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 September of 2022 (Year)

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 - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -	3BHK	946-1085	59	1. Booked/ Allotted-11 2. Sold-

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 -	11
		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%

2.	Basements (if any)	100%
3.	Podiums (if any)	0%
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
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 my 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	0%	
2.	Water Supply	YES	0%	

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	0%	
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	0%	
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

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 Lakh
3.	Amount received during the Quarter	86.98Lakh
4.	Actual Cost Incurred during the Quarter	94.76 Lakh
5.	Net amount at end of the Quarter	220.06Lakh
6.	Total expenditure on Project **till date**	220.06 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 tothe 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 : 15TH OCT 2022

archimetrics

DESIGN CONSULTANCY
2nd Floor, PLOT NO – 05, SHIVSHAMBHU NAGAR,
NEAR LADDU GOPAL SWEETS,
ASHIANA DIGHA ROAD, PATNA - 14
Phone: 9939604962
Email: ar.ajitsingh@gmail.com

Ar. Ajit Singh
B. Arch (NIT PATNA)
IIA Reg. no. A18539
Reg. no. CA/2012/56055

Ref no. Arch/Fire/B+G+11/ R1 /22-23

FORMNo.1

ARCHITECT'SCERTIFICATE

(TobesubmittedatthetimeofRegistrationofOngoingProjectandforwithdrawalofMoney fromDesignatedAccount)

Date15.10.2022

To,

Sai Vandana Associates,

201, 2nd Floor, Kashi Place,

Dak Bunglow Road,

Patna-800001

Subject:-CertificateofPercentageofWorkexecutedintheprojecthavingSINGLE TOWERNo.ofBuilding(s) SINGLE Wing(s)ofthePhase…bearingtheRegistrationNo.BRERAP92833-1/165/R-1345/2022andbeingdevelopedontheKhataNo. 423, 424&444PlotNo. 361, 362&363 demarcatedbyitsboundaries(latitude-25° 23' 9.42" Nandlongitude-85° 6' 25.56" Eoftheendpoints)ofthelandsituatedinRupaspur, Sub -Division- Danapur, Thana No. 20, Mauza-Dhanaut, District- Patna-801506 (Bihar) admeasuring 1937.60sq.mts.,areabeingdevelopedbythePromoter-Sai Vandana Associates.

Sir,

I/We AJIT SINGH haveundertakenassignmentasArchitect/LicensedSurveyorofcertifying percentageofexecutionofWorkofthe SAI VANDANA ASSOCIATES, S V HEIGHTSBuilding(s)/SINGLE TOWER Wing(s) SingleofthePhase….oftheProject,situatedontheplotbearingKhata No. 423, 424 & 444PlotNo. 361, 362 & 363 situated in Rupaspur, Sub-Division-Danapur, Thana No. 20, Mauza- Dhanaut, District- Patna-801506 (Bihar) admeasuring 1937.60sq.mts.areabeingdevelopedby SAI VANDANA ASSOCIATES.

1. Followingtechnicalprofessionalsareappointed byOwner/Promoter:-

AJIT SINGH
ARCHITECT
NAGAR PARISHAD DANAPUR NIZAMAT
EMPANELEMENT NO.-18/Arch./2015/NPDN

(i) Mr. AJIT SINGH asL.S./Architect;
(ii) Mr. MANOJ KUMAR asStructuralConsultant
(iii) Mr. PRASHANT GAURAV
asMechanical/Electrical/PlumbingConsultant(MEP)
(iv) Mr. PRAMOD KUMAR SINGH asSiteSupervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real EstateProject,I certify thatason thedateof thiscertificate,the PercentageofWork done foreachofthebuilding/WingoftheRealEstateProjectasregisteredvidenumber BRERAP92833-1/165/R-1345/2022 underBihar RERAis as per table A herein below. The percentage of the work executed with respect toeachoftheactivityoftheentirephaseisdetailedinTableB.

