FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending 31st March of 2025.

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: U6S100BR2023PTC062233	Name of Firm	SEEMANCHAL JR RESIDENCY PVT. LTD.
Firm Address :	Plot No: 1110, Vill- Fatherpur, Panch- Sabdalpur, Block- Kasba, Purnia.		
Total Experience of promoter in Real Estate sector	06 Months		
Total Experience in Real Estate after Implementation of RERA	06 Months		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Zero Zero Zero Zero	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Zero Zero Zero Zero	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP93S03-1/179/R-1771/2024	Name of Project/Phase of Registered Project	JR Biswanath Tower
Name of Promoter	SEEMANCHAL JR RESIDENCY PVT. LTD.	Project Address	Mahadevi Niwas, European Colony, opp Indira Gandhi Stadium, Block- Purnia East, District - Purnea
Project Registration is valid up to	30.05.2029		
Starting date of Project or Phase of the Project	23.10.2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Commercial	
Period of validity of map by the Competent Authority concerned	30.05.2029		

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
	Shop	9117 SQM	116	06/58	01/58	Don't Know	Don't Know
		Total		10.34% of Total units	1.72% of Total units	% of Total units	% of Total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES:

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

10.34% 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:	
01	Developer Share- 27	1. Booked/Allotted -	04
		2. Sold -	00

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				
2.	Fire N.O.C.	Office of the Director, State Fire Officer, Bihar, Patna		11.05.2024	6315

3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT – Internal Infrastructure Development

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

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	80%	11.02.2026
2.	Basements (if any)	70%	08.03.2027
3.	Podiums (if any)	00%	11.05.2025
4.	Plinth	100%	28.11.2024
5.	Stilt Floor	NA	NA
6.	Slabs of Super Structure	16%	10.08.2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00%	01.04.2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00%	24.05.2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	16%	10.08.2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%	01.04.2028
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	00%	20.09.2028
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.		30.05.2029

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	12.10.2028
2.	Water Supply	YES	0	12.10.2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	12.10.2028
4.	Storm Water Drains	-	-	NA
5.	Landscaping & Tree Planting	YES	0	12.10.2028
6.	Street Lighting	YES	0	12.10.2028
7.	Community Buildings	-	-	NA
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0	12.10.2028
9.	Solid Waste Management & Disposal	YES	0	12.10.2028
10.	Water Conservation / Rain Water Harvesting	YES	0	12.10.2028
11.	Energy Management	YES	0	12.10.2028

12.	Fire Protection and Fire Safety Requirements	YES	0	31.07.2028
13.	Closed Parking	YES	0	12.10.2028
14.	Open Parking	YES	0	12.10.2028
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	12.10.2028
16.	Others (Option to Add More)	-	-	NA
17.	Overall Percentage of Actual Work Done and final completion date			

X. A 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	NA	NA	NA
2.	Water Supply	NA	NA	NA
3.	Sewerage Chambers Septic Tank	NA	NA	NA
4	Drains	NA	NA	NA
5.	Parks, Land Scaping and Tree Planting	NA	NA	NA
6.	Street Lighting	NA	NA	NA
7.	Disposal of sewage & sullage water	NA	NA	NA
8.	Water conservation/Rain Water Harvesting	NA	NA	NA
9.	Energy Management	NA	NA	NA

XI. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	120031140623
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 0.00 (Development Agreement)
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 20,00,00,000
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	Rs. 19,91,018.88
6.	Actual Cost Incurred during the Quarter	Rs. 1,04,17,789.72
7.	Net amount at end of the Quarter	Rs.2161306.88
8.	Total expenditure on Project **till date**	Rs. 4,04,26,546.22
9.	Cumulative fund collected till the end of Quarter in question	Rs.4731018.88
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 4,04,26,546.22

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NONE

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	
	5.	Photograph of Common Areas (Staircase, Lift, Area, Terrace, Parking,etc)	
(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	

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)
2	No. of Execution Cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/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)
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)

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

XVIL.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.

