



M/s ARYA CONSTRUCTION

N-601, Professor Colony, Chitragupta Nagar, Kankarbagh, Patna-20

Ref:.....

Date :.....

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending MARCH of 2023

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP44205-1/1326/R-1152/2021	Name of Project/Phase of Registered Project	SHIV SAVITRI RESIDENCY
Name of Promoter	ARYA CONSTRUCTION	Project Address	SURVEY PLOT NO 968, KHATA 18/24, SHEET NO. 129, THANA NO-11, MOHALLA-SANDALPUR ROAD, MAUZA , SANDALPUR, PS-SULTANGANJ/ALAMGANJ
Name of Co-promoter			
Project Registration is valid up to	18/09/2023		
Starting date of Project or Phase of the Project	25/11/2020		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority			

For ARYA CONSTRUCTION

PARTNER



M/s ARYA CONSTRUCTION

N-601, Professor Colony, Chitragupta Nagar, Kankarbagh, Patna-20

Ref:.....

Date :.....

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Flat Type		Carpet Area	Total Number of sanctioned apartments
1.	1. 3BHK	- 1	924.18	1. Booked/ Allotted- 3 2. Sold - 4
	2. 3BHK,	- 1	1039.78	
	3. 3BHK	- 1	1050.15	
	4. 3BHK	- 1	1114.43	
	5. 3BHK	- 3	886.70	
	6. 3BHK	- 3	1010.48	
	7. 3 BHK	- 3	1057.85	
	8. 3 BHK	- 3	1112.17	

For ARYA CONSTRUCTION

PARTNER



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N-601, Professor Colony, Chitragupta Nagar, Kankarbagh, Patna-20

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Ref: Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages Date : 1. Booked/Allotted -3 2. Sold -4

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

For ARYA CONSTRUCTION

Signature
PARTNER



M/s ARYA CONSTRUCTION

N 601, Professor Colony, Chitragupta Nagar, Kankarbagh, Patna-20

V. Construction Progress of the Project

1. Plan Case No. (To be added for each Building / Wing)

Ref.:

Percentage of Actual Work Done

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100 %
2.	Basements (if any)	100 %
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.	100 %
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100 %
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100 %
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100 %
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical	100 %

For ARYA CONSTRUCTION

Signature
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M/s ARYA CONSTRUCTION

N-601, Professor Colony, Chitragupta Nagar, Kankarbagh, Patna-20

Ref:

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.

Date :

VI. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	100 %	
2.	Water Supply	YES	100 %	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100 %	
4.	Storm Water Drains	YES	100 %	
5.	Landscaping & Tree Planting	YES	100 %	
6.	Street Lighting	YES	100%	

For ARYA CONSTRUCTION

Signature
PARTNER



M/s ARYA CONSTRUCTION

N-601, Professor Colony, Chitragupta Nagar, Kankarbagh, Patna-20

Ref:.....

Date :.....

7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	YES	100 %	
10.	Water Conservation / Rain Water Harvesting	YES	100 %	
11.	Energy Management	YES	100 %	
12.	Fire Protection and Fire Safety Requirements	YES	100 %	
13.	Closed Parking	YES	100 %	
14.	Open Parking	NO	-	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	100 %	
16.	Others (Option to Add More)			

VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths			

For ARYA CONSTRUCTION

[Signature]
PARTNER



M/s ARYA CONSTRUCTION

N-601, Professor Colony, Chitragupta Nagar, Kankarbagh, Patna-20

Ref:.....

2.	Water Supply			Date :.....
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			

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

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

VIII. Financial Progress of the Project

S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	529601010036814

For ARYA CONSTRUCTION
(3)
[Signature]
PARTNER



M/s ARYA CONSTRUCTION

N-601, Professor Colony, Chitragupta Nagar, Kankarbagh, Patna-20

Ref:.....

2.	Estimated Cost of the Project including land cost at the start of the Project	6,40,81,000.00	Date :.....
3.	Amount received during the Quarter FLAT BOOKING AMOUNT PARTNER'S LOAN TOTAL	12,11,342.00 5,00,000.00 17,11,342.00	
4.	Actual Cost Incurred during the Quarter Partner's Loan Return Actual cost Incurred TOTAL	0.00 21,37,837.02 21,37,837.02	
5.	Net amount at end of the Quarter	75,844.00	
6.	Total expenditure on Project till date	3,98,01,497.30	
7.	Cumulative fund collected till the end of Quarter in question		
8.	Cumulative expenditure done till the end of Quarter in question		

IX. Details of Mortgage or Charge if any created

X. MISCELLANEOUS

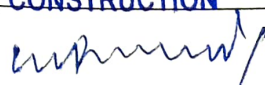
A List of Legal Cases (if any)

1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?

