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. U45402BR2008PTC013846 | Name of Firm | MODERN BATH PRIVATE LIMITED |
| Firm Address : | H/O- BIDYA BINOD SINGH, SHEIKHPURA, P.O- B.V COLLEGE, PATNA | | |
| Total Experience of promoter in Real Estate sector | 15 YEARS | | |
| Total Experience in Real Estate after Implementation of RERA | 10 YEARS | | |
| No of Project done Before Implementation of RERA | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project | | |
| No of Project done After Implementation of RERA | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project | | |

| II. PARTICULARS OF PROJECT | | | |
|---|---|---|---|
| Project Registration Number | BRERAP02856-1/1311/R-1158/2021 | Name of Project/Phase of Registered Project | VIDYA TOWER |
| Name of Promoter | MODERN BATH PRIVATE LIMITED | Project Address | ASHIYANA NAGAR, PHASE-1, NEAR RAMGATI ENCLAVE, PATNA 25 |
| Name of Co-promoter | N/A | | |
| Project Registration is valid up to | 18/10/2024 | | |
| Starting date of Project or Phase of the Project | 29/06/2021 | | |
| Type of Project or Phase of the Project | Residential | | |
| Period of validity of map by the Competent Authority | 31/08/2023 | | |

MODERN BATH PVT. LTD.

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-20 | Total Number of Apartments in Landowner's share - FLAT-20 |
|---|---|---|---|---|---|---|
| BLOCK-A & B | 1. 1 BHK<br>2. 2 BHK, -<br>3. 3 BHK<br>4. Shop<br>5. Bungalow<br>6. Plot etc. | 8<br>32 | 6294.00<br>32214.00 | 40 | 1. Booked / Allotted -07<br>2. Sold-07 | 3. Booked/ Allotted-NIL<br>Sold -NIL |
| | | | | | Percentage of booking 70% | 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 ) |
|---|---|---|---|
| | | | |

## IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

| Building / Block Number | Total Number of Sanctioned Garages | Total Number of Garages: | |
|---|---|---|---|
| | | 1. Booked/Allotted - | 07 |
| BLOCK-A & B | 40 | 2. Sold - | 07 |

## 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. | DIG HG & FS CUM STATE FIRE OFFICER, BIHAR, PATNA | | 08-04-2019 | |
| 3. | Water Supply Permission | N/A | | | |
| 4. | NOC from Airport Authority of India | N/A | | | |

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| | | | | | |
|---|---|---|---|---|---|
| 5. | Other Approval(s), if any, required for the Project. | N/A | | | |

## VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P-/KHAJPURA-PRN-G+4/45/2019 BLOCK-A

| S. No. (1) | Tasks/Activity (2) | Percentage of Actual Work Done (As on date of the Certificate) (3) | Expected Completion date in (dd/mm/yyy) Format |
|---|---|---|---|
| 1. | Excavation (if any) | 100% | |
| 2. | Basements (if any) | 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,<br>Internal Plaster,<br>Floorings,<br>Doors and Windows within Flats /Premises. | 100%<br>100%<br>80%<br>50% | |
| 8. | Sanitary Fittings within the Flat/Premises,<br>Electrical Fittings within the Flat/Premises | 50%<br>75% | |
| 9. | Staircases,<br>Lifts Wells and Lobbies at each Floor level,<br>Overhead and Underground Water Tanks. | 100%<br>25%<br>100% | |
| 10. | External plumbing and external plaster,<br>elevation,<br>completion of terraces with waterproofing of the Building/Wing. | 100%<br>100%<br>100% | |

MODERN BATH PVT. LTD.
Director

| | | | |
|---|---|---|---|
| 9. | Staircases,<br>Lifts Wells and Lobbies at each Floor level,<br>Overhead and Underground Water Tanks. | 100%<br>100%<br>100% | |
| 10. | External plumbing and external plaster,<br>elevation,<br>completion of terraces with waterproofing of the Building/Wing. | 100%<br>100%<br>100%<br>100% | |
| 11. | Installation of Lifts,<br>water pumps,<br>Fire Fighting Fittings and Equipment as per CFO NOC,<br>Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC,<br>Finishing to entrance lobby/s, plinth protection,<br>paving of areas appurtenant to Building/Wing,<br>Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale.<br><br>Any other activities | 100%<br>100%<br>80%<br>100%<br><br><br>80% | |

| 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/yyy) Format |
| (1) | (2) | (3) | (4) | (5) |
| 1. | Internal Roads & Footpaths | YES | | |
| 2. | Water Supply | YES | 100% | |
| 3. | Sewerage (Chamber, Line, Septic Tank, STP) | YES | 100% | |

