FORMNo.I
[SeeRegulation3]

ARCHITECT'SCERTIFICATE

(TobesubmittedatthetimeofRegistrationofOngoingProjectandforwithdrawalofMoneyfrom Designated Account)

Date 7th April 2025

To,
TheBalaji Dream House Pvt Ltd

603, Verma Centre, Boaring Road Chauraha

Boring Road, Patna

Subject: CertificateofPercentageofCompletionofConstruction

Sir,
I/WeAjit Singh haveundertakenassignmentasArchitect/LicensedSurveyor

ofcertifyingPercentageofCompletionofConstructionWorkofthe ApartmentBuilding(s) TWO---------- Wing(s)ofthe first PhaseoftheProject,

situatedontheplotbearingC.N.No/CTSNo./SurveyNo./FinalPlotNo.--2131 and 2130, part khata no – 147 of Division - Village – Bhialai, Anchal – Udwant Nagar, , Thana – 228, Dist – Bhaojpur.

longitudeoftheendpoints)Latitude - 25.534083, Longitude - 84.646154sq.mts.areabeingdevelopedbyBALAJI DREAM HOUSE PVT LTD

1. Followingtechnicalprofessionalsareappointedby Owner/Promoter:—

(i) M/s/Shri/Smt.Ajit SinghasL.S./Architect;

(ii) M/s/Shri/Smt.UJJWAL KUMAR asStructuralConsultant

(iii) M/s/Shri/Smt.PRASHANT GAURAV asMEPConsultant

(iv) M/s/Shri/Smt.SHAILESH KUMAR asSiteSupervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project,Icertify that ason the dateof this certificate, the Percentage ofWork doneforeach ofthebuilding/Wing of the Real Estate Project as registered vide number under BRERAP04311-2/76/R-13882022_____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.

AJIT SINGH
ARCHITECT
EMP No.-CA/2012/56055
UDHD, BIHAR

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Table-A

Building/Wingnumber. B.....(to beprepared separately foreach building/ wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(ifany)	100%	
2.	Basements(ifany)	100%	
3.	Podiums(ifany)	100%	
4.	Plinth	100%	
5.	StiltFloor	100%	
6.	SlabsofSuperStructure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	20%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	10%	
10.	External plumbing and external plaster, elevation, completion of terraceswithwaterproofingofthe Building/Wing.	0%	
11.	InstallationofLifts,waterpumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishingtoentrancelobby/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	

AJIT SINGH
ARCHITECT
EMR No.-CA/2012/56055
UDHD, BIHAR

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TABLEB

InternalandExternalDevelopmentWorksinrespectoftheentireRegisteredPhase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentageofactual WorkDone(Ason date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	InternalRoads&Footpaths	Y	0%	
2.	WaterSupply	Y	10%	
3.	Sewerage(Chamber,Line, Septic Tank, STP)	Y	0%	
4.	StormWaterDrains	Y	0%	
5.	Landscaping & Tree Planting	Y	0%	
6.	StreetLighting	Y	0%	
7.	CommunityBuildings	Y	0%	
8.	TreatmentandDisposalof Sewage and Sullage Water			
9.	SolidWasteManagement & Disposal			
10.	Water Conservation/Rain Water Harvesting	Y	0%	
11.	EnergyManagement			
12.	Fire Protection and Fire Safety Requirements	Y	0%	
13.	ElectricMeterRoom	Y	0%	
14.	AnyOtherAmenities	Y	0%	

Block A piling work has started in April.