For Seemanchal JR Residency Private Limited

Authorised Signatory

Signature of Promoter

Name: Pankaj Sharma

Date: 15/04/2025

FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

Date 10/04/2025

To,

SEEMANCHAL JR RESIDENCY PVT. LTD.
Plot No: 1110, Vill- Fatherpur, Panch- Sabdalpur, Block- Kasba, Purnia

Subject: Certificate of Percentage of Completion of Construction Work of **JR BISHWANATH TOWER** (1) No.of Building(s)/--------0---------- Wing(s) of the ONLY Phase of the Project [**BRERAP93803-1/179/R-1771/2024**] situated on the Plot No: 263, 261/2087, 269/1891 demarcated by its boundaries (latitude and longitude of the end points)
25.785746 to the North 25.785261 to the South 25.75259 to the East 25.785774 To the West of Mauja- MADHOPARA ,District Purnea PIN-854301

Sir,

I/ We --SAURABH KUMAR MISHRA----------have undertaken assignment as Architect /Licensed Surveyor0 of certifying Percentage of Completion of Construction Work of the JR BISHWANATH TOWER 1 Building(s)/----------Wing(s) of the ONLY Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No- 263, 261/2087, 269/1891 of Block – Purnia East, Mauja- Madhopara District Purnia PIN- 854301Admeasuring 3174.95 sq.mts. area being developed by **SEEMANCHAL JR RESIDENCY PVT. LTD.**

Following technical professionals are appointed by Owner / Promoter:—

(i) M/s/Shri/Smt. NAVRATNA RAMHUVANSHI as L.S. / Architect;
(ii) M/s /Shri / Smt. BARJESH KUMAR SINHA as Structural Consultant
(iii) M/s /Shri / Smt. RAJA GOPAL BHATTACHARYA as MEP Consultant
(iv) M/s /Shri / Smt. TAMANNA CHATTERJEE 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 **BRERAP93803-1/179/R-1771/2024** 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.

Saurabh Kumar Mishra
SAURABH KUMAR MISHRA
Registered Architect
UDHD- Govt. of Bihar
CoA Reg No. - CA/2019/114348

Table-A

Building/ Wing number 1 (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)	80%	11.02.2026
2.	Basements(if any)	70%	08.03.2027
3.	Podiums(if any)	00%	11.05.2025
4.	Plinth	100%	28.11.2024
5.	Stilt Floor	NA	NA
6.	Slabs of Super Structure	16%	10.08.2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00%	01.04.2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00%	24.05.2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	16%	10.08.2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%	01.04.2028
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	00%	20.09.2028

SAURABH KUMAR MISHRA
Registered Architect
UDHD- Govt. of Bihar
CoA Reg No. - CA/2019/114348

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	12.10.2028
2.	Water Supply	YES	0	12.10.2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	12.10.2028
4.	Storm Water Drains	-	-	NA
5.	Landscaping & Tree Planting	YES	0	12.10.2028
6.	Street Lighting	YES	0	12.10.2028
7.	Community Buildings	-	-	NA
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0	12.10.2028
9.	Solid Waste Management & Disposal	YES	0	12.10.2028
10.	Water Conservation/Rain Water Harvesting	YES	0	12.10.2028
11.	Energy Management	YES	0	12.10.2028
12.	Fire Protection and Fire Safety Requirements	YES	0	31.07.2028
13.	Electric Meter Room	YES	0	12.10.2028
14.	Any Other Amenities			

Yours Faithfully,

Saurabh Kumar Mishra

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

(Registration No./License No. .....)

SAURABH KUMAR MISHRA
Registered Architect
UDHD- Govt. of Bihar
CoA Reg No. - CA/2019/114348

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 :- 12/04/2025

To,

SEEMANCHAL JR RESIDENCY PVT. LTD.
Plot No: 1110, Vill- Fatherpur, Panch- Sabdalpur, Block- Kasba, Purnia

~~Subject - :- - - - Certificate - - - - of - - Cost - - Incurred~~ for Development of JR BISHWANATH TOWER for Construction of 01 building(s) of the ONLY Phase [**BRERAP93803-1/179/R-1771/2024**] situated on the Plot No: 263, 261/2087, 269/1891 demarcated by its boundaries (latitude and longitude of the end points) 25.785746 to the North 25.785261 to the South 25.75259 to the East 25.785774 To the West of Block -Purnia East ,Mauja- MADHOPARA ,District Purnea PIN-854301 Admeasuring 3174.95 sq.mts. area being developed by **SEEMANCHAL JR RESIDENCY PVT. LTD.**

Ref: Bihar RERA Registration Number **BRERAP93803-1/179/R-1771/2024**

Sir,

I/ We SANOJ KUMAR YADAV have undertaken assignment of certifying cost incurred for construction of JR BISHWANATH TOWER Registered under Bihar RERA Registration Number **BRERAP93803-1/179/R-1771/2024** , being 1 Building(s)/ ~~1~~ Wing(s) of the ONLY Phase situated on the Plot No: 263, 261/2087, 269/1891 demarcated by its boundaries (latitude and longitude of the end points) 25.785746 to the North 25.785261 to the South 25.75259 to the East 25.785774 To the West of Block -Purnia East ,Mauja- MADHOPARA ,District Purnea PIN-854301

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

   (i) M/s /Shri/Smt NAVRATNA RAGHUVANSHI as L.S. / Architect ;
   (ii) M/s /Shri/Smt BARJESH KUMAR SINHA as Structural Consultant
   (iii) M/s /Shri/Smt RAJA GOPAL BHATTACHARYA as MEP Consultant
   (iv) M/s /Shri/Smt SANOJ KUMAR YADAV 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 SANOJ KUMAR YADAV 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.

1. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 20,00,00,000(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.
2. The Estimated Cost Incurred till date is calculated at Rs. 4,04,26,546.22 (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

3. 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 Bihar RERA (planning Authority) is estimated at Rs. 119573453.78 (Total of Table A and B)

4. 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 JR BISHWANATH TOWER
(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.16,00,00,000
2	Cost incurred as on 31.3.2025 (based on the Estimated cost)	Rs. 4,04,26,546.22
3	Work done in Percentage (as Percentage of the estimated cost)	25.27 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 119573453.78
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. 0

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. 4,00,00,000
2	Cost incurred as on _____ (based on the Estimated cost).	Rs.0
3	Work done in Percentage (as Percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.4,00,00,000
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. 0

Yours Faithfully,

Signature of Engineer

(Licence No.....)

Er. Sanjay Kumar Yadav
(Civil Engineer)
Regd. Government of Bihar
Reg. No.-BR/UDHD/CE/23-0068

*** 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

SAURABH BAID & CO.
Chartered Accountants

CA. Saurabh Baid
B.Com. (Hons.), FCA, FCS, DISA (ICAI)
CCCAB (ICAI), CCFAFD (ICAI), CCPMLA (ICAI)

CERTIFICATE NO.: 2024-25/

Date: 14/04/2025

CHARTERED ACCOUNTANTS FUND UTILIZATION CERTIFICATE

To
THE REAL ESTATE REGULATORY AUTHORITY
6th Floor, BSBCCL Campus,
Hospital Road, Shastri Nagar
Patna-800023

Subject: Chartered Accountants Auditors Certificate for Quarter-4 of Financial Year 2024-25
Reference: RERA Regn. No. BRERAP93803-1/179/R-1771/2024
Project- JR BISWANATH TOWER

Sir,

We have been requested by M/s Seemanchal Jr Residency Private Limited, CIN U68100BR2023PTC062233, PAN: ABKCS4504M to issue Statutory Auditors Certificate in accordance with Direction no. 1 of 2019 of the Authority.

In relation to the above, we confirm the following information:

Name of the Account Holder: Seemanchal Jr Residency Private Limited
Designated Account Number: 120031140623, 120031140590 & 120029870187
Bank Name: Canara Bank
IFSC Code: CNRB0004959
Branch Name: Gulabbag, Purnea

SAURABH BAID & CO. Firm Regn. No. 014829C Chartered Accountants

Main Road, (Near Sonali Chowk) Gulabbagh, Purnia, Bihar - 854 326
Ph.: 06454 - 234179 | Mob.: +91 9006624444 | E-mail : baid_saurabh@rediffmail.com

	Particulars	INR in Rs.
1	Opening Balance in the Designated Account as on 01/01/2025	27,40,000
2	Total Amount deposited in designated account during this Quarter *(Fund Received from Customers as Booking Advance Rs. 19,91,019 including GST and deposited in this designated account)*	19,91,018.88
3	Total Amount paid during the 4th quarter up to 31/03/2025 from the said account *(Total Amount utilised for the Project during the quarter is Rs. 25,69,712 from this designated accounts)*	25,69,712
4	Closing Balance as on 31/03/2025 in this Bank	21,61,306.88

We certify that out of the funds deposited in Bank account Rs. 19,91,018.88a sum of Rs. 25,69,712 has been paid from this account.

However, it may be noted that the overall project expenditure in this quarter is Rs. 1,04,17,789.72. The excess amount (if any) booked under this project is on account of expenditure incurred but which has not been paid from this designated account. The excess amount (if any) paid from Bank towards Project Expenses includes payment to suppliers of goods or services of this project which were less paid during earlier period. At the end of this quarter, a sum of Rs. 21,61,307 remains closing balance in the said designated account. Expenditures incurred for the purpose for which the funds were received is verified with the vouchers produced before us at the time of issue of this certificate and that we have exercised the checks to see that the money was actually utilized for the purpose for which it was received.