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| | | | | |
|---|---|---|---|---|
| 4. | Storm Water Drains | YES | | |
| 5. | Landscaping & Tree Planting | YES | | |
| 6. | Street Lighting | YES | | |
| 7. | Community Buildings | NO | | |
| 8. | Treatment and Disposal of Sewage and Sullage Water | NO | | |
| 9. | Solid Waste Management & Disposal | YES | | |
| 10. | Water Conservation / Rain Water Harvesting | YES | 100% | |
| 11. | Energy Management | YES | 100% | |
| 12. | Fire Protection and Fire Safety Requirements | YES | 80% | |
| 13. | Closed Parking | YES | | |
| 14. | Open Parking | NO | | |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | | | |
| 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 | | | |

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




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| X. FINANCIAL PROGRESS OF THE PROJECT | | |
|---|---|---|
| S. No.<br>(1) | Particulars<br>(2) | Amount (In Rs.)<br>(3) |
| 1. | Project Account No. | 60370659848 |
| 2. | Estimated Cost of the Project including land cost at the start of the Project | 12,65,00,000=00 |
| 3. | Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) | 6,90,00,000=00 |
| 4. | Any Variation in Development Cost which is declared at the start of the Project. | N/A |
| 5. | Amount received during the Quarter | 14,57,000=00 |
| 6. | Actual Cost Incurred during the Quarter | 14,11,897=00 |
| 7. | Net amount at end of the Quarter | 1,12,589=00 |
| 8. | Total expenditure on Project **till date** | |
| 9. | Cumulative fund collected till the end of Quarter in question | |
| 10. | Cumulative expenditure done till the end of Quarter in question | |

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Director

| 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<br>Case No.<br>Name of Parties | NO |
| 4. | No of Suo - Moto cases against this project<br>Case No.<br>Name of Parties | NO |
| 5. | No of Certificate cases /PDR cases against this project<br>Case No.<br>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 |
|---|

MODERN BATH PVT. LTD.

Director

FORM NO. 1
[See Regulation 3]

**ARCHITECT'S CERTIFICATE**
**(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)**

Date- **10-04-2025**

To,

The Authority,
M/s MODERN BATH PVT. LTD.,
Shekhpura Bailey Road, Patna-800014

**Subject: Certificate of Percentage of Work executed in the project**

Having "**VIDYA TOWER** " No. of Building(s)/ Block- A & B Wing(s) of the Phase- 1 bearing the RERA registration no **BRERAP02856-1/1311/R-1158/2021** and being developed on the plot bearing CS Plot No- **140,141** , Khata No-**283 & 297** ,Mohalla-Ashiyans Nagar, Thana No- 11, Mauza- Khajpura, Sub Division/District-Patna demarcated by its boundaries **LAT- 25.618727 N, Long- 85.081352E** of the land **2056.32 Sqm.** situated at Village- Ashiyana Nagar, Block - Patliputra District- Patna, PIN- 800025

Admeasuring- **2056.32 Sqm.** Area being developed by the

Promoter - **M/s MODERN BATH PVT. LTD.,**

Sir,

I, **Er. Pankaj Kr. Karn** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the "**VIDYA TOWER**" Building(s)/Block- A & B Wing(s) of the Phase of the Project, Situated on the plot **-140 & 141** , Khata No-**283 & 297** Thana No- **11**, Mauza-Khajpura, P.S.- Rajeev Nagar, Patna admeasuring **2056.32 Sqm.** sq.mts. area being situated at Village-Ashiyana Nagar, Block - Patliputra, P.S.- Rajeev Nagar, District- Patna PIN- 800025

developed by [Promoter's Name] - **M/s MODERN BATH PVT. LTD.,**

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s /Shri "**Er. Pankaj Kr. Karn**" as L.S. / Architect;
   (ii) M/s /Shri "**Er. Amrendra Kumar**" as Structural Consultant
   (iii) M/s /Shri "**Er. Pankaj Kr. Karn** " as Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) M/s /Shri "**Er. Pankaj Kr. Karn**" as Site Supervisor

Based on site Inspection, with respect to reach 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 **BRERAP02856-1/1311/R-1158/2021** Under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

## TABLE-A

**Building / Block-A & Block-B of the Project- VIDYA TOWER**

| Sr.No. | Tasks/Activity | Percentage of work done | |
|---|---|---|---|
| | | BLOCK-A | BLOCK-B |
| 1. | Excavation | Done | Done |
| 2. | Number of basement(s) and Plinth | Nil | Nil |
| 3. | Number of Podiums | ---- | --- |
| 4. | Stilt Floor | 1 | 1 |
| 5. | Number of Slabs of Super Structure | 5 | 5 |
| 6. | Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises. | 80% Done | 100% Done |
| 7. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. | 80% Done | 100% Done |
| 8. | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. | 60% Done | 100% Done |
| 9. | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | 100% Done | 100% Done |
| 10. | Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate. | 50% Done | 50% Done |

