

FORM-7 [REGULATION-9]

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

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U70109BR2018PTC037373	Name of Firm	NANDISH DEVELOPERS AND CONSTRUCTION PVT.LTD
Firm Address :	LATE AYODHYA PRASAD, GOAL BAGAICHA, GAYA		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP92310-1/221/R-1515/2023	Name of Project/Phase of Registered Project	AARTI KUNJ
Name of Promoter	NANDISH DEVELOPERS AND CONSTRUCTION PVT.LTD	Project Address	DHANAWAN, NEAR TRIRAJ COLD STORAGE, BODH GAYA, GAYA
Name of Co-promoter	N/A		
Project Registration is valid up to	15/09/2027		
Starting date of Project or Phase of the Project	12/01/2023		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	15-09-2027		

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Rahul Kumar

DIRECTOR

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - Flat-13	Total Number of Apartments in Landowner's share - Flat-03
	1. 1 BHK	04 12		Flat-16	1. Booked / Allotted -06	3. Booked/ Allotted-NIL
	2. 2 BHK, -				2. Sold-NIL	Sold -NIL
	3. 3 BHK					
	4. Shop					
	5. Bungalow					
	6. Plot etc.				Percentage of booking 46.15%	Percentage of booking 0%

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)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 06
	16	2. Sold	- NIL

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	N/A			
2.	Fire N.O.C.				
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.	N/A			

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DIRECTOR

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No.08/22-23

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)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	N/A	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	50%	
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.	80%	
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/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project	0% Water pump install.	

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	as per Specifications in Agreement of Sale.		
	Any other activities		

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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	

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12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE 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			

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

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Rahul Kumar

DIRECTOR

(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	5251676779
2.	Estimated Cost of the Project including land cost at the start of the Project	2,75,40,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	2,57,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project.	N/A
5.	Amount received during the Quarter	6,62,001=00
6.	Actual Cost Incurred during the Quarter	9,93,034=00
7.	Net amount at end of the Quarter	2,17,465=86
8.	Total expenditure on Project till date	83,62,463=00
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	83,62,463=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS

A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project	NO
	Case No.	
	Name of Parties	

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4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1 BHK- 2 BHK, -04 3 BHK-12 4 BHK - Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc Flat No- 1A- 3 BHK - 1C - 3 BHK - 2A - 3 BHK - 2B -3 BHK - 4A - 3 BHK - 4B - 3 BHK	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc N/A
XV. BROCHURE /Prospectus		
XVI Grievance Redressal Officer Name : RAHUL KUMAR Contact No : 9504695501 Email id : nandishdevelopers@gmail.com Address : LATE AYODHYA PRASAD, GOAL BAGAICHA, GAYA		

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Rahul Kumar
DIRECTOR

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.

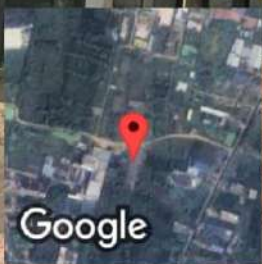
NANDISH DEVELOPERS
& CONSTRUCTIONS PVT. LTD.

Rahul Kumar
DIRECTOR

Signature of Promoter

Name: *Rahul Kumar*

Date: *13/4/25*







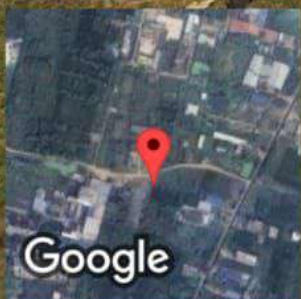
 GPS Map Camera

Gaya, Bihar, India

Pxjc+63c, Tikuna Bypass Rd, Gaya, Tikuna, Bihar 823004, India

Lat 24.730146° Long 84.970549°

02/04/25 06:55 AM GMT +05:30



Google



GPS Map Camera

Gaya, Bihar, India

Pxjc+63c, Tikuna Bypass Rd, Gaya, Tikuna, Bihar 823004, India

Lat 24.730348° Long 84.97056°

02/04/25 06:55 AM 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 13/4/25

To,
The Nandish Developers & Constructions PVT.LTD. (Name & Address of Promoter),
Gol Bagicha Gabra, Gaya ,Bihar (823002)