For ARYA CONSTRUCTION


PARTNER



M/s ARYA CONSTRUCTION

N-601, Professor Colony, Chitragupta Nagar, Kankarbagh, Patna-20

Ref.:.....

Date :.....

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.

For ARYA CONSTRUCTION


PARTNER

Signature of Promoter

Name:

GOPAL BHARTIA

Date:

FORM-3

[See section 4(2) (I) (D) of RERA Act]

CHARTERED ACCOUNTANT'S CERTIFICATE**(FOR WITHDRAWAL OF MONEY)**

RERA Registration number BRERAP44205-1/1326/R1152/2021 of 2021 dated 19.04.2021

being developed by M.S ARYA CONSTRUCTION having its Registered address at

S/O SADHU SHARAN, H.NO-371, LANDMARK-DAS LANE, EAST LOHANIPUR, KADAM KUAN,PATNA,PS-KADAMKUAN,PHULWARI,PATNA,KADAMKUAN,BIHAR-800003

For the quarter ending 31st MARCH, 2023

Sr. No.	Particulars		Amount (Rs. In Lakh)	
			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	266.45	266.45
	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	Included in point no. 1(i)(a)	Included in point no. 1(i)(a)
	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	266.45	266.45

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred
1(ii)	Development Cost/ Cost of Construction :			424.36	398.01
	a	(i)	Estimated Cost of Construction as certified by Engineer		
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		
	Note :{(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)				

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred

		(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.		
	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	424.36	398.01
Sr. No.	Particulars			Amount (Rs. In Lakh)	
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column			690.81	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column			664.46	
4	% completion of Construction Work (as per Project Architect's Certificate)			As per form 1 attached	
5	Proportion of the Cost incurred on Land Cost and _____% Construction Cost to the Total Estimated Cost. (3/2 %)			96.18%	

6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)	
Sr. No.	Particulars	Amount (Rs. In Lakh)
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	398.01
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 Industrial colony being developed by Company Model Economic Township Limited for project with Industrial colony Project RERA Registration number 135 of 2017 dated 28.08.2017 and HRERA-PKL-JJR-6-2018 dated 27.04.2018 (DGTCP, Haryana License number 06 of 2012, 16 of 2018 and 129 of 2019) for 560.3875 acres and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	

In view of no format for withdrawal of money under Bihar RERA Act, the calculations and format has been adopted from the format of Form 3 given under the Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017

Yours Faithfully
For RAJNANDAN KUMAR
Chartered Accountants
FRN: 034056C



Rajnandan Kumar

CA RAJNANDAN
KUMAR

(Proprietor)
M.No.:454102

Date: 12.04.2023

UDIN: **23454102BGVIPG8332**

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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)

To,
Arya Construction,

Date : 11.04.2023

Sub:- certificate of Percentage of work executed (January 2023 to March 2023) in the project "Shiv Savitri Residency" having 01 (one) No. of Building bearing the registration no. [Bihar RERA Registration Number] BRERAP44205-1/1326/R-1152/2021 and being developed on the plot bearing khata no.18/24, plot no.- 968, demarcated by its Latitude (N) 25.36'5.4108', Longitude (E) 85.11'13.2144' of the land situated Sandalpur Road, Mauza- Sandalpur, P.S- Sultanganj at present P.S- Alamganj, Dist - Patna, Pin- , admeasuring 822.43 Sq.mts. area being developed by the Promoter ARYA CONSTRUCTION.

