

FORM-7[REGULATION-9]

Quarterly progress report for quarter ending- **MARCH of 2025** (year)

| I. PARTICULARS OF PROMOTERS | | | |
|--|--|----------------|--------------------|
| Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies | | Name of Firm | SURAJ CONSTRUCTION |
| Firm Address : | NEAR DURGA AGROPOLICE APARTMENT, ROOM NO-3, KHETAN GALI, GANDHI NAGAR, ANANDPURI, SK PURI, PATNA | | |
| Total Experience of promoter in Real Estate sector | | | |
| Total Experience in Real Estate After Implementation of RERA | | | |
| No of Project done Before Implementation of RERA | 1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project | NIL | |
| No of Project done After Implementation of RERA | 1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project | 1, Residential | One |

| II. PARTICULARS OF PROJECT | | | |
|--|--|---|---|
| Project Registration Number | BRERAP95843-1/214/R-1805/2024 | Name of Project/Phase of Registered Project | VINAY BIHAR APARTMENT |
| Name of Promoter | SURAJ CONSTRUCTION | Project Address | KHATA NO-62,148, PLOT NO-805,807, MAUZA-MUSTAFAPUR, DANAPUR, PATNA. |
| Name of Co-promoter | | | |
| Project Registration is valid upto | 29-06-2029 | | |
| Starting date of Project or Phase of the Project | 05-05-2025 | | |
| Type of Project or Phase of the Project | 1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project | Residential | |
| Period of validity of map by the Competent Authority | | 5 Years | |

| III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS | | | | | | |
|--|----------------|-------|-------------|---------------------------------------|--|---|
| Building /Block Number | Apartment Type | | Carpet Area | Total Number of sanctioned apartments | Total Number of Apartments in Promoter's share | Total Number of Apartments in Landowner's share |
| VINAY BIHAR APARTMENT - I | 1. 1BHK | 2 BHK | 2504 SQM | 20 | 12 | 08 |
| | 2. 2BHK,- | 04 | | | 1. Booked /Allotted -0 | 3. Booked/ Allotted 0 |
| | 3. 3BHK- | 3 BHK | 13724 SQM | | 2. Sold | 2. Sold |
| | 4. Shop | 16 | | | Percentage of booking - % | Percentage of booking 0 % |
| | 5. Bungalow | | | | | |
| | 6. Plot etc. | | | | | |

| IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES | | | |
|--|------------------------------------|--------------------------|-----|
| Building/Block Number | Total Number of Sanctioned Garages | Total Number of Garages: | |
| VINAY BIHAR APARTMENT - I | 20 | 1. Booked/Allotted | - 0 |
| | | 2. Sold | - |

| V. DETAILS OF BUILDING APPROVALS | | | | | |
|---|---|-------------------|--------------|---------------|--------------------------|
| (If already filed along with Registration Application, then there is no need of further filing) | | | | | |
| S.No. | Name of the Approval/N. O.C./ Permission/ Certificate | Issuing Authority | Applied Date | Issuance Date | Enclosed as Annexure No. |
| 1. | NOC for Environment | | | | |
| 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. | | | | |

VI. CONSTRUCTION PROGRESS OF THE PROJECT

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

| S.No.(1) | Tasks/Activity(2) | Percentage of Actual Work Done (As on date of the Certificate) (3) | Expected Completion date in (dd/mm/yy) Format |
|----------|--|--|---|
| 1. | Excavation (if any) | 100% | |
| 2. | Basements (if any) | N/A | |
| 3. | Podiums (if any) | | |
| 4. | Plinth | 80% | |
| 5. | Stilt Floor | 35% | |
| 6. | Slabs of Super Structure | 15% | 25-10-2026 |
| 7. | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises. | Upcoming Work in Progress | 25-10-2026 |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | Upcoming Work in Progress | 25-10-2026 |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | Upcoming Work in Progress | 25-10-2026 |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | Upcoming Work in Progress | 25-10-2026 |
| 11. | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, Finishing to entrance lobby/splinth protection, paving of areas Appurtenant to Building/Wing, Compound Wall and all other | Upcoming Work in Progress | 25-10-2026 |

| | | | |
|--|---|---------------------------|------------|
| | Requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities. | Upcoming Work in Progress | 25-10-2026 |
|--|---|---------------------------|------------|

| VII.AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTUREDEVELOPMENTWORKS | | | | |
|---|--|------------------|---|---|
| S. No. | Common Areas andFacilities | Proposed(Yes/No) | Percentage of actual Work Done(As on date of the Certificate) | Expected Completiond atein(dd/mm /yyy) Format |
| (1) | (2) | (3) | (4) | (5) |
| 1. | Internal Roads & Footpaths | Yes | Upcoming Work in Progress | 25-10-2028 |
| 2. | Water Supply | Yes | Upcoming Work in Progress | 25-10-2028 |
| 3. | Sewerage (Chamber, Line, Septic Tank, STP) | Yes | Upcoming Work in Progress | 25-10-2028 |
| 4. | Storm Water Drains | Yes | Upcoming Work in Progress | 25-10-2028 |
| 5. | Landscaping&TreePlanting | | | |
| 6. | StreetLighting | | | |
| 7. | CommunityBuildings | | | |
| 8. | Treatment and Disposal of Sewage and Sullage Water | | | |
| 9. | SolidWasteManagement& Disposal | Yes | Upcoming Work in Progress | 25-10-2028 |
| 10. | WaterConservation/Rain WaterHarvesting | | | |
| 11. | EnergyManagement | | | |

| | | | | |
|-----|--|-----|------------------------------|------------|
| 12. | FireProtectionandFireS afetyRequirements | Yes | Upcoming Work in Progress | 25-10-2028 |
| 13. | Closed Parking | Yes | Upcoming Work in Progress | 25-10-2028 |
| 14. | OpenParking | Yes | Upcoming Work in Progress | 25-10-2028 |
| 15. | ElectricalMeterRoom,Sub- Station,ReceivingStation | Yes | Upcoming Work in Progress | 25-10-2028 |
| 16. | Others(OptiontoAdd More) | | | |

VIII.AEXTERNALANDINTERNALDEVELOPMENTWORKSINCASEOFLOTTE DDEVELOPMENT

| | | 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 | | | |

| IX. GEOTAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT | | | |
|--|--------|--------------------------|----------|
| (A) | Sr.No. | | |
| | 1. | Front Elevation | Attached |
| | 2. | Rear Elevation | Attached |
| | 3. | Side Elevation | Attached |
| (B) | | Photograph of each floor | Attached |

| X. FINANCIAL PROGRESS OF THE PROJECT | | |
|--------------------------------------|--|------------------------|
| S.No. (1) | Particulars (2) | Amount (In Rs.) (3) |
| 1. | Project Account No. | 18630200001071 |
| 2. | Estimated Cost of the Project including land cost at the start of the Project | 4,63,23,104/- |
| 3. | Estimated Development Cost of the Project at the Start of the Project. (Excluding Land Cost) | 3,63,73,104/- |
| 4. | Any Variation in Development Cost which is declared at the start of the Project. | ----- |
| 5. | Amount received during the Quarter | NIL/ (From Booking) |
| 6. | Actual Cost Incurred during the Quarter | 1000000/- (seed fund) |
| 7. | Net amount at end of the Quarter | NIL/- |
| 8. | Total expenditure on Project till date | At annual report |
| 9. | Cumulative fund collected till the end of Quarter in Question | In annual report |
| 10. | Cumulative expenditure done till the end of Quarter in question | In annual report |

| XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED | |
|--|--|
| | |
| | |

| XII.MISCELLANEOUS | |
|--|---|
| A | List of Legal Cases (if any) – On Project / Promoter |
| 1. | Case No. |
| 2. | Name of Parties |
| 3. | No of Execution Cases against this project Case No. Name of Parties |
| 4. | No of Sui-Moto cases against this project Case No. Name of Parties |
| 5. | No of Certificate cases / PDR cases against this project Case No. Name of Parties |
| B | Sale / Agreement for Sale during the Quarter |
| 1. | Sale Deed |
| 2. | Agreement for Sale |
| 3. | No. of possessions given to allottees |
| XIII. PERCENTAGE OF WORK ALONG WITH MILE STONE CHART | |
| Whether the project in progress is as per time schedule or lagging behind? | |

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 herefrom. 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.


Signature of Promoter
Name: RAKESH PRASAD CHANDRAVANSHI

Date: 10-04-2024.

ENGINEER'S CERTIFICATE

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

Date-----

To,

VINAY BIHAR APARTMENT

DIRECTOR: RAKESH PRASAD CHANDRA BANSI (SURAJ CONSTRUCTION)

Near Durga Agropolice Apartment, Room No.3,
Khetan Gali, Gandhi Nagar, Anandpuri
S.K Puri, Patna-800001

" **VINAY BIHAR APARTMENT**" No. of Building(s)/ **G+4 Wing(s)** of the Phase of the Project Registration No- **BRERAP95843-1/214/R-1805/2024** situated on- **MUSTAFAPUR, DANAPUR, PATNA, BIHAR**, the Plot bearing **Khata No. 62,148**, Plot- **805,807**, demarcated by its boundaries (Latitude and longitude of the end points) **25.610816 to 85.04689"** to the **North**, **Naresh Singh, Subodh Kr Sinha and Udit Kumar Sinha** to the **South**, Plot No-**816P**, **Ram Sewak Mahato** and Others to the **East**, Plot No-**808P**, **Priya Payal Others** to the **West**, Plot No-**816P**, **Suman Kumari, Others after Branch Road**, Division- **Danapur**, Village- **Mustafapur**, Block- **Danapur**, District- **Patna**, admeasuring **939.59** sq. mts area being developed by the Promoter **Rakesh Prasad Chandrabansi (Suraj Construction)**.,

Ref: Bihar RERA Registration Number **BRERAP95843-1/214/R-1805/2024**

Sir,

I, We **Rakesh Prasad Chandrabansi (Suraj Construction)** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **VINAY BIHAR APARTMENT Building(s)/ G+4 Wing(s)** of the _____ Phase situated on the plot bearing/ CTS No. /Survey No./ Plot No.**805,807** of Village -**Mustafapur**, Block- **Danapur**, Division -**Danapur**, District- **Patna**, PIN -**800001** admeasuring **939.59** sq.mts. area being developed by [Owner /Promoter]

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

- | | |
|--|--------------------------|
| (i) M/s /Shri/Smt. <u>Uma Shankar Kumar</u> | as L.S. / Architect; |
| (ii) M/s /Shri/Smt. <u>Brajesh Kumar</u> | as Structural Consultant |
| (iii) M/s /Shri/Smt. <u>Jeetendra Kumar</u> | as MEP Consultant |
| (iv) M/s /Shri/Smt. <u>Anil Kumar</u> | as Quantity Surveyor* |

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimated cost calculations are based on the Schedule of rates (name of the schedule of Rates)----- and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by
Quality Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.3,63,73,104**. (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 **Danapur** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 1,26,56,772.00/-** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.


Brajesh Kumar Sinha
Chartered Engineer
M-151693-5

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 Danapur (planning Authority) is estimated at **Rs.2,37,16,332.00/-** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE-A

Building/Wing bearing Number _____ or called _____
(To be prepared separately for each Building/Wing of the Real Estate Project)

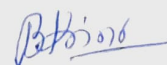
| Sr. No. | Particulars | Amounts |
|---------|---|----------------------|
| 1. | Total Estimated cost of the building/wing as on 02/01/2024 date of Registration is | Rs.3,63,73,104.00/- |
| 2. | Cost incurred as on 31/03/2025 (Based on the Estimated cost) | Rs. 1,26,56,772.00/- |
| 3. | Work done in Percentage (As Percentage of the estimated cost) | 34.80 % |
| 4. | Balance Cost to be Incurred (Based on Estimated Cost) | Rs.2,37,16,332.00/- |
| 5. | Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A) | N.A |

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

Yours Faithfully,


Brajesh Kumar Sinha
Chartered Engineer
M-151693-5


Signature of Engineer.(License No.....)

***Note :**

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

Annexure A

**List of Extra/Additional Items executed with cost
(Which were not Part of the original Estimate of Total Cost)**


Brajesh Kumar Sinha
Chartered Engineer
M-151693-5

FORM No. 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date

To,

VINAY BIHAR APARTMENT

DIRECTOR: RAKESH PRASAD CHANDRA BANSI (SURAJ CONSTRUCTION)

Near Durga Agropolice Apartment, Room No.3,
Khetan Gali, Gandhi Nagar, Anandpuri
S.K Puri, Patna-800001

" **VINAY BIHAR APARTMENT**" No. of Building(s)/ G+4 Wing(s) of the Phase of the Project Registration No- **BRERAP95843-1/214/R-1805/2024** situated on- MUSTAFAPUR, DANAPUR,PATNA, BIHAR, the Plot bearing **Khata No. 62,148**. Plot- 805,807, demarcated by its boundaries (Latitude and longitude of the end points) **25.610816 to 85.04689"** to the North, Naresh Singh, Subodh Kr Sinha and Udit Kumar Sinha to the South , Plot No-816P, Ram Sewak Mahato and Others to the East , Plot No-808P, Priya Payal Others to the West, **Plot No-816P, Suman Kumari, Others after Branch Road**, Division- **Danapur** , Village- **Mustafapur**, Block- **Danapur**, District- **Patna** , admeasuring **939.59**. sq. mts area being developed by the Promoter **Rakesh Prasad Chandrabansi (Suraj Construction)**.,

Ref: Bihar RERA Registration Number **BRERAP95843-1/214/R-1805/2024**

Sir,

I, We Rakesh Prasad Chandrabansi (Suraj Construction) have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **VINAY BIHAR APARTMENT** Building(s)/ G+4 Wing(s) of the _____ Phase situated on the plot bearing/ CTS No. /Survey No./ Plot No.805,807 of Village -Mustafapur , Block- Danapur, Division –Danapur, District-Patna, PIN -800001 admeasuring 939.59 Sq.mts. area being developed by [Owner /Promoter]

1. Following technical professionals are appointed by Owner / Promoter :-
- (i) M/s /Shri/Smt. UmaShankar kumar as L.S. / Architect;
 - (ii) M/s /Shri/Smt. Brajesh kumar as Structural Consultant
 - (iii) M/s /Shri/Smt. Jitendra kumar as MEP Consultant
 - (iv) M/s /Shri/Smt. Anil kumar as Quantity Surveyor*

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 | 80% |
| 3 | Number of Podiums | N/A |
| 4 | Stilt Floor | 35% |
| 5 | Number of Slabs of Super Structure | 0 % |
| 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. | 0 % |
| 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 % |

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. | N/A | | |
| 2 | Water Supply | Yes | 10 % | Self Boring |
| 3 | Sewerage (chamber, lines, 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 | N/A | - | |
| 8 | Treatment and disposal of sewage and sullage water | N/A | - | |
| 9 | Solid Waste management & Disposal. | N/A | | |
| 10 | Water conservation, Rain water harvesting. | Yes | 0 % | |
| 11 | Energy management | N/A | - | |
| 12 | Fire protection and fire safety requirements | N/A | - | |
| 13 | Electrical meter room, sub-station, receiving station. | Yes | 0 % | |
| 14 | Others (Option to Add more). | | | |

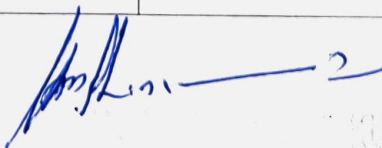
Yours Faithfully,

Signature &

Name.....

(IN BLOCK LETTERS) of L.S/

Architect (Registration No./License No.....)


K. K. KUMAR
ARCHITECT
REGD. NO. - E.V. 011/54023

FORM NO. 3
[See Regulation 3]

**CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**

Cost of Real Estate Project : Rs.3,63,73,104.00/-

Bihar RERA Registration Number : **BRERAP95843-1/214/R-1805/2024**

| Sr. No. | Particulars | Amount () Estimated Incurred |
|---------|---|----------------------------------|
| 1.i | <p>Land Cost:</p> <p>a. Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.</p> <p>b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and Authority or State Government or any Statutory Authority.</p> <p>c. Acquisition cost of TDR (if any)</p> <p>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</p> <p>e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.</p> <p>f. Under Rehabilitation Scheme:</p> <p>(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.</p> | |

| | | |
|--|---|--|
| | <p>(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the C.A.</p> <p>Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).</p> <p>(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,</p> <p>(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.</p> <p style="text-align: right;">Sub-Total of Land Cost</p> | |
|--|---|--|

| Sr. No. | Particulars | Amount () Estimated Incurred |
|---------|---|---|
| li | <p>Development Cost/ Cost of Construction:</p> <p>a. (i) Estimated Cost of Construction as certified by Engineer.</p> <p>(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A.</p> <p>Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).</p> | <p>Rs. 3,63,73,104.00</p> <p>Rs. 1,26,56,772.00</p> |

| | | |
|----|--|----------------------------------|
| | <p>(iii) On site expenditure for development of entire project</p> <p>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.</p> <p>All costs directly incurred to complete the (i) construction of the entire phase of the project of the project registered.</p> <p>a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.</p> <p>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;</p> <p style="text-align: right;">Sub-Total of Development Cost</p> | <p>Rs.</p> <p>1,26,56,772.00</p> |
| 2. | Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column. | <p>Rs.</p> <p>3,63,73,104.00</p> |
| 3. | Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column. | <p>Rs.</p> <p>1,26,56,772.00</p> |
| 4. | % Completion of Construction Work (As per project Architect's Certificate) | 34.80% |
| 5. | Proportion of the cost incurred on Land Cost and | N/A |

| | | |
|----|---|-----|
| | Construction Cost to the Total Estimated Cost. (3/2 %) | |
| 6. | Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5) | N/A |
| 7. | Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. | N/A |
| 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 Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company. | N/A |

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

| Sr. No. | Particulars | Amount () Estimate Incurred |
|---------|--|--|
| 1. | Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (Calculated as per the Form IV) | Rs. 2,37,16,332.00/- |
| 2. | Balance amount of receivables from sold apartments (As per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts) | N/A |
| | (i) Balance Unsold area (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 (calculated as per ASR multiplied to | NIL, Flat has been booked nil amount is received estimated |

| | | |
|----|---|---|
| 3. | unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate | receivable from project Rs. 3,90,00,000.00/- |
| 4. | Estimated receivables of ongoing project. Sum of 2 + 3 (ii) | Rs. 3,90,00,000.00/- |
| 5. | Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account | 100% |

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Chartered Accountants
FRN-029128C



CA Gaurav Gunjan
Partner
M. No. 446918
UDIN: 25446918BMJPWE9250
Date: 09/04/2025



Annexure A

Annexure A
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate
Project
Sold Inventory

[illegible]

(Unsold Inventory Valuation)

**Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises Rs. _____ per sq.mts.**

[illegible]