4 -BHK and Over						
	Shop						
	Office Space						
	Bungalow						
	Plots (In case of plots specific area of plot must be mentioned)						
		Total Carpet Area- 3,674	45 UNITS	42% of Total units	% of Total units	% of Total units	% of Total units

Kumhrar Developers Private Limited  
  
 Director

Kumhrar Developers Private Limited  
  
 Director

**IV. DETAILS OF ASSOCIATION OF ALLOTTEES :**

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

The details of the Association of Allottees need to be provided in the proforma of Association of Allottees attached with this Form.

**V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO. /OFFICE SPACE/SHOP/ETC.****(A) Cancelled by Allottees**

Flat No. /Plot no. /Shop No./Etc. :

\*Whether notices and reminder of cancellation has been served to the Promoter by Allottee/s  
yes/ No**(B) Cancelled by Promoters**

Flat No. /Plot no. /Shop No./Etc. :

\*Whether notices and reminder of cancellation has been served to the Allottees by Serving  
yes/ No**VI. DISCLOSURE OF BOOKED INVENTORY OF GARAGES/PARKING SPACE**

Building Wise /Block Number	Total Number of Sanctioned Garages/ Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted
KUMHRAR GARDEN	42	PROMOTER-18

**VII. DETAILS OF BUILDING APPROVALS**

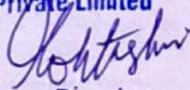
S. No.	Name of the Approval/ N.O.C./Permission/ Certificate	Issuing Authority	Validity up to	Attach Copy
1	Environment Clearance			
2	Fire N.O.C.			
3	Airport Authority of India N.O.C.			
4	Water Supply Permission			
5	Other Approval(s), if any, Required for the Project.			

**VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT**

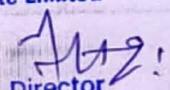
In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yy) Format
1	Excavation (if any)	100%	-
2	Basements (if any)	80%	-
3	Podiums (if any)	100%	-
4	Plinth	100%	-
5	Stilt Floor	100%	-
6	Slabs of Super Structure	100%	-
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	40%	-
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.	25%	-
10	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	40%	-
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	0%	-
12	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	-

Kumhrar Developers Private Limited

  
 Director

Kumhrar Developers Private Limited

  
 Director

13	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. Any other activities.	0%	-
14	Overall Percentage of Actual Work Done and final completion date		-

**IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS -  
PROGRESS RELATED TO AMENITIES AND COMMON AREA**

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/yy) Format
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	YES	0%	-
2	Water Supply	YES	30%	-
3	Sewerage (Chamber,Line, 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	NO	-	-
8	Treatment and Disposal of Sewage and Sullage Water	YES	0%	-
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	-	-	-
14	Open Parking	-	-	-
15	Electrical Meter Room, Sub-Station, Recelving Station	YES	0%	-
16	Others (Option to Add More)	-	-	-
17	Overall Percentage of Actual Work Done and final completion date			-

**X. 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	YES	0%	-
2.	Water Supply	YES	30%	-
3.	Sewerage Chambers Septic Tank	YES	0%	-
4.	Drains	YES	0%	-
5.	Parks, Land Scaping and Tree Planting	YES	0%	-
6.	Street Lighting	YES	0%	-
7.	Disposal of sewage & sullage water	YES	0%	-
8.	Water conservation/Rain Water Harvesting	YES	0%	-
9.	Energy Management	NO	0%	-

Kumhrar Developers Private Limited  
  
 Director

Kumhrar Developers Private Limited  
  
 Director

**XI. FINANCIAL PROGRESS OF THE PROJECT**

Particulars	Amount (In Rs.)
Project Account No.	ICICI A/C -329705000987 (70%) ICICI A/C -329705000968 (30%) ICICI A/C -329705000988 (100%)
Estimated Cost of the Project including Land Cost at the start of the Project	168,900,000.00
Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	100,000,000.00
Any Variation in Development Cost which is declared at the start of the Project.	-
Amount received during the Quarter	2,362,198.70
Actual Cost Incurred during the Quarter	2,784,244.00
Net amount at end of the Quarter	370,413.75
Total expenditure on Project till date	44,538,544.32
Cumulative fund collected till the end of Quarter in question	47,562,593.70
Cumulative expenditure done till the end of Quarter in question	44,538,544.32
Percentage of Expenditure incurred of the total Estimated development cost of the project.	44.54

**XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any**

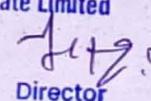
(A) By Bank  
(B) By Lenders /etc.

**XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT****The photograph must have date.**

(A)	SR. No.		
	1.	Photographs showing Front Elevation	ATTACHED
	2.	Photographs showing Rear Elevation	ATTACHED
	3.	Photographs showing Side Elevation (Both sides)	ATTACHED
	4.	Photograph of each floor showing the 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	

**Kumhrar Developers Private Limited****Kumhrar Developers Private Limited**


Director



Director

**XIV. MISCELLANEOUS**

<b>A</b>	List of Legal Cases (if any) - Against project / promoter	
1	(a) Case No. (b) Name of Parties Order Passed, If Yes , Whether complied (Yes/No)	
2	No. of Execution Cases against this project (a) Case No. (b) Name of Parties Order Passed, If Yes , Whether complied (Yes/No)	
3	No. of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order Passed, If Yes , Whether complied (Yes/No)	
4	No. of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties Order Passed, If Yes , Whether complied (Yes/No)	

**XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART**

a. Whether the project is in progress as per time schedule or lagging behind? Yes/No  
 b. If yes, whether it would be completed on the completion date fixed as per R.C. Yes/No  
 c. If No, then Reason for delay:

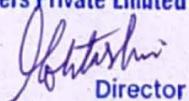
**XVI. BROCHURE /Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7****XVII. Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance**

Name:  
 Contact No:  
 Email ID:  
 Address:

**Undertaking:**

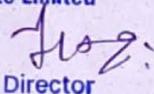
I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed , I am/we are executing this undertaking to attest to the truth of all the foregoing Information and to apprise the Authority of such facts as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

**Kumhrar Developers Private Limited**

  
Mohamad Mohtashim Ul Haque  
Director

MOHAMMAD MOHTASHIM UL HAQUE  
DIRECTOR, DIN-08088134

**Kumhrar Developers Private Limited**

  
Mohamad Naheed Ul Haque  
Director

MOHAMMAD NADEEM UL HAQUE  
DIRECTOR, DIN- 08088133

Date :15/04/2025  
PLACE: PATNA



Type	Degress	DMS
Latitude	25.61029	25°36'37" N
Longitude	85.18771	85°11'15" W



Type	Degress	DMS
Latitude	25.61029	25°36'37" N
Longitude	85.18771	85°11'15" W



Type	Degress	DMS
Latitude	25.61029	25°36'37" N
Longitude	85.18771	85°11'15" W



Type	Degress	DMS
Latitude	25.61036	25°36'37" N
Longitude	85.1876	85°11'15" W



Type	Degress	DMS
Latitude	25.61019	25°36'36" N
Longitude	85.1877	85°11'15" W



Type	Degress	DMS
Latitude	25.61033	25°36'37" N
Longitude	85.18764	85°11'15" W



Type	Degress	DMS
Latitude	25.61033	25°36'37" N
Longitude	85.18764	85°11'15" W



Type	Degress	DMS
Latitude	25.61044	25°36'37" N
Longitude	85.18766	85°11'15" W



Type	Degress	DMS
Latitude	25.61044	25°36'37" N
Longitude	85.18766	85°11'15" W



Type	Degress	DMS
Latitude	25.61034	25°36'37" N
Longitude	85.18739	85°11'14" W



Type	Degress	DMS
Latitude	25.61034	25°36'37" N
Longitude	85.18739	85°11'14" W



Type	Degress	DMS
Latitude	25.61024	25°36'36" N
Longitude	85.18756	85°11'15" W



Type	Degress	DMS
Latitude	25.61024	25°36'36" N
Longitude	85.18756	85°11'15" W



Type	Degress	DMS
Latitude	25.60981	25°36'35" N
Longitude	85.18687	85°11'12" W



Type	Degress	DMS
Latitude	25.60981	25°36'35" N
Longitude	85.18687	85°11'12" W



Type	Degress	DMS
Latitude	25.60983	25°36'35" N
Longitude	85.18693	85°11'12" W