Sir,

I Pankaj Kr. Karn have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of execution of Work of the Shiv Savitri Residency Project, Situated on the plot bearing Plot No.968, khata no- 18/24 of Village Sandalpur road, District- Patna PIN 800006 admeasuring 822.43 sq.mts. area being developed by ARYA CONSTRUCTION

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

(i) M/s/Shri/Smt. Er. Pankaj Kr. Karn as L.S./Architect/ Technical Person

(ii) M/s/Shri/ Smt. Brajesh Kr. As Structural Consultant

(iii) M/s/Shri/Smt. _____
as Mechanical/Electrical/Plumbing Consultant (MEP)

(iv) M/s/Shri/ Nitish Kumar 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

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)

Sr.No.	Tasks/Activity	Percentage of work done
1	Excavation	100 %
2	Number of Basement(s) and Plinth	01 - 100 %
3	Number of Podiums	-
4	Stilt Floor	-
5	Number of Slabs of Super Structure	100 %

Er. Pankaj Kr. Karn
(Engineer)
EMP No.-ER/11/2023
PATNA MUNICIPAL CORPORATION

14	Others(Option to Add more).			
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Er. Pankaj Kr. Karn

Er. Pankaj Kr. Karn
(Engineer)

EMP No.-ER/10/2018

PATNA MUNICIPAL CORPORATION

Signature & Name (IN BLOCK LETTERS) of L.S/
Architect (Registration No./License No)

Yours Faithfully,

6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	100 %
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	100 %
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100 %
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100 %
10	Installation of lifts, water pumps, Fire Fighting Fittings 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.	100 %

TABLE-B
Internal and External Development Works 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	100%	
2	Water Supply	YES	100 %	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	100 %	
4	Storm Water Drains	YES	100 %	
5	Landscaping & Tree Planting.	YES	100 %	
6	Street Lighting	YES	100 %	
7	Community Buildings	-	-	-
8	Treatment and disposal of sewage and sullage water	NO	-	-
9	Solid Waste management & Disposal.	YES	100 %	
10	Water conservation, Rainwater harvesting.	YES	100 %	
11	Energy management	YES	100 %	
12	Fire protection and fire Safety requirements	YES	100 %	
13	Electrical meter room, sub-station, receiving station.	YES	100 %	

Er. Pankaj Kr. Karn
(Engineer)
EMP No.-ER/10/2018
PATNA MUNICIPAL CORPORATION

FORM No.2
[Regulation 3]
ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-Projectwise)

Date: 11.04.2023

To,
Arya Construction,

Sub:- certificate of Percentage of work executed (Jan 2023 to March 2023) in the project "Shiv Savitri Residency" having 01 (one) No. of Building bearing the registration no. [Bihar RERA Registration Number] BRERAP44205-1/1326/R-1152/2021 and being developed on the plot bearing khata no.18/24, plot no.- 968, demarcated by its Latitude (N) 25.36'5.4108', Longitude (E) 85.11'13.2144' of the land situated Sandalpur Road, Mauza- Sandalpur, P.S- Sultanganj at present P.S- Alamganj, Dist - Patna, Pin- , admeasuring 822.43 Sq.mts. area being developed by the Promoter ARYA CONSTRUCTION.

Ref: Bihar RERA Registration Number BRERAP44205-1/1326/R-1152/2021

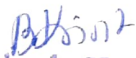
Sir,

I/We _____ have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of _____ Building(s)/ _____ Wing(s) of the _____ Phase situated on the plot bearing /CTS No./Survey No./ Plot No. _____ of Village _____ Block _____ Division _____ District _____ PIN _____ admeasuring _____ 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 _____ 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


Brajesh Kumar Sinha
Structural Engineer
SE/02/16
Patna Municipal Corporation
PATNA.

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 _____ 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. **4,24,36,000.00** (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 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. **3,98,01,497.30** (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 **26,34,502.70** (planning Authority) is estimated at Rs. (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 SHIV SAVITRI RESIDENCY
(To be prepared of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 25-11-2020 date of Registration is	Rs. 4,24,36,000.00
2	Cost incurred as on 31-03-2023 (Based on the Estimated cost)	Rs. 3,98,01,497.30
3	Work done in Percentage (As Percentage of the estimated cost)	93.79%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 26,34,502.70.
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. _____

BK Sinha
Brajesh Kumar Sinha
Structural Engineer
SE/02/16
Patna Municipal Corporation
PATNA.

2	Cost incurred as on _____ (Based on the Estimated cost).	Rs. _____
3	Work done in Percentage (As Percentage of the estimated cost).	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. _____
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. _____)
Brajesh Kumar Sinha
Structural Engineer
SE/02/16
Patna Municipal Corporation
PATNA.

***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 a amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.