Subject: Certificate of Percentage of Completion of Construction Work of 1 No.
of Building(s)/ 1 Wing(s) of the----- Phase of the Project [Bihar RERA
Registration Number] [BRERAP92310-1/211/R-1515/2023] situated on the Plot
bearing C.N. No / CTS No. / Survey No. / Final Plot No. 35,36 demarcated by its
boundaries (latitude and longitude of the end points) ----- to the North ---
-----to the South ----- to the East ----- to the West of Division
----- village-----Block Bodhgaya District Gaya PIN 824231
admeasuring 619 sq. mts. area being developed by [Promoter's Name] Rahul Kumar

Sir,
I/ We **Prasant Sinha** have undertaken assignment as Architect /Licensed Surveyor
of certifying Percentage of Completion of Construction Work of the **Aarti Kunj**
Building(s)/-----Wing(s) of the -----Phase of the Project,
situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. 35,36 of Division-----
Village ----- Block Bodhgaya District Gaya PIN 824231 admeasuring 619 sq. mt. area being
developed by [Promoter's Name] **Rahul Kumar**.

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

- (i) M/s/Shri/Smt. **Prasant Sinha** 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 [BRERAP92310-1/211/R-1515/2023] 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

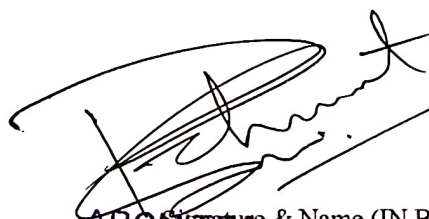
Building/ Wing number.....(to be prepared separately for each building
/wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation (if any)	100 % done	
2.	Basements (if any)	N/A	
3.	Podiums (if any)	No podiums	
4.	Plinth	Plinth work 100% done	
5.	Stilt Floor	85%	04-10-2025
6.	Slabs of Super Structure	G + 4 (All slab done) 5 slab done	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	50% can be said to be done	10-12-2025
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.	80%	25-03-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30-03-2026
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/splint protection, paving areas appurtenant to Building/Wing, Compound Wall and all other	0%	25-05-2026

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	No		
2.	Water Supply	Yes	0%	30-03-2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	25-04-2026
4.	Storm Water Drains	Yes	0%	25-04-2026
5.	Landscaping & Tree Planting	Yes	0%	26-06-2026
6.	Street Lighting	Yes	0%	26-06-2026
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	28-08-2026
9.	Solid Waste Management & Disposal	Yes	0%	28-08-2026
10.	Water Conservation/Rain Water Harvesting	Yes	0%	28-08-2026
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	No		
13.	Electric Meter Room	Yes	0%	15-12-2026
14.	Any Other Amenities			



Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S./ Architect
PRASHANT SINGH
 (B. Arch.)
 Council of Architecture
 Regd. No.-CA/2015/69700

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 : 10.04.2025

To,
The Nandish Developers & Constructions PVT. LTD. (Name & Address of Promoter),
Gol Bagicha Gabra,
Gaya, Bihar, (823002)

Subject: Certificate of Cost Incurred for Development of [Project Name] Aarti kuni for Construction of 1 building(s)/ Wing(s) of the _____ Phase (Bihar RERA Registration Number) **(BRERAP92310-1/211/R-1515/2023)** situated on the Plot bearing Khesra No/ Khata No. **84** /Thana No. **351** / Tauzi No. /C.N. No. /CTS No. /Survey No. / Final Plot No. **35,36** demarcated by its boundaries (latitude and longitude of the end points) to the North _____ to the South _____ to the East _____ to the West of Division _____ Village Dhanawa Block Bodhgaya District Gaya PIN **824321** admeasuring **609** sq. mts. area being developed by [Promoter] Rahul Kumar

