FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Registration no. of the Partnership firm/LLP Identification number/Any other	U45402BR2022PTC058381	Name of the Promoter's Entity MALHOTRA INFRATECH PRIVATE LIMITED	Remarks
Address of the Promoter's Entity :	C/O-RAKESH CHANDRA MALHOTRA, FLAT NO-45, GANGA TOWERS, OPP. LCT GHAT, MAINPURA, PATNA		
Total Experience of the promoter in Real Estate sector (In Completed years)			
Total Experience in Real Estate Sector after Commencement of RERA (In Completed years)			
No of Projects done before Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP15508-2/212/R-1791/2024	Name of Project	V.S REGALIA
Name of Promoter	MALHOTRA INFRATECH PRIVATE LIMITED	Project Address	AGHORIYA BAZAR, MUZAFFARPUR
Project Registration is valid up to	09-08-2029		
Starting date of Project	30-12-2024		
Type of Project	Residential-cum-Commercial		
Name of the Competent Authority which sanctioned the project map			
Period of validity of map as granted by the Competent Authority concerned	09-08-2029		

For Malhotra Infratech Pvt. Ltd.
Sanjeet Malhotra

Director

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Total Number of sanctioned apartments/ unit-wise	Total Numbers of apartments in Promoter's share-	Total Numbers of apartments in Promoter's share-	Total Numbers of apartments in Landowner's share	Total Numbers of apartments in Landowner's share
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	1-BHK						
	2-BHK	1426.00	02	NIL	NIL	NIL	NIL
	3-BHK	7584.48	08	NIL	NIL	NIL	NIL
	4-BHK and over						
	shop	5284.00	33	NIL	NIL	NIL	NIL
	Office Space						
	Bunglow						
	Plots (in case of plots specific area of plot must be mentioned)						
		Total Carpet Area		% of total Units	% of total Units	% of total Units	% of total Units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

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

The details of the Association of Allottees need to be provided in the proforma of Association of Allottees attached with this Form.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO./OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allottees	(B) Cancelled by Promoters
Flat No./Plot no./Shop No./Etc. :	Flat No./Plot no./Shop No./Etc. :
*whether notice and reminder of cancellation was Served to the promoters by Allottee/s Yes/No	*whether notice and reminder of cancellation has been Served to the Allottees by serving Yes/No

For Malhotra [illegible] Ltd.

Samarth Malhotra

Director

VI. DISCLOSURE OF BOOKED INVENTORY OF GARAGES/PARKING SPACE

Building Wise / Block Number	Total Number of Sanctioned Garages/Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted
	10	NIL

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	Validity up to		Attach Copy
1.	Environment Clearance				
2.	Fire N.O.C.				
3.	Airport Authority of India N.O.C.				
4.	Water Supply Permission				
5.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT–INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartment/Plots/Bungalow, the details have to be filled for each Block separately

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)	0%	15-06-2025
3.	Podiums (if any)	N/A	
4.	Plinth	0%	15-08-2025
5.	Stilt Floor	N/A	N/A
6.	Slabs of Super Structure	0%	15-05-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats	0% 0% 0% 0%	15-07-2026 15-08-2026 27-12-2026 17-04-2027

For Malhotra Ltd.

Samarth Malhotra

Director

	/Premises.		
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	22-07-2027 19-12-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 0%	19-02-2027 19-02-2027 10-08-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	08-01-2027 11-03-2027 16-05-2027 12-03-2027
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	0% 0% 0%	26-05-2027 31-06-2027 25-05-2027
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	30-06-2027
13.	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 complete project as per Specifications in Agreement of Sale. Any other activities	0% 0%	19-06-2027 21-06-2027
14.	Overall Percentage of Actual work Done and Final Completion date		

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS – PEOGRESS RELATED TO AMENITIES AND COMMON AREA				
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)

For Malhotra Infratech Pvt. Ltd.

Samarth Malhotra Director

				Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	18-06-2027
2.	Water Supply	YES	0%	28-02-2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	19-04-2027
4.	Storm Water Drains	NO	N/A	
5.	Landscaping & Tree Planting	YES	0%	16-04-2027
6.	Street Lighting	YES	0%	23-04-2027
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	0%	16-04-2027
10.	Water Conservation / Rain Water Harvesting	YES	0%	17-03-2027
11.	Energy Management	NO	N/A	
12.	Fire Protection and Fire Safety Requirements	YES	0%	25-05-2027
13.	Closed Parking	YES	0%	20-01-2027
14.	Open Parking	YES	0%	20-01-2027
15.	Electrical Meter Room, Sub-Station, Receiving Station			
16.	Others (Option to Add More)			
17.	Overall Percentage of Actual Work Done and final Completion date			

For Malhotra Infratech Pvt. Ltd

Director

X.	EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

XI.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	120031413112
2.	Estimated Cost of the Project including land cost at the start of the Project	8,00,81,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,00,16,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A

For Malhotra Infratech Pvt. Ltd.