## TABLE-B

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

| Sr.No. | Common areas and Facilities, Amenities | Proposed (Yes/No) | Percentage of work done | Details |
|---|---|---|---|---|
| 1 | Internal Roads & Foot-Paths | Yes(Footpath) | 70% | Kota Stone Running |
| 2 | Water Supply | Yes | 100% | Own Bore well |

| | | | | |
|---|---|---|---|---|
| 3 | Sewerage (Chamber, lines, Septic Tank, STP) | Yes | 100% | |
| 4 | Storm Water Drains | No | 0% | |
| 5 | Landscaping & Tree Planting. | Yes | 0% | |
| 6 | Street Lighting | Yes | 0% | |
| 7 | Community Buildings | No | 0% | |
| 8 | Treatment and disposal of sewage and Sullage water | No | 0% | |
| 9 | Solid Waste management & Disposal. | No | 0% | |
| 10 | Water conservation, Rain water harvesting. | No | 0% | |
| 11 | Energy management | No | 0% | |
| 12 | Fire protection and fire safety requirements | Yes | 50% | |
| 13 | Electrical meter room, sub-station, receiving station. | Yes | 50% | |
| 14 | Others (Option to Add more). | No | 0% | |

Yours Faithfully,

ER. PANKAJ KR. KARN
EMPANELLED ENGINEER)
EMP. No.-BR/UDHD/CE/23-0012
UDHD, Bihar

Signature & Name (IN BLOCK LETTERS) of L.S./Architect
**ER. PANKAJ KR. KARN**
(EMP No.- ER/10/2018)
PATNA MUNCIPAL CORPORATION

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—**11/04/2025**

To,

MODERN BATH PRIVATE LIMITED

Director Name-GYAN KAUSHIK

H/O- BIDYA BINOD SINGH, SHEIKHPURA, P.O- B.V COLLEGE, PATNA

Subject : Certificate of Cost Incurred for Development of [Project Name] VIDYA TOWER for Construction of Residential building(s)/ 02_Wing(s) of the first_ Phase ( Bihar RERA Registration Number) situated on the plot bearing C.S.No…140, 141../ Khata No.283 297 ./Survey no. ……./Thana No. 11……/ Tauzi No……../ Plot No. __140, 141__ demarcated by its boundaries (latitude- 26.799559 and longitude -80.917397 of the end points) _____ Village _ Khajpura __ Block ___Patna___ Division __patna_____ District ___patna_____PIN _____

Admeasuring __4939.07_____ sq.mts. area being developed by [Promoter] ___ MODERN BATH PRIVATE LIMITED _____

Ref: Bihar RERA Registration Number _ **BRERAP02856-1/1311/R-1158/2021**__

Sir,

I, We _MUKESH KUMAR GUPTA have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of _Residential__Building(s)/ __02 Wing(s) of the _____ Phase situated on the plot bearing/ CTS No. /Survey No./ Plot No. _140, 141__ of Village Khajpura Block Patna Division Patna District Patna PIN _____admeasuring 4939.07 sq.mts. area being developed by [Owner /Promoter]

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s /Shri/Smt._____.....____ as L.S. / Architect;
   (ii) M/s /Shri/Smt. _MUKESH KUMAR GUPTA 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 Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimated cost calculations are based on the Schedule of rates (name of the schedule of Rates)------ and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by MUKESH KUMAR GUPTA Quality Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. _____ (Total of Table A and B). The estimated Total Cost of

Mukesh Kumar Gupta
Certified Civil Engineer
Urban Development and Housing Department
Reg. No.-BR/UDHD/CE/23-0231

project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the _____ being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. ---4,83,000,00/--- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from _____ (planning Authority) is estimated at Rs. ___2,07,000,00__ (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 ___29-06-2021____ date of Registration is | Rs._ **6,90,000,00/-**__ |
| 2. | Cost incurred as on ___11/04/2025_____ (Based on the Estimated cost) | Rs.___4,83,000,00/-__ |
| 3. | Work done in Percentage (As Percentage of the estimated cost) | _____70 % |
| 4. | Balance Cost to be Incurred (Based on Estimated Cost) | Rs.__2,07,000,00__ |
| 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 __29-06-2021____ date of Registration is | Rs._ **6,90,000,00/-**__ |
| 2. | Cost incurred as on ____11/04/2025____ (Based on the Estimated cost). | Rs.___4,83,000,00/-__ |
| 3. | Work done in Percentage (As Percentage of the estimated cost). | _____70 % |
| 4. | Balance Cost to be Incurred (Based on Estimated Cost). | Rs._2,07,000,00__ |

Mukesh Kumar Gupta
Certified Civil Engineer
Urban Development and Housing Department
Regn. No. BR/UDHD/CE/23-0231

| | | |
|---|---|---|
| 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.....)

