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 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	BRERAP02856-002/61/R-1760/2024	Name of Project/Phase of Registered Project	HARIHAR COMPLEX
Name of Promoter	MODERN BATH PRIVATE LIMITED	Project Address	NEAR BY B P HOTAL & BANQUET- NH30, KARMALI CHAK, MAUZA-NAGLA, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	24/11/2028		
Starting date of Project or Phase of the Project	06/09/2024		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	24/11/2028		

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-4 AND ONE FLAT 50%	Total Number of Apartments in Landowner's share - FLAT-4 AND ONE FLAT 50%
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	09		FLAT-09	1. Booked / Allotted -NIL 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 0%	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 -	NIL
	09	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			

MODERN BATH PVT. LTD.

Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P/NAGLA/PRN-1B+G+4/75/2023

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)	100%	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor		
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 10%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% 100% 0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	

MODERN BATH PVT. LTD.

Director

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 as per Specifications in Agreement of Sale. Any other activities	0% 100% 0% 10% 0%	

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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES		
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES		
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		

MODERN BATH PVT. LTD.

Director

9.	Solid Waste Management & Disposal	YES		
10.	Water Conservation / Rain Water Harvesting	YES		
11.	Energy Management	YES		
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	100%	
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			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			

MODERN BATH PVT. LTD.

Director

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	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	061605003942
2.	Estimated Cost of the Project including land cost at the start of the Project	3,83,95,384=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	1,97,44,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	00=00
6.	Actual Cost Incurred during the Quarter	00=00
7.	Net amount at end of the Quarter	2,44,900=00
8.	Total expenditure on Project **till date**	26,05,100=00
9.	Cumulative fund collected till the end of Quarter in question	00=00
10.	Cumulative expenditure done till the end of Quarter in question	26,05,100=00

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

MODERN BATH PVT. LTD.

Gyan Kaushik

Director

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 Case No. Name of Parties	NO
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 - 3 BHK-09 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc NO BOOKING	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
XV. BROCHURE /Prospectus		

MODERN BATH PVT. LTD.
Director

XVI Grievance Redressal Officer

Name : GYAN KAUSHIK

Contact No : 9123409961

Email id : modernbathpvtltd@gmail.com

Address : Bidya Tower, Sheikhpura, Opp- Pillar Number 79, Bailey Road, Patna-14

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.

MODERN BATH PVT. LTD.