Samarth Malhotra
Director

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	00=00
8.	Total expenditure on Project **till date**	19,90,163=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	19,90,163=00
11.	Percentage of Expenditure incurred of the total Estimated development cost of the project	

XIII. GEO TAGGED AND DATE PHOTOGRAPH (EACH BLOCK/BUILDING/APARTMENT/PLOTS/BUNGLOW) OF THE PROJECT			
The photograph must have date.			
(A)	Sr. No.		
	1.	Photographs showing Front Elevation	ATTACH
	2.	Photographs showing Rear Elevation	ATTACH
	3.	Photographs showing Side Elevation (Both Sides)	ATTACH
	4.	Photograph of each floor showing the progress of interior works	
	5.	Photographs 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	Attach

XIV. MISCELLANEOUS		
A	List of Legal Cases (if any) – Against Project / Promoter	
1.	(a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No)	NO
2.	No of Execution Cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No)	NO

For M... ...tech Pvt. Ltd.

Sanjeet Malhotra

Director

3.	No of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No) NO
4.	No of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No) NO

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Weather the project in progress as per time schedule or lagging behind? Yes/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

XVII Name of Grievance Redressal Officer nominated by the promoter whom allottee can contact in case of any query or grievance

Name : SAMARTH MALHOTRA
Contact No : 9740131576
Email id : malhotrainfra@gmail.com
Address : C/O-RAKESH CHANDRA MALHOTRA, FLAT NO-45, GANGA TOWERS, OPP. LCT GHAT, MAINPURA, PATNA

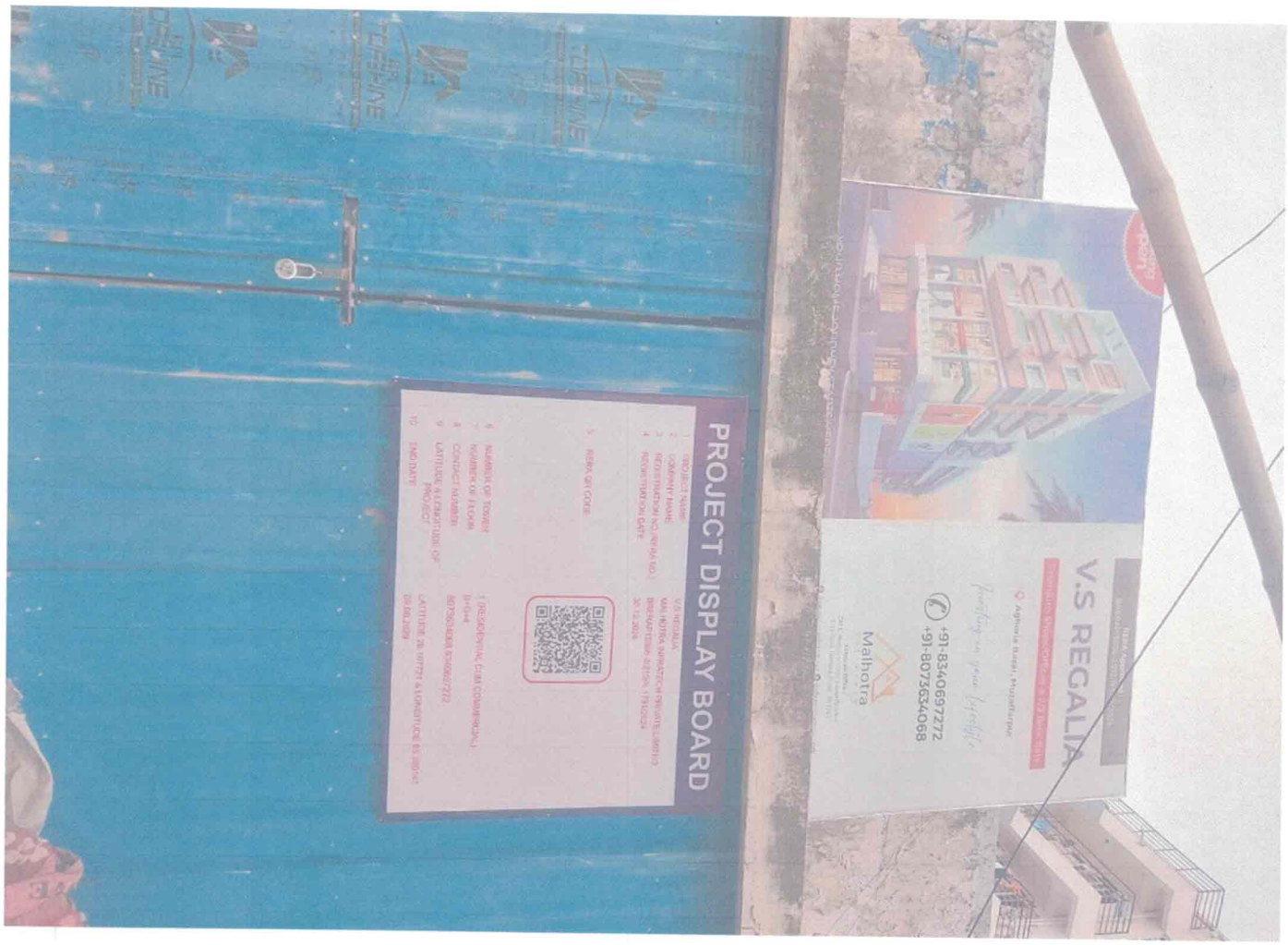
Undertaking:

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 Malhotra Infratech Pvt. Ltd.
Samarth Malhotra
Director
Signature of Promoter

Name: SAMARTH MALHOTRA

Date: 14/01/2025


PROJECT DISPLAY BOARD
V.S REGALIA
+91-8340697272
+91-8073634068
Malhotra


GPS Map Camera
मुजफ्फरपुर, बिहार, भारत
495r+25x, महम्मदपुर काज़ी, अघोरिया बाज़ार, सादपुर,
मुजफ्फरपुर, बिहार 842001, भारत
Lat 26.107714° Long 85.390245°
08/04/2025 02:13 PM GMT +05:30
Google


GPS Map Camera
मुजफ्फरपुर, बिहार, भारत
494q+vxq, महम्मदपुर काज़ी, अघोरिया बाज़ार, सादपुर, मुजफ्फरपुर, बिहार 842001, भारत
Lat 26.107193° Long 85.39002°
08/04/2025 02:12 PM GMT +05:30
Google


GPS Map Camera
मुजफ्फरपुर, बिहार, भारत
494q+vxq, महम्मदपुर काज़ी, अघोरिया बाज़ार, सादपुर, मुजफ्फरपुर, बिहार 842001, भारत
Lat 26.10732° Long 85.390038°
08/04/2025 02:12 PM GMT +05:30
Google

[BIHAR REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
FORM - 5
ARCHITECT'S CERTIFICATE

(To be uploaded by the promoter on his web page on the RERA portal for Quarterly Updates)

Date: _____

RERA No. : BRERAP15508-2/212/R-1791/2024
Project Name : V.S REGALIA
Promoter Name: Malhotra Infratech Pvt. Ltd.

To
The Malhotra Infratech Pvt. Ltd
OM-1 Mezzanine Floor, Vikash Paradise,
Gola Road, Danapur, Patna,-801503

Subject: Certificate of Percentage of Completion of Construction Work of V.S REGALIA No. of Building(s)/ 01 Wing(s) of the Project [RERA Registration Number-] situated on the Plot bearing C.N. No/CTS No. /Survey no./ Final Plot no 412 demarcated by its boundaries latitude 26.107721 & longitude 85.390147 of the of Division Village Taluka District Muzaffarpur admeasuring 832.19 sq.mts., area being developed Malhotra Infratech Pvt. Ltd.

Sir,

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Bihar Real Estate (Regulation and Development) Rules, 2017.

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. MFZNN/BP/0155/2024

I, Abhishek Sharma have undertaken assignment as Architect Surveyor of certifying Percentage of Completion of the Construction Work of the Building 01 P of the Project, situated on the plot bearing Plot no 412 of Division Village Taluka Muzaffarpur District Muzaffarpur PIN 842001 admeasuring 832.19 sq.mts.,area being developed by M/s Malhotra Infratech Pvt. Ltd.