Mukesh Kumar Gupta
Certified Civil Engineer
Urban Development and Housing Department
Reg. No.-BR/UDHD/CE/23-0231

*Note :

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate/Completion Certificate.

2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.

5. All components of work with specifications are indicative and not exhaustive.

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

RKBY & CO
Chartered Accountants
INDIA
LG 11 Ground Floor, Adison Arced
Frazer Road, Patna-800001 (Bihar)
: 9810857805, 7277602775
Carajeev@rediffmail.com

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

Cost of Real Estate Project State RERA Registration Number **BRERAP02856-1/1311/R-1158/2021**

Project Name

| Sr. No. | Particulars | | Amount (in Rs.) 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 | | |
| | 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 | 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. | | |
| | e | Land Premium payable as per annual statement of rats (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 (in Column – A) | | |
| | (ii) | Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA (in Column – B)<br>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 encumbrance including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation of rent in lieu of transit Accommodation, overhead cost | | |

R K B Y & CO. CHARTERED ACCOUNTANTS PATNA FRN 022629C

***Branch Office :***

1. **Prem Sandesh Bhawan, Gali No-2, Line Par, Mirazapur Nawadah, Bihar 805110**
   **Mob.: 9300448164, Email : ravindra.rkyadav@gmail.com**
2. **House No- D1, Friends Complex, Rahamat Colony, Doranda, Ranchi, Jharkhand 834002**
   **Mob.: 9065348392, Email : cafaisalkhan@gmail.com**

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| | | | | |
|---|---|---|---|---|
| | (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** | | |
| | | | | |
| | ii | Development Cost/Cost of Construction: | | |
| | a (i) | Estimated Cost of Construction as certified by Engineer (Column – A) | | |
| | a (ii) | Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column – B)<br>Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered) | | |
| | 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, 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. | | |
| | b | Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority. | | |
| | c | 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** | | |
| 2 | | Total Estimated Cost of the Real Estate Project (1 (i) + (ii) of Estimated) Column – A | | |
| 3 | | Total Cost Incurred and Paid of the Real Estate Project (1 (i) + (ii) of Incurred) Column - B | | |
| 4 | | Percentage of completion of Construction Work<br>(as per Project Architect's Certificate on completion of project) | | |
| 5 | | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total | | |

R. PRASAD & CO. * CHARTERED ACCOUNTANTS * PATNA FRN-022629C

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| | | | | |
|---|---|---|---|---|
| | | Estimated Cost. (3/2) | | |
| 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) | | |
| 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 Company Modern Bath Pvt. Ltd. for VIDYA 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,

PLACE: PATNA

DATE 11.04.2025

For R K B Y & CO.

Chartered Accountants

FRN No.:- 022629C




(RAJEEV KUMAR BHARATI)

Partner

M.No. –518038

**UDIN 25518038BMJAWN5134**

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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

| Sr.No. | | Particulars | Block A | |
|---|---|---|---|---|
| 1 | | Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred | 6,90,00,000 | |
| 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) | 7,00,000 | |
| 3 | (i) | Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts | 6,83,00,000 | |
| | (ii) | Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate. | 6,83,00,000 | |
| 4 | | Estimated receivables of ongoing project. Sum of 2 + 3 (ii) | 6,90,00,000 | |
| 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. | 100% | |

This certificate is being issued for RERA compliance for the Company Modern Bath Pvt. Ltd. for VIDYA 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 R K B Y & CO.

Chartered Accountants

FRN No.:- 022629C

PLACE: PATNA

DATE 11.04.2025

R K B Y & CO. PATNA FRN-022629C CHARTERED ACCOUNTANTS

(RAJEEV KUMAR BHARATI)

Partner
M.No. –518038

**UDIN 25518038BMJAWN5134**

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Annexure - A

**Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project**

**Sold Inventory**

(Amount in Rs.)

| Sr. No. | Flat No. | Carpet Area (in Sq. Ft.) | Unit Consideration as per Agreement/Letter of Allotment | Received Amount | Balance Amount |
|---|---|---|---|---|---|
| 1 | 104 | | 70,00,000 | 70,00,000 | NIL |
| 2 | 105 | | 60,00,000 | 60,00,000 | NIL |
| 3 | 201 | | 80,00,000 | 73,00,000 | 7,00,000 |
| 4 | 202 | | 54,70,000 | 54,70,000 | NIL |
| 5 | 203 | | 46,70,000 | 46,70,000 | NIL |
| 6 | 205 | | 59,00,000 | 59,00,000 | NIL |
| 7 | 302 | | 57,00,000 | 57,00,000 | NIL |
| 8 | 305 | | 60,00,000 | 60,00,000 | NO |
| Total | | 0 | 4,87,40,000 | 4,80,40,000 | 7,00,000 |

R K B Y & CO. PATNA FRN-022629C CHARTERED ACCOUNTANTS

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