Ref: Bihar RERA Registration Number **BRERAP92310-1/211/R1515/2023**

Sir,
I/We Susil Kumar Sinha have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA **BRERAP92310-1/211/R1515/2023**, being _____ Building(s)/ _____ Wing(s) of the _____ Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. **35,36** of Division _____ Village Dhanawa Taluka Bodhgaya District Gaya PIN **824231** admeasuring **609** sq. mts. area being developed by [Owner/Promoter] Rahul Kuamr

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

- (i) M/s /Shri/Smt _____ as L.S. / Architect ;
- (ii) M/s /Shri/Smt Susil Kumar Sinha 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 _____ 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. 2,75,40,000 (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 _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 85,91,779.08 (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 _____ (planning Authority) is estimated at Rs. 18,94,822.32 (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)**

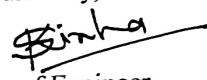
Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. <u>2,75,40,000.00</u>
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. <u>85,91,779.08</u>
3	Work done in Percentage (as Percentage of the estimated cost)	45 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>1,89,48,220.92</u>
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)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 2,75,40,000.00
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. 8591779.08
3	Work done in Percentage (as Percentage of the estimated cost).	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 18948220.92
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,


Signature of Engineer.

(License No.....)

*** 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

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 (On Letter Head)

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

Cost of Real Estate Project- RS 27540000 Bihar RERA
Registration Number BRERAP92310-1/221/R-1515/2023

Sr. No.	Particulars	Amount (₹)	
		Estimated	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.	18,40,000/-	18,40,000/-
	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.	—	—
	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).		
	(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

1840000 1840000

Sr.No.	Particulars	Amount (₹)	
		Estimated	Incurred
ii	Development Cost/ Cost of Construction :		
a.	(i) Estimated Cost of Construction as certified by Engineer.	2,57,00,000/-	-
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-	73,80,000
	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.	-	982463
	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 financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-	-
	Sub-Total of Development Cost	<u>25700000</u>	8262463

2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.
3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.
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)
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.
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.

27,54,000/-

1,02,02,463/-

45%

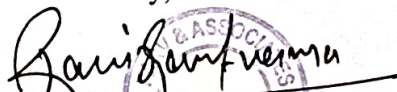
0.37

1,02,02,463

85,91,779

16,10,684

Yours Faithfully,


Signature of Chartered
Accountant
(Membership Number
532007)


Name-CA RAVI KANT
VERMA

(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)	17337537
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)	1,57,62,889
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	422.63 1,98,14,000
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	35576889
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	24903822

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
532007)

Name-CA RAVI KANT
VERMA

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)	(2)	(3)	(4)	(5)	(6)
(1)	1A	70.272 sq. mts.		15,11,111.00	26,88,889.00
(2)	1C	69.314 sq. Mts.		1,21,000.00	30,53,000.00
(3)	2A	70.272 sq. Mts.		11,75,000.00	20,55,000.00
(4)	2B	75.324 sq. Mts.		17,50,000.00	16,44,000.00
(5)	4A	70.272 sq. Mts.		1,51,000.00	30,79,000.00
(6)	4B	75.324 sq. Mts.		1,51,000.00	32,43,000.00

(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
01	02	03	04
(1)	1 D	53.672 sq. Mts.	25,83,000.00
(2)	2 C	69.314 sq. Mts.	31,74,000.00
(3)	2 D	53.672 sq. Mts.	25,83,000.00
(4)	3 C	69.314 sq. Mts.	31,74,000.00
(5)	3 D	53.672 sq. Mts.	25,83,000.00
(6)	4 C	69.314 sq. Mts.	31,34,000.00
(7)	4 D	53.672 sq. Mts.	25,83,000.00