Yours faithfully,

For Saurabh Baid& Co.
Firm Registration No. 014829C
Chartered Accountants

(CA. Saurabh Baid- Proprietor)

M. No. 410447

UDIN: 25410447BMNTFV8764

Note: *All the figures in this certificate pertain to quarter-4 of FY 2024-25 only and are as per the designated Bank Account or Books of the Company.*

SAURABH BAID & CO. Firm Regn. No. 014829C Chartered Accountants

SAURABH BAID & CO.
Chartered Accountants

CA. Saurabh Baid
B.Com. (Hons.), FCA, FCS, DISA (ICAI)
CCCAB (ICAI), CCFAFD (ICAI), CCPMLA (ICAI)

Cost of Real Estate Project State RERA Registration Number : BRERAP93803-1/179/R-1771/2024
Project Name :**JR BISWANATH TOWER**

Sr. No	Particulars		Estimated (Column - A)	Incurred & Paid (Column - B)
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	NA	NA
	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	NA	NA
	c	Acquisition cost of TDR (if any)	NA	NA
	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.	NA	NA
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	NA	NA
	f	**Under Rehabilitation Scheme:**		
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer **(in Column-A)**	NA	
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA **(in Column-B)** **Note:(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**		NA
	(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	NA	NA
	(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.	NA	NA

SAURABH BAID & CO. Firm Regn. No. 014829C Chartered Accountants

Main Road, (Near Sonali Chowk) Gulabbagh, Purnia, Bihar - 854 326
Ph.: 06454 - 234179 | Mob.: +91 9006624444 | E-mail : baid_saurabh@rediffmail.com

		Sub-Total of Land Cost	**NIL**	**NIL**
	ii	**Development Cost/Cost of Construction:**		
	a (i)	Estimated Cost of Construction as certified by Engineer **(Column - A)**	200,000,000.00	
	a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA **(Column - B)** **Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**		33,720,841.38
	a (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 construction of the entire phase of the project registered	NA	3,201,378.82
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	NA	3,504,326.02
	c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	NA	NA
		Sub-Total of Development Cost	**200,000,000.00**	**40,426,546.22**
2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column - A		200,000,000.00
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B		40,426,546.22
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)		**As per report**
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)		20.21%
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)		40,426,546.22
7	**Less:**	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		2,569,712.00
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		37,856,834.22

SAURABH BAID & CO. CA Firm Regn. No. 014829C Chartered Accountants

This certificate is being issued for RERA compliance for the Company **SEEMANCHAL JR RESIDENCY PRIVATE LIMITED** **for JR BISWANATH TOWER** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For Saurabh Baid& Co.

Firm Registration No. 014829C

Chartered Accountants



(CA. Saurabh Baid-Proprietor)

M. No. 410447

Place: Purnea
Date: 14th April, 2025

SAURABH BAID & CO.
Chartered Accountants

CA. Saurabh Baid
B.Com. (Hons.), FCA, FCS, DISA (ICAI)
CCCAB (ICAI), CCFAFD (ICAI), CCPMLA (ICAI)

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS) RERA Registration Number : BRERAP93803-1/179/R-1771/2024 Project Name :JR BISWANATH TOWER			
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	159,573,453.78
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)	-
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 as per Annexure-A to this certificate.	-
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	-
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 balance receivables of Ongoing project will be deposited in designated Account.	-

This certificate is being issued for RERA compliance for the Company **SEEMANCHAL JR RESIDENCY PRIVATE LIMITED for JR BISWANATH TOWER** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For S Baid& Co.

Firm Registration No. 014829C

Chartered Accountants

(CA. Saurabh Baid- Proprietor)

M. No. 410447

Place: Purnea
Date: 14th April, 2025

Main Road, (Near Sonali Chowk) Gulabbagh, Purnia, Bihar - 854 326
Ph.: 06454 - 234179 | Mob.: +91 9006624444 | E-mail : baid_saurabh@rediffmail.com

SAURABH BAID & CO.
Chartered Accountants

CA. Saurabh Baid
B.Com. (Hons.), FCA, FCS, DISA (ICAI)

Statement for calculation of Receivables from the sales of ongoing Real Estate Project

Sold Inventory

(Amount in Rs.)

Sr. No	Flat/ Bunglow/ Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
	Nil	Nil	Nil	Nil	Nil
Total		-	-	-	-

(Unsold Inventory Valuation)

Of the Residential/commercial premises Rs._____per sm.

(Amount in Rs.)

Sr. No	Flat/ Bunglow/ Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment
	Nil		Nil
Total			

Yours Faithfully,

For Saurabh Baid& Co.

Firm Registration No. 014829C

Chartered Accountants

(CA. Saurabh Baid- Proprietor)

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