YoursFaithfully,

Signature&Name(INBLOCKLETTERS)ofL.S/Architect

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

AJIT SINGH
ARCHITECT
BMR No.-CA/2012/56055
UDHD, BIHAR

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CA INDIA
DHIRAJ & CO
CHARTERED ACCOUNTANT
G-1, B-BLOCK, PATNA SUPER MARKET,
FRASER ROAD, PATNA-800001

E-mail-gulshandhiraj.bo@gmail.com
Ph. No: 9693214849,
7654188888, 9304440310

Ref.: D|Am25|03

FORM NO. 3
[See Regulation 3]

Date.: 14.04.2025

Cost of Real Estate Project – **14,39,00,000**
Bihar RERA Registration Number – **BRERAP04311-2/76/R-1388/2022 (CHANDMUNI)**

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

	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**	**Nil** **Nil**

Sr.No.	Particulars	Amount ( ) Estimated Incurred
1.	**Development Cost/ Cost of Construction :**	
	a. (i) Estimated Cost of Construction as certified by Engineer.	14,39,00,000.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A.	2,94,45,823.00
	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 roadsetc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	28,43,472.00
	All costs directly incurred to complete the (i) construction of the entire phase of the project of the project registered.	
	a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	351.00
	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	28,43,823.00
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	14,39,00,000.00
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	2,94,45,823.00

4.	% Completion of Construction Work (As per project Architect's Certificate)	30%
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	5,98,212.35
6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)**	10,03,17,750.00
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	1,82,42,485.00
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.	8,72,59,088.00

Yours Faithfully,

FOR DHIRAJ & CO
(Chartered Accountants)
FRN: 0017704C

DHIRAJ KUMAR
Membership No : 421878
UDIN : 25421878BMMAIW9137

(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)	11,44,54,177.00
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)	4,57,98,874.00 (Approx from Registered Agreement)
3.	(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 unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	14,68,72,075.00 (Approx)
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	13,73,96,622.00 (APPROX)
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	

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,

FOR DHIRAJ & CO
(Chartered Accountants)
FRN: 0017704C

DHIRAJ KUMAR
Membership No : 421878
UDIN : 25421878BMMAWQ9137

Annexure A

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq. mts)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivabl Ee
1	Nilesh kumar (Flat No.- 101A)	865.47	1	17,00,000	29,26,070.00
2	Nilesh (Flat . No -105A)	889.1	1	17,00,000	27,68,540.00
3	Yogesh kumar (Flat No -104A)	910.26	1	11,00,000	42,34,890.00
4.	Sanjay kumar (Flat No -204A)	910.26	1	3,00,000	50,34,890.00
5.	Bineeta singh (Flat No – 205A)	889.1	1	5,00,000	44,78,243.00
6.	Karishma kumari (Flat – 206A)	568.12	1	2,00,000	27,78,453.00
7.	Asha devi (Flat – 305A)	889.1	1	5,11,000	48,19,415.00
8.	Nandan Kishor (Flat – 102A)	689.49	1	10,85,000	26,41,408.00
9.	Nandan Kisore (Flat- 202B)	689.49	1	10,85,000	26,41,408.00
10.	Vaishali patel (Flat-403A)	614.37	1	8,51,000	28,49,000.00
11.	Sanjit kumar singh (Flat-505 A)	922.75	1	10,00,000	26,00,000.00
12.	Anand Bhushan Flat(205B)	889.1	1	51,000	56,29,057.00
13.	Vinod sharma Flat(206B)	568.12	1	7,00,000	23,97,500.00
				1,07,83,000.00	4,57,98,874.00 (Approx from Registered Agreement)

(Unsold Inventory Valuation)

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

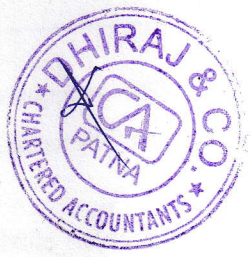
Sr. No.	Flat No.	Carpet Area (In sq.mts.)	Unit Consideration as per Read Reckoner
1.	103A	614.37	21,50,295.00
2.	106A	568.12	19,88,420.00
3.	107A	452.62	15,84,170.00