TABLE-A

Building/WingNumber Single Tower (tobepreparedseparatelyforeachBuilding/Wingofthe Project)

Sr.No.	Tasks/Activity	Percentageofworkdone
1	Excavation	100%
2	NumberofBasement(s)andPlinth	100%
3	NumberofPodiums	0%
4	StiltFloor	0%
5	NumberofSlabsofSuperStructure	0%
6	InternalWalls,InternalPlaster,FlooringswithinFlats/Premises,DoorsandWindows toeachoftheFlat/Premises.	0%
7	Sanitary Fittingswithin the Flat/Premises, ElectricalFittingswithintheFlat/Premises.	0%
8	Staircases,LiftsWellsandLobbiesateachFloorlevelconnectingStaircasesandLifts, OverheadandUndergroundWaterTanks.	0%
9	Theexternalplumbingandexternalplaster,elevation,completionofterraceswith waterproofingoftheBuilding/Wing.	0%
10	Installationoflifts,water pumps, FireFighting Fittings and Equipment as per NOCfromtheconcerneddepartment,Electricalfittingsto common Areas, electro,mechanicalequipment,Compliancetoconditionsofenvironment/CRZNOC,finishingtoentrancelobby/s, plinthprotection,pavingofareasappurtenanttoBuilding/Wing,Compound Wall and allotherrequirementsasmayberequiredto obtainOccupation/CompletionCertificate.	0%

TABLE B

InternalandExternalDevelopmentWorksinrespectoftheentireRegistered Phase.

Sr.No.	Commonareasand Facilities,Amenities	Proposed (Yes/No)	Percentageof workdone	Details
1	InternalRoads &Foot-paths.	YES	0%	
2	WaterSupply	YES	0%	
3	Sewerage (chamber, lines,SepticTank,STP)	YES	0%	
4	StormWaterDrains	YES	0%	
5	Landscaping & TreePlanting.	YES	0%	-
6	StreetLighting	YES	0%	
7	CommunityBuildings	YES	0%	
8	Treatment and disposal ofsewageandsullagewater	YES	0%	
9	Solid Waste management&Disposal.	YES	0%	
10	Water conservation, Rainwaterharvesting.	YES	0%	
11	Energymanagement	NO	0%	
12	Fireprotection andfire safetyrequirements	YES	0%	
13	Electrical meterroom,Sub-Station,receiving station.	YES	0%	
14	Others(OptiontoAdd more).	NO	0%	

YoursFaithfully,

Signature&Name

(AJIT SINGH)

AJIT SINGH
ARCHITECT
NAGAR PARISHAD DANAPUR NIZAMAT
EMPANELEMENT NO.-18/Arch./2015/NPDN

L.S/Architect(RegistrationNo./LicenseNo18/Arch./201

5/NPDN)

COMPUTER FOUNDATION
An ISO 9001: 2018 Certified

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

OppTapasya Complex
Boring Road, Patna - 800001
Bihar, India

www.computerfoundation.co.in

FORMNo.2
[SeeRegulation3]
ENGINEER'S CERTIFICATE
(To be submittedatthetimeofRegistrationofOngoingProjectandforwithdrawalofMoney fromDesignatedAccount)

Date15.10.2022

To,

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

Subject:-CertificateofPercentageofWorkexecutedintheprojecthavingSINGLE TOWERNo.ofBuilding(s) SINGLE Wing(s)ofthePhase…bearingtheRegistrationNo.BRERAP92833-1/165/R-1345/2022andbeingdevelopedontheKhataNo. 423, 424&444PlotNo. 361, 362&363 demarcatedbyitsboundaries(latitude-25° 23' 9.42" Nandlongitude-85° 6' 25.56" Eoftheendpoints)ofthelandsituatedinRupaspur, Sub -Division-Danapur, Thana No. 20, Mauza-Dhanaut, District- Patna-801506 (Bihar) admeasuring 1937.60sq.mts.,areabeingdevelopedbythePromoter-Sai Vandana Associates.

Sir,

I/WeAJITSINGH haveundertakenassignmentasArchitect/LicensedSurveyorofcertifying percentageofexecutionofWorkofthe SAI VANDANA ASSOCIATES, S V HEIGHTSBuilding(s)/SINGLE TOWER Wing(s) SingleofthePhase….oftheProject,situatedontheplotbearingKhata No. 423, 424 & 444PlotNo. 361, 362 & 363 situated in Rupaspur, Sub-Division-Danapur, Thana No. 20, Mauza- Dhanaut, District- Patna-801506 (Bihar) admeasuring 1937.60sq.mts.areabeingdevelopedby SAI VANDANA ASSOCIATES.