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

(i) Shri Abhishek Sharma as Architect;

(ii) Shri Vijay Kumar as Structural Consultant

(iii) Shri Amrendra Kumar as MEP Consultant

(iv) Shri Mithun Kumar as Site Supervisor

Based on the Site Inspection dated 31/03/2025, 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 BRERAP15508-2/212/R-1791/2024under 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 01 (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	1 Number of Basement(s) and plinth	0%
3	Stilt Floor	0%
4	5 Number of Slabs of Super Structure	0%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	0%
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	0%
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	0%
9	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, 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, Compound Wall and all other requirements as may be required to obtain Completion Certificate.	0%

Table-B

Internal and External Development Works in respect of the entire Registered Phase/Project.

Sl.No	Common areas and Facilities/ Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths	Yes	0%	
2	Water Supply	Yes	0%	
3	Sewerage (Chamber, lines, Septic Tank STP)	Yes	0%	
4	Storm Water Drains	No	N/A	
5	Landscaping & Tree Planting	Yes	0%	
6	Street Lighting	Yes	0%	
7	Community Buildings	No	N/A	
8	Treatment and Disposal of sewage and sullage water	No	N/A	
9	Solid Waste management & Disposal	No	N/A	
10	Water conservation, Rain water harvesting	Yes	0%	
11	Energy Management	No	N/A	
12	Fire protection and fire safety requirements	Yes	0%	
13	Electrical meter room, sub – station, receiving station	Yes	0%	
14	Others (Add more option)			

ABHISHEK SHARMA
ARCHITECT
Yours Faithfully
O.O.R. Reg. No.-CA93/16804
Signature & Name (in Block letter) of Architect
License No.: CA 93/16804
Address: G-403, Indralok appt. New Patliputra Patna
Contact No.: 9939665302
Email id: Pravog.arch@gmail.com
Website link: .....

Place:
Date:

FORM-2

ENGINEER'S CERTIFICATE

To,

The Director,

M/s Malhotra Infratech Private Limited,

OM-1 ,Mezannine floor,Vikash Paradise,Gola Road,Patna

Subject: Certificate of Percentage of Completion of Construction Work of V.S Regalia No. of Building(s)/ 01 Wing(s) of the Project [RERA Registration Number- BRERAP15508-2/212/R-1791/2024] situated on the Plot no 412 demarcated by its boundaries latitude 26.107721 & longitude 85.390147 of the Aghoriya Bazaar District Muzaffarpur admeasuring 832.19sq.mts., area being developed Malhotra Infratech Pvt. Ltd.

Sir,

I, Vijay Kumar have undertaken assignment of certifying Percentage of Completion of the Construction Work of the Building(s)/ 01 Wing(s) of the 01 Phase of the Project, situated on the plot bearing Plot no 412 of Aghoriya Bazaar, District Muzaffarpur PIN 842001 admeasuring 832.19 sq.mts.,area being developed by M/s Malhotra Infratech Pvt. Ltd.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

(i) Shri Abhishek Sharma as Architect

(ii) Shri Vijay Kumar as Structural Consultant

(iii) Shri Amrendra Kumar as MEP Consultant

(iv) Shri Mithun Kumar as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion 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 Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs. 5 cr (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date is calculated at Rs. 0.18 cr (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on 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 the Competent Authority is estimated at Rs. 4.82 cr (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Tables A and B below :

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

Table A

Building/Wing/Tower bearing Number 1or called V.S Regalia

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs.4,59,48,000/ =
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 18,57,799/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	4.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	nil

TABLE B

Internal & External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	Rs 40,52,000/-
2	Cost incurred as on (based on the actual cost incurred as per records)	nil
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 40,52,000/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	nil

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
(License NO.....)

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

[BIHAR REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
FORM-4
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 13-04-2025

BIHAR RERA Registration Number: BRERAP15508-2/212/R-1791/2024
Project Name: V.S Regalia
Promoter Name: Malhotra Infratech Pvt. Ltd.
Cost of Real Estate Project: Rs 5,00,00,000 (estimated)

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Bihar Real Estate (Regulation and Development Rules, 2017.

The Promoter in compliance with section 4(2)(l)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder: Malhotra Infratech Pvt. Ltd
Designated Account Number: 120031413112
Bank Name: Canara Bank
IFSC Code: CNRB0007626
Branch Name: Gola Road, Patna

(No Allotments done in the project till 31/03/2025)

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. MFZNN/BP/0155/2024

Sl. No	Particulars	Estimated Amt in Rs.	Incurred Amt in Rs.
1	i. Land Cost: a. The cost incurred by the promoter for the acquisition of ownership and title of the land parcels for the project as an outright purchase lease etc. b. Amount paid for Acquisition/ purchase of TDR (if any)	Not Applicable	Not Applicable

Jayant Kumar & Company PATNA

Contact: +91 9031069509 Email: jayant@jayantkumar.org
Address: B-11, NOBA Nagar Phase -1, Khojaimli Mazar, Phulwarisharif, Patna-801505, Bihar, India

	c. Amount paid to the Competent Authority for project approval, No Objection Certificates, stamp duty, transfer charges, Registration charges, conversion charges, change, taxes, statutory payments to state and Central Government.		
	Sub – Total Land Cost	Not Applicable	Not Applicable
	ii. Development Cost/ Cost of Construction:		
	a. (i) Estimated Cost of Construction as certified by Engineer	Rs. 5,00,00,000	Rs. 19,90,163
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA	--	Rs. 19,90,163
	Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)		
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) cost of machineries and equipment including its hire and maintenance costs, consumables etc. 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 Development Cost		Rs. 5,00,00,000	Rs. 19,90,163
	2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column.	Rs 5,00,00,000	
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	Rs. 19,90,163	

Jayant Kumar & Company PATNA

	4. Percentage of completion of construction work (as per Project Architect's Certificate) 5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost. 6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost. 7. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Proportion of cost incurred as per (2 & 5)	Excavation works completed 100% NIL % 3.98 % Rs. 19,90,163
	8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. 9. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs NIL Rs. 19,90,163
2	**Borrowings / Mortgage Details (If Applicable)**	
	A. Borrowing Details **1. Name of the Lender:** Samarth Malhotra and Sahil Malhotra **2. Amount Disbursed:** **3. Amount pending for disbursement from Lender:** **4. Amount to be repaid to lender:** **B. Mortgage Details** **1. Mortgaged to (Name of the Entity/ Institution) :** **2. Amount Disbursed:** **3. Amount pending for disbursement:** **4. Amount to be repaid to lender:**	 Rs. 20,00,000 Rs. NIL Rs. 20,00,000 Not Applicable Rs NIL Rs NIL Rs NIL

Jayant Kumar & Company PATNA

This certificate is being issued for the project V.S. Regalia with RERA Registration No. BRERAP15508-2/212/R-1791/2024 in compliance of the provisions of section 4(2) (l) (D) of the Act and based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Yours Faithfully,
For Jayant Kumar & Company
Chartered Accountants

(Jayant Kumar)
Proprietor
M.No. 429759 FRN - 020849C
UDIN- 25429759BMLGUT8319

(Additional Information for Ongoing Projects)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred) - *Rs. 4,80,09,837*
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate - *NOT APPLICABLE as no apartment sold till 31/03/2025.* (as certified by Chartered Accountant as verified from the records and books of Accounts)
3.	(i) Balance Unsold area – *NOT APPLICABLE as the project is in the initial phase of development as at 31/03/2025.* (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 - *Not applicable as the project is in the initial phase of development as at 31/03/2025.* (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii) - *NOT APPLICABLE as no apartment sold till 31/03/2025*
5.	Amount to be deposited in Designated Account – 70% or 100% - *NOT APPLICABLE as no apartments sold or booking advance received till 31/03/2025* IF Sl.No 4 is greater than 1, then 70 % of the balance receivables of On-going project will be deposited in designated Account. IF Sl.No 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account

Contact: +91 9031069509 Email: jayant@jayantkumar.org
Address: B-11, NOBA Nagar Phase -1, Khojaimli Mazar, Phulwarisharif, Patna-801505, Bihar, India

Annexure A

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

1. **Sold Inventory -** *NOT APPLICABLE as no apartment sold till 31/03/2025*

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
-	-	-	-	-	-
-	-	-	-	-	-

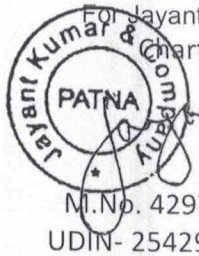
2. **Unsold Inventory Valuation - –** *NOT APPLICABLE as the project is in the initial phase of development as at 31/03/2025*

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs. ____NIL_____ per sq.mts.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate(ASR)
-	-	-	-
-	-	-	-

This certificate is being issued for RERA compliance for the Company [Malhotra Infratech Pvt. Ltd] 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 Jayant Kumar & Company
Chartered Accountants



(Jayant Kumar)
Proprietor
M.No. 429759 FRN - 020849C
UDIN- 25429759BMLGUT8319

Date: 13/04/2025
Place: Patna