4.	201A	865.47	30,29,145.00
5.	203A	614.37	21,50,295.00
6.	207A	828	15,84,170.00
7.	301A	814	30,29,145.00
8..	302A	689.49	24,13,215.00
9.	303A	614.37	21,50,295.00
10.	304A	910.26	31,85,910.00
11.	306A	568.12	19,88,420.00
12.	307A	452.62	15,84,170.00
13.	401A	865.47	30,29,145.00
14.	402A	689.49	24,13,215.00
15.	404A	910.26	31,85,910.00
16.	405A	889.1	31,11,850.00
17.	406A	568.12	19,88,420.00
18.	407A	452.62	15,84,170.00
19.	501A	865.47	30,29,145.00
20.	502A	689.49	24,13,215.00
21.	503A	614.37	21,50,295.00
22.	504A	910.26	31,85,910.00
23.	506A	568.12	19,88,420.00
24.	507A	452.62	15,84,170.00
25	601A	865.47	30,29,145.00
26.	602A	689.49	24,13,215.00
27.	603A	614.37	21,50,295.00
28.	604A	910.26	31,85,910.00
29.	605A	889.1	31,11,850.00
30.	606A	568.12	19,88,420.00
31.	607A	452.62	15,84,170.00

32.	103B	614.37	21,50,295.00
33.	106B	568.12	19,88,420.00
34.	201B	865.47	30,29,145.00
35.	203B	614.37	21,50,295.00
36.	204B	910.26	31,85,910.00
37.	301B	865.47	30,29,145.00
38.	302B	689.49	24,13,215.00
39.	303B	614.37	21,50,295.00
40.	304B	910.26	31,85,910.00
41.	306B	568.12	19,88,420.00
42.	401B	865.47	30,29,145.00
43.	402B	689.49	24,13,215.00
44.	403B	614.37	21,50,295.00
45.	404B	910.26	31,85,910.00
46.	405B	889.1	31,11,850.00
47.	406B	568.12	19,88,420.00
48.	501B	865.47	30,29,145.00
49.	502B	689.49	24,13,215.00
50.	503B	614.37	21,50,295.00
51.	504B	910.26	31,85,910.00
52.	505B	889.1	31,11,850.00
53.	506B	568.12	19,88,420.00
54.	601B	865.47	30,29,145.00
55.	602B	689.49	24,13,215.00
56.	603B	614.37	21,50,295.00
57.	604B	910.26	31,85,910.00

DHIRA

58.	605B	889.1	31,11,850.00
59.	606B	568.12	19,88,420.00



FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending March of 2025

I.PARTICULARS OF PROJECT			
Project Registration Number	BRERAP04311-2/76/R-1388/2022	Name of Project/Phase of Registered Project	CHANDMUNI RESIDENCY
Name of Promoter	BALAJI DREAM HOUSE PVT LTD	Project Address	MAUZA-BHELAI, THANA-UDWANT NAGAR NEAR ZERO MILE, ARA
Name of Co-promoter	N/A		
Project Registration is valid up to	14/12/2026		
Starting date of Projector Phase of the Project	28/04/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4,Plottedproject	Residential	
Period of validity of map by The Competent Authority	4 YEARS 08 MONTHS		

II.DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment/Flat Type		Carpet Area	Total Number of sanctioned Flats	Total Number of Apartments–
A & B	1.1BHK - 2.2BHK, - 3.3BHK - 4.Shop - 5.Bungalow - 6.Plot etc. -	6 24 48		78	1.Booked/ Allotted - 11 2.Sold -00

III.DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	11
A&B	78	2. Sold -	NIL

IV.DETAILSOFBUILDINGAPPROVALS

(IfalreadyfiledalongwithRegistrationApplication,thenthereisnoneedofFurther filing)

S.NO.	Name of the Approval / N.O.C./Permission/Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed asAnnexure No.
1.	NOC for Environment				
2.	Fire N.O.C				
3.	Water Supply Permission				
4.	NOC from Airport AuthorityofIndia				
5.	OtherApproval(S),if any,requiredfortheProject				

V.ConstructionProgressoftheProject

1. Building /Wing /Layout Number_____(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)
1.	Excavation(ifany)	NA
2.	Basements(ifany)	N/A
3.	Podiums(ifany)	
4.	Plinth	100 % Completed
5.	Stilt Floor	Complete
6.	Slabs of Super Structure	3rd floor in progress
7.	Internalwalls,InternalPlaster,Flooring s,DoorsandWindowswithinFlats/Premises.	1st floor brickwork in Progress

