

SAI VANDANA ASSOCIATES

2nd Floor, Kashi Place

Dak Bunglow Road, Patna-800001

Contact: 97982 88889, Email: saivandanaassociates@gmail.com

ANNEXURE-A

Quarterly Progress Report for quarter ending December of 2022

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP92833-1/165/R-1345/2022	Name of Project/Phase of Registered Project	S V HEIGHTS
Name of Promoter	SAI VANDANA ASSOCIATES	Project Address	PLOT NO. 361,362 & 363, NEHAR ROAD, RUPASPUR PATNA (BIHAR)
Name of Co-promoter			
Project Registration is valid up to	15.06.2025		
Starting date of Project or Phase of the Project	05.04.2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Residential- cum-Commercial	
Period of validity of map by the Competent Authority	3 Years		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS						
Building/Block Number	Apartment Type			Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
S V HEIGHTS	1. 1 BHK	-	3BHK	946-1085	59	1. Booked/ Allotted-13 2. Sold-
	2. 2 BHK,	-				
	3. 3 BHK	-				
	4. Shop	-				
	5.Bungalow	-				
	6. Plot etc.	-				

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
SINGLE	59	1. Booked/Allotted	-
		2. Sold	-

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number 1 (To beaded for each Building / Wing)		
S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%

3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	20%	
7.	Community Buildings	YES	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	NO	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	100%	
14.	Open Parking	YES	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO	0%	

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars
1.	Front Elevation.
2.	Rear Elevation
3.	Side Elevation

2.	Basements (if any)	100%
3.	Podiums (if any)	20%
4.	Plinth	100%
5.	Stilt Floor	20%
6.	Slabs of Super Structure	20%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%

V. 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	0%	

VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	300201010036964 300201010036966 300201010036968
2.	Estimated Cost of the Project including land cost at the start of the Quarter	1400.00 Lakh
3.	Amount received during the Quarter	26.15 Lakh
4.	Actual Cost Incurred during the Quarter	15.60 Lakh
5.	Net amount at end of the Quarter	235.66 Lakh
6.	Total expenditure on Project till date	235.66 Lakh
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	None

VIII. 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	

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed 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 SAI VANDANA ASSOCIATES


PARTNER
Signature of Promoter

Name: KUSHAGRA GAUTAM

Date : 14.01.2023



archimetrics

DESIGN CONSULTANCY

2nd Floor, Sidhi Vinayak Medicals
Opposite Kendriya Vidyalaya, Riding Road,
Sheikhpura, Bailey Road, Patna - 800014

Phone: 9939604962

Email: ar.ajitsingh@gmail.com

Ar. Ajit Singh

B. Arch (NIT PATNA)

IIA Reg. no. A18539

Reg. no. CA/2012/56055

FORM No. 1

Ref no. Arch/Fire/B+G+H/SAI VANDANA /22-23

ARCHITECT'S CERTIFICATE

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

Date 10.01.2023

To,
Sai Vandana Associates,
201, 2nd Floor, Kashi Place,
Dak Bungalow Road,
Patna-800001

Subject:- Certificate of Percentage of Work executed in the project having SINGLE TOWER No. of Building(s) SINGLE Wing(s) of the Phase... bearing the Registration No. BRERAP92833-1/165/R-1345/2022 and being developed on the Khata No. 423, 424 & 444 Plot No. 361, 362 & 363 demarcated by its boundaries (latitude-25° 23' 9.42" N and longitude-85° 6' 25.56" E of the end points) of the land situated in Rupaspur, Sub-Division- Danapur, Thana No. 20, Mauza-Dhanaut, District- Patna-801506 (Bihar) admeasuring 1937.60 sq. mts., area being developed by the Promoter-Sai Vandana Associates.

Sir,

I/ We AJIT SINGH have undertaken assignment as Architect /Licensed Surveyor of certifying percentage of execution of Work of the SAI VANDANA ASSOCIATES, S V HEIGHTS Building(s)/ SINGLE TOWER Wing(s) Single of the Phase.... of the Project, situated on the plot bearing Khata No. 423, 424 & 444 Plot No. 361, 362 & 363 situated in Rupaspur, Sub-Division-Danapur, Thana No. 20, Mauza- Dhanaut, District- Patna-801506 (Bihar) admeasuring 1937.60sq. mts. area being developed by SAI VANDANA ASSOCIATES.

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

- (i) Mr. AJIT SINGH as L.S./Architect;
- (ii) Mr. MANOJ KUMAR as Structural Consultant
- (iii) Mr. PRASHANT GAURAV as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) Mr. PRAMOD KUMAR SINGH 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 **BRERAP92833-1/165/R-1345/2022** 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 Single Tower (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	100%
3	Number of Podiums	100%
4	Stilt Floor	20%
5	Number of Slabs of Super Structure	20%
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.	20%
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 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.	0%

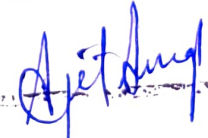

AJIT SINGH
ARCHITECT
C.O.A. DELHI, Reg. No. CA/2012/56055

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	0%	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	20%	
4	Storm Water Drains	YES	0%	
5	Landscaping & Tree Planting.	YES	0%	
6	Street Lighting	YES	20%	
7	Community Buildings	YES	0%	
8	Treatment and disposal of sewage and sullagewater	YES	0%	
9	Solid Waste management & Disposal.	YES	0%	
10	Water conservation, Rain water harvesting.	YES	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,

Signature & Name (AJIT SINGH) of L.S/ Architect

(Registration No./License No. 18/Arch.72015/NPDN)





**COMPUTER
FOUNDATION**

An ISO 9001: 2008 Certified

0612 - 2572525
+91-9835047253
compfound@yahoo.com

Opp Tapasya Complex
Boring Road, Patna - 800001
Bihar, India

CAD+

A Computer Foundation Pvt. Ltd Institute

FORM No.2

[See Regulation 3]

ENGINEER'S CERTIFICATE

**(To be submitted at the time of Registration of Ongoing Project and for with
drawal of Money from Designated Account)**

Date 13.01.2023

To,
Sai Vandana Associates,
201, 2nd Floor, Kashi Place,
Dak Bunglow Road,
Patna-800001

Subject:-Certificate of Percentage of Work executed in the project having SINGLE TOWER No. of Building(s) SINGLE Wing(s) of the Phase...bearing the Registration No. BRERAP92833-1/165/R-1345/2022 and being developed on the Khata No. 423, 424 & 444 Plot No. 361, 362 & 363 demarcated by its boundaries (latitude-25° 23' 9.42" N and longitude-85° 6' 25.56" E of the end points) of the land situated in Rupaspur, Sub - Division- Danapur, Thana No. 20, Mauza-Dhanaut, District- Patna-801506 (Bihar) admeasuring 1937.60sq.mts., are a being developed by the Promoter- Sai Vandana Associates.

Sir,

I/We AJIT SINGH have undertaken assignment as Architect/Licensed Surveyor of certifying percentage of execution of Work of the SAI VANDANA ASSOCIATES, S V HEIGHTS Building(s)/SINGLE TOWER Wing(s) Single of the Phase....of the Project, situated on the plot bearing Khata No. 423, 424 & 444 Plot No. 361, 362 & 363 situated in Rupaspur, Sub-Division-Danapur, Thana No. 20, Mauza- Dhanaut, District- Patna-801506 (Bihar) admeasuring 1937.60 sq. mts. area being developed by SAI VANDANA ASSOCIATES.

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

- (i) Mr. AJIT SINGH as L.S./Architect;
- (ii) Mr. MANOJ KUMAR as Structural Consultant
- (iii) Mr. PRASHANT GAURAV as
Mechanical/Electrical/Plumbing
Consultant (MEP)
- (iv) Mr. PRAMOD KUMAR SINGH as Site Supervisor.

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 4 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.

Manoj Kumar
13-01-2023

Er. MANOJ KUMAR
(Structural Engineer)
License No SE/09/2021
Patna Municipal Corporation

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 14 Cr. (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 **Nagar Parishad Danapur Nizamat** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 220.00 Lakh (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 **Nagar Parishad Danapur Nizamat** (planning Authority) is estimated at Rs. 14 Crore (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:

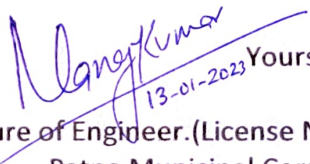
TABLE A
Building called S V HEIGHTS
(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31.12.2022 date of Registration is	Rs.1400.00Lakh
2	Cost incurred as on 31.12.2022 (Based on the Estimated cost)	Rs.235.50Lakh
3	Work done in Percentage (As Percentage of the estimated cost)	16.82%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1164.50Lakh
5	Cost Incurred on Additional /Extra Items as on 31.12.2022 not included in the Estimated Cost (Annexure A)	Rs. 0

Manoj Kumar
13/01/2023
Er. MANOJ KUMAR
(Structural Engineer)
License No SE/09/2021
Patna Municipal Corporation

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. 0.00
2	Cost incurred as on 31.12.2022 (Based on the Estimated cost).	Rs.0.00
3	Work done in Percentage (As Percentage of the estimated cost).	0%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.0.00
5	Cost Incurred on Additional /Extra Items as on 31.12.2022 not included in the Estimated Cost (Annexure A).	Rs. 0.00


 Yours Faithfully,
 Signature of Engineer. (License No. SE/09/2021)
 Patna Municipal Corporation, Patna.

Er. MANOJ KUMAR

Structural Engineer
 License No SE/09/2021
 Patna Municipal Corporation

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

**FORM No. 3 [Regulation 3]****CHARTERED ACCOUNTANT'S CERTIFICATE**

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

Cost of Real Estate Project : 1600 Lakh**Bihar RERA Registration Number: BRERAP92833-1/165/R-1345/2022****Certificate for the period : Quarter -3 of F.Y. 2022-23 (01-10-2022 to 31-12-2022)**

S.No.	Particulars	Estimated Amount (Rs)	Incurred Amount (Rs)
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.	19,031,575	19,031,575
	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	500,586	500,586
	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.	-	-
	<i>Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).</i>	-	-
	(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	19,532,161	19,532,161



S.No.	Particulars	Estimated Amount (Rs)	Incurred Amount (Rs)
II. 1.	Development Cost/ Cost of Construction:		
	a. (i) Estimated Cost of Construction as certified by Engineer.	140,000,000	23,550,000
	b. (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-	23,566,114
	<i>Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).</i>	-	-
	c. (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	-	-
	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 maintenance costs, consumables etc.	-	-
	All costs directly incurred to complete the (i) construction of the entire phase of the project registered.		
	a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	-	-
	b) 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	140,000,000	23,550,000



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2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	159,532,161	-
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	-	43,082,161
4	% Completion of Construction Work (As per Project Architect's Certificate)		16.82%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		27.01%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr.number 2 * Sr. number 5)	-	43,082,161
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	-	10,332,977
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		32,749,184

This certificate is being issued for RERA compliance for the firm M/s Sai Vandana Associates and is based on the records and documents produced before me and explanations provided to us by the management of the firm.

For, M/s J M P G & Associates
Chartered Accountants
FRN: 028440N


CA Mohit Jain
Partner

M.No. 535427

UDIN: 23535427 B9Xx0T 7766.

Date: 14.01.2023

Place: Patna

Counter Sign
For, Sai Vandana & Associates

For SAI VANDANA ASSOCIATES


PARTNER
Kushagra Gautam
Partner

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