1. Followingtechnicalprofessionalsareappointedbyowner/Promoter:-

Mr. AJIT SINGH asL.S./Architect;
Mr. MANOJ KUMAR asStructuralConsultant
Mr. PRASHANT GAURAV as Mechanical/Electrical/PlumbingConsultant (MEP)
Mr. PRAMOD KUMAR SINGH asSiteSupervisor.

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

2. We have estimated the cost of the completion to obtain Occupation Certificate/ CompletionCertificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimatedcost 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 ofmaterial, 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 projectunder reference as Rs. 14 Cr. (Total of Table A and B). The estimatedTotal Cost of project is with reference to the Civil, MEP and allied works required to becompleted for the purpose of obtaining occupation certificate / completion certificate forthebuilding(s) from the ***Nagar ParishsadDanapurNizamat*** being the Planning Authority under whosejurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 220.00Lakh(Total of Table Aand 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 thesubject project to obtain Occupation Certificate / Completion Certificatefrom***Nagar ParishsadDanapurNizamat*** (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 30.09.2022 date of Registration is	Rs.1400Lakh
2	Cost incurred as on 30.09.2022 (Based on the Estimated cost)	Rs.220.00Lakh
3	Work done in Percentage(As Percentage of the estimated cost)	15.72%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1180Lakh
5	Cost Incurred on Additional /Extra Items as on 30.06.2022 not included in the Estimated Cost (Annexure A)	Rs. 0

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 Facilitiesin the layout as on date ofRegistration is	Rs. 0.00
2	Cost incurred as on 30.06.2022 (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 30.06.2022 not included in the EstimatedCost (Annexure A).	Rs. 0.00

Yours Faithfully,

Signature of Engineer.(License No. Municipal Corporation

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 perdrawings 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 doneby an independent Quantity Surveyor, whose certificate of quantitycalculated can be relied upon by the Engineer. In case of independentQuantity Surveyor being appointed by Developer, the name has to bementioned at the place marked (*) and in case quantity are beingcalculated by office of Engineer, the name of the person in the officeof Engineer, who is responsible for the

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

quantity calculated should bementioned at the place marked (*).

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

4. As this is an estimated cost, any deviation in quantity required fordevelopment 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 notexhaustive.

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

JMPG & Associates
(Formerly Mohit P Jain & Associates)
Chartered Accountants
✉: cajmpg@gmail.com ; camohitjain.delhi@gmail.com
: www.camohitjain.in (:+ 91- 9910567930

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 : Qurater -2 of F.Y. 2022-23 (01-07-2022 to 30-09-2022)

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.	1,90,31,575	1,90,31,575
	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	5,00,586	5,00,586
	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.	-	-
	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	**1,95,32,161**	**1,95,32,161**

Head Office: C-19/G-2, Main Road Chander Nagar, Ghaziabad, U.P. 201011 | Branch Office: B-62, Mansarovar Park, Shahdara, Delhi-110032

JMPG & Associates
(Formerly Mohit P Jain & Associates)
Chartered Accountants
✉: cajmpg@gmail.com ; camohitjain.delhi@gmail.com
: www.camohitjain.in (:+ 91- 9910567930

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.	14,00,00,000	2,20,00,000
	b. (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-	2,20,05,513
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	-	-
	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	**14,00,00,000**	**2,20,00,000**

J M P G & Associates
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Chartered Accountants
✉: cajmpg@gmail.com ; camohitjain.delhi@gmail.com
: www.camohitjain.in ✆: + 91- 9910567930

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	15,95,32,161	-
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	-	4,15,32,161
4	% Completion of Construction Work (As per Project Architect's Certificate)		15.72%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		26.03%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr.number 2 * Sr. number 5)	-	4,15,32,161
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	-	82,37,562
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		**3,32,94,599**

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.

Counter Sign
For, Sai Vandana & Associates

For SAI VANDANA ASSOCIATES

PARTNER

Prashant Luthra
Partner

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

CA Mohit Jain
Partner
M.No. 535427
UDIN: 22535427BADKND7418

Date: 15.10.2022
Place: Patna