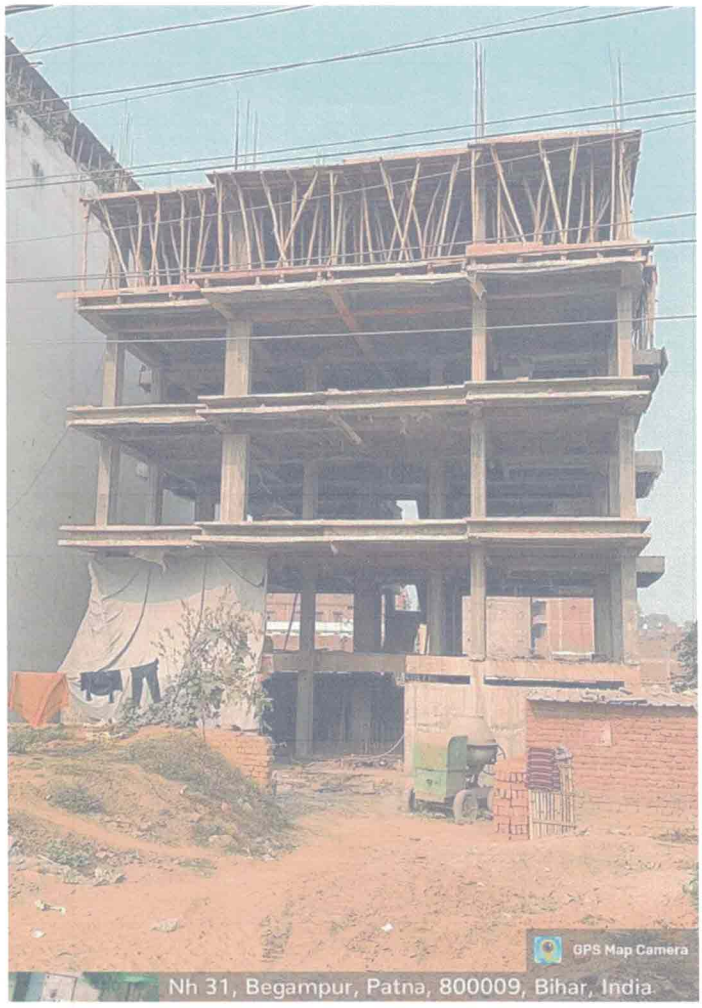
Gyan Kaushik

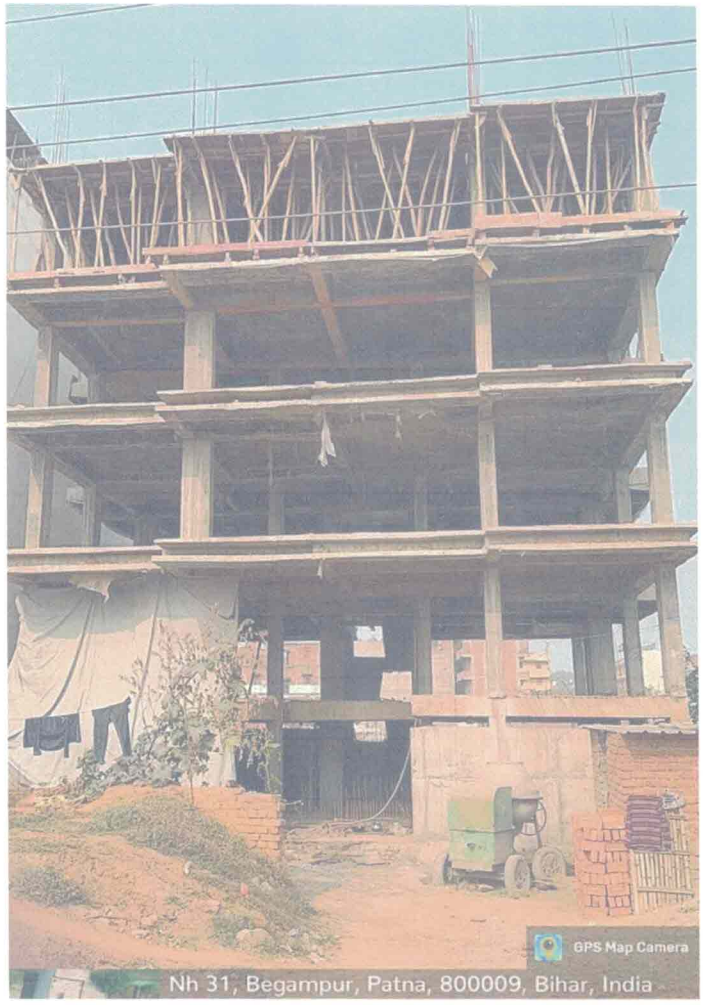
Director

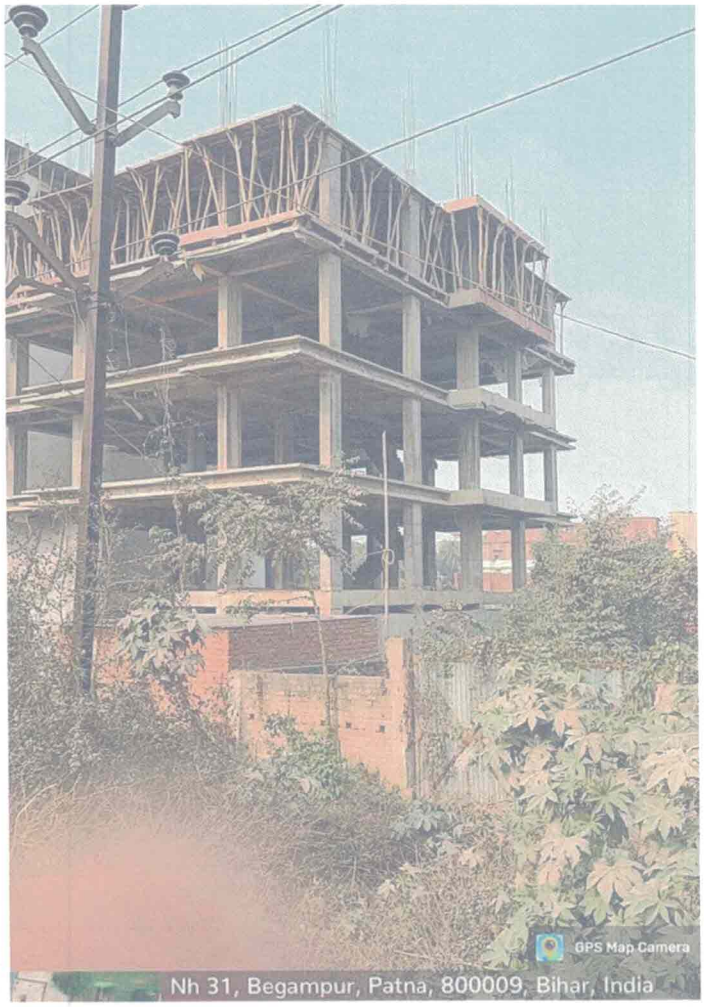
Signature of Promoter

Name:

Date:


GPS Map Camera
Nh 31, Begampur, Patna, 800009, Bihar, India


GPS Map Camera
Nh 31, Begampur, Patna, 800009, Bihar, India


GPS Map Camera
Nh 31, Begampur, Patna, 800009, Bihar, India

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 "**HARIHAR COMPLEX** " No. of Building(s)/ 1 Wing(s) of the Phase- 1 bearing the RERA registration no **BRERAP02856-002/61/R-1760/2024** and being developed on the plot bearing CS Plot No- **1103** , Khata No-**29** , Thana No- 37, Mauza- Nagla, Thana-Bypass, Sub Division/District-Patna demarcated by its boundaries **LAT- 25.618727 N, Long- 85.081352E** of the land **468.52 Sqm.** situated at Nagla Bypass Road District-Patna, PIN- 800009 Admeasuring- **468.52 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 "**HARIHAR COMPLEX**" Building(s)/1 Wing(s) of the Phase of the Project, Situated on the plot **-1103**, Khata No-**29,** Thana No- **37**, Mauza- Nagla, P.S.- Bypass, Patna admeasuring **468.52 Sqm.** sq.mts. area being situated at Nagla Bypass Road, District- Patna PIN-800009 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/PlumbingConsultant (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 **BRERAP02856-002/61/R-1760/2024** 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 of the

Project- HARIHAR COMPLEX

Sr.No.	Tasks/Activity	Percentage of work done
1.	Excavation	100%
2.	Number of basement(s) and Plinth	100%
3.	Number of Podiums	N.A.
4.	Stilt Floor	N.A.
5.	Number of Slabs of Super Structure	100%
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	50%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
10.	Installation of lifts, water pumps, Fire Fighting 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.	10%

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)	0%	
2	Water Supply	Yes	50%	Own Bore well

3	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	0%	
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	0%	
13	Electrical meter room, sub-station, receiving station.	Yes	0%	
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] HARIHAR COMPLEX for Construction of Residential building(s)/ 01_Wing(s) of the first_ Phase (Bihar RERA Registration Number) situated on the plot bearing C.S.No…1103../ Khata No. 29 ./Survey no. ……/Thana No. 37……/ Tauzi No……/ Plot No. __1103__ demarcated by its boundaries (latitude- 25.575254 and longitude -85.233436 of the end points) _____ Village _ Nagala __ Block ___Patna___ Division __patna_____ District ___patna_____PIN _____

Admeasuring __963.89_____ sq.mts. area being developed by [Promoter] ___ MODERN BATH PRIVATE LIMITED _____

Ref: Bihar RERA Registration Number _ **BRERAP02856-002/61/R-1760/2024**__

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)/ __01 Wing(s) of the _____ Phase situated on the plot bearing/ CTS No. /Survey No./ Plot No. _1103__ of Village Nagala Block Patna Division Patna District Patna PIN _____admeasuring 963.89 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. ---74,60,554/--- (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. ___1,11,90,830/-__ (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 ___06-09-2024____ date of Registration is	Rs._ **1,86,51,384/-**__
2.	Cost incurred as on ___11/04/2025_____ (Based on the Estimated cost)	Rs.___74,60,554/-__
3.	Work done in Percentage (As Percentage of the estimated cost)	_____40 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.__1,11,90,830/-__
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 __06-09-2024____ date of Registration is	Rs._ **1,86,51,384/-**__
2.	Cost incurred as on ____11/04/2025____ (Based on the Estimated cost).	Rs.___74,60,554/-__
3.	Work done in Percentage (As Percentage of the estimated cost).	_____40 %
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs._ 1,11,90,830/-__

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)

R K B Y & CO
Chartered Accountants
CA 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 **BRERAP02856-002/61/R-1760/2024**

Project Name

Sr. No.		Particulars	Amount (in Rs.) Estimated Column - A	Amount (in Rs.) 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) 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) 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 (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 Estimated Cost. (3/2)		

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

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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 HARIHAR COMPLEX 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 25518038BMJAWL2488

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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	1,86,51,384	
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)	79,11,000	
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts	1,07,40,384	
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	1,07,40,384	
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	1,86,51,384	
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 HARIHAR COMPLEX 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 25518038BMJAWL2488

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(Unsold Inventory Valuation)

Of the Residential/commercial premises (Super Build-up)

(Amount in Rs.)

Sr. No.	Flat/Shop No.	Carpet Area (in Sq. Ft.)	Super Build-up Area (in Sq. Ft.)	Unit Consideration as per* Minimum Circle Value
Total				

* As per minimum circle value



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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	101		55,00,000	49,00,000	6,00,000
2	401		53,62,200	39,00,000	14,62,200
3	402		53,62,200	39,00,000	14,62,200
4	403		53,62,200	39,00,000	14,62,200
5	404		53,62,200	39,00,000	14,62,200
6	405		53,62,200	39,00,000	14,62,200
Total		**0**	**3,23,11,000**	**2,44,00,000**	**79,11,000**

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

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