8.	SanitaryFittingswithintheFlat/Premises,ElectricalFittingswithintheFlat/Premises	Not Completed
9.	Staircases, Lifts Wells and Lobbies ateachFloorlevel,OverheadandUndergroundWaterTanks.	Not Completed
10.	Externalplumbingandexternalplaster,elevation, completionofterraces with waterproofing of theBuilding/Wing.	Not Completed
11.	Installation of Lifts, water pumps,Fire Fighting Fittings andEquipment asper CFONOC,Electricalfittings,MechanicalEquipment, compliancetoconditionsofenvironment/CRZNOC, Finishingtoentrancelobby/s,plinthprotection,pavingofareasappurtenant toBuilding/Wing,CompoundWalland allotherrequirementsasmyberequired tocompleteproject as perspecificationsinAgreementofSale. Anyotheractivities.	Not Completed

VI. AmenitiesandCommonAreaandExternalInfrastructureDevelopmentWorks)				
S.No.	CommonAreas andFacilities	Proposed(Yes/No)	Percentageofactual WorkDone(Asondateof theCertificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	InternalRoads&Footpaths	YES	Not Completed	
2.	WaterSupply	YES	Not Completed	
3.	Sewerage (Chamber,Line,SepticTank,STP)	YES	Not Completed	
4.	StormWaterDrains	NO		
5.	Landscaping&TreePlanting	YES	Not Completed	

6.	Street Lighting	YES	Not Completed	
7.	Community Buildings	NO		
8.	TreatmentandDisposalofSewageandSullageWater	NO		
9.	SolidWasteManagement&Disposal			
10.	WaterConservation/RainWaterHarvesting	YES	Not Completed	
11.	EnergyManagement	NO		
12.	FireProtectionandFireSafetyRequirements	YES	Not Completed	
13.	Closed Parking	YES	Not Completed	
14.	OpenParking			
15.	Electrical Meter Room, Sub-Station,ReceivingStation			
16.	Others (Option to AddMore)			

VI.AEXTERNALANDINTERNALDEVELOPMENTWORKSINCASEOFPLOTTEDDEVELOPMENT

		Proposed (Yes/No)	Percentageofactual WorkDone(Asondateof theCertificate)	Details
1.	InternalRoads&Footpaths			
2.	WaterSupply			
3.	Sewerage ChambersSepticTank			
4.	Drains			
5.	Parks,LandscapingandTreePlanning			
6.	StreetLighting			

7.	Disposalofsewage&SullageWater			
8.	Waterconservation/RainWater Harvesting			
9.	EnergyManagement			

VII. GEOTAGGEDANDDATEPHOTOGRAPHOF(EACHBLOCK)OFTHEPROJECT			
(A)	Sr.No.		
	1.	FrontElevation.	Attach
	2.	RearElevation	Attach
	3.	SideElevation	Attach
(B)		Photographofeachfloor	

VIII. Financial Progress of the Project		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	Project Account No.	7118153502
2.	Estimated Cost of the Project including land cost at the start of The Project	
3.	Amount received during the Quarter	
4.	Actual Cost Incurred during the Quarter	
5.	Net amount at end of the Quarter	
6.	Total expenditure on Project **till date**	
7.	Cumulative fund Collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

IX. Details of Mortgage or Charge if any created

X.MISCELLANEOUS		
A	ListofLegalCases(ifany)	
1.	CaseNo.	NO
2.	NameofParties	NO
B	Sale/AgreementforSale duringtheQuarter	
1.	SaleDeed	NIL
2.	AgreementforSale	NIL
XI.PERCENTAGEOFWORKALONGWITHMILESTONECHART		
Weathertheprojectinprogressisaspertimescheduleorlaggingbehind?		

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.



Signature of Promoter

Name:

Date: