

FORM-7**[REGULATION-9]**Quarterly Progress Report for quarter ending 31ST DECEMBER of 2022**I. PARTICULARS OF PROJECT**

Project Registration Number	BRERAP00190-2/1211/R-1201/2021	Name of Project/Phase of Registered Project	GREEN HEIGHT
Name of Promoter	GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION PVT. LTD.	Project Address	MAHARANI COLONY AGAMKUA PATNA
Name of Co-promoter	N.A		
Project Registration is valid up to	23-01-2023		
Starting date of Project or Phase of the Project	13-02-2020		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	23-01-2023 Patna Municipal Commission		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total No. of sanctioned apartments	Total Number of Apartments -
A Block	1. 1 BHK - 5	418.85	5	1. Booked / Allotted - 11 2. Sold - 00
	2. 1 BHK, - 5	370.40	5	
	3. 2 BHK - 5	551.98	5	
	4. 2 BHK - 5	617.96	5	
	5. 2BHK - 5	597.17	5	
	6. 2BHK - 5	611.94	5	
	7. 3BHK - 5	731.22	5	
	8. 3BHK - 5	743.89	5	
	9. 1BHK - 5	330.08	5	
	10. 3BHK - 5	725.06	5	

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
A Block	48	1. Booked/Allotted	- 07
		2. Sold	- 00

IV. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filling)

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	N.A			Along with Reg.
2	Fire N.O.C				
3	Water Supply Permission	N.A			

Green Ghar Infrastructure & Cons. Pvt. Ltd.



Managing Director

4	NOC From Airport Authority of India	N.A			
5	Other Approval(s), if any, required for the project	PMC	16-01-2022	na	Attached below

V. Construction Progress of the Project

1. Plan Case NO: - P/Rasidachak-PRN-B+G+4/290/2017 (Details Attached with Certificate)

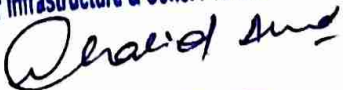
S. No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on 31-12-2022) (3)
1	Excavation (if any)	100%
2	Basements (if any)	100%
3	Podiums (if any)	no
4	Plinth	100%
5	Stilt Floor	100%
6	Slabs of Super Structure	01 (16.66%)
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	no
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	no
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	no
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	no
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.	no

Green Ghar Infrastructure & Cons. Pvt. Ltd.

Chahel Anand

Managing Director

VI. 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 31-12-2022)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	No	
2.	Water Supply	Yes	No	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	No	
4.	Storm Water Drains	No	No	
5.	Landscaping & Tree Planting	Yes	No	
6.	Street Lighting	Yes	100% Done	
7.	Community Buildings	NO	NO	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NO	
9.	Solid Waste Management & Disposal	NO	NO	
10.	Water Conservation / Rain Water Harvesting	Yes	NO	
11.	Energy Management	NO	NO	
12.	Fire Protection and Fire Safety Requirements	Yes	NO	
13.	Closed Parking	Yes	NO	
14.	Open Parking	NO	NO	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	NO	
16.	Others (Option to Add More)	NO	NO	

Green Ghar Infrastructure & Cons. Pvt. Ltd.

 Managing Director

VIA EXTERNAL AND INTERNAL DEVELOPMENT WORK IN CASE OF PLOTTED DEVELOPMENT

1.	Internal Roads & Footpaths	NA	NA	
2	Water Supply	NA	NA	
3	Sewerage (Chamber, Line, Septic Tank, STP)	NA	NA	
4	Drains	NA	NA	
5	Parks, Land Scaping and Tree Planting	NA	NA	
6	Street Light	NA	NA	
7	Disposal of Sewage & sullage water	NA	NA	
8	Water conservation / Rain Water Harvesting	NA	NA	
9	Energy Management	NA	NA	

VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCKS) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Side Elevation	Attached
	3.	Rear Elevation	Attached
(B)		Photograph of each Floors	

VIII. Financial Progress of the Project (as per CA Certificate as on 31-12-2022)

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	Collection A/c 634905601169 Retention A/c 634905601168 Designed A/c 634905601170
2.	Estimated Cost of the Project including land cost at the start of the Quarter	670 (Lakhs)
3.	Amount received during the Quarter	15,00,000
4.	Actual Cost Incurred during the Quarter	18,04,227
5.	Net amount at end of the Quarter	25,635
6.	Total expenditure on Project till date	1,72,88,641

Green Ghar Infrastructure & Cons. Pvt. Ltd.


 Managing Director

7.	Cumulative Fund Collected till the end of Quarter in question	No
8.	Cumulative expenditure done till the end of Quarter in question	No

IX. Details of Mortgage or Charge if any created	
NO	

X. MISCELLANEOUS	
A	List of Legal Cases (if any)
1.	Case No. No
2.	Name of Parties No
B	Sale/Agreement for Sale during the Quarter
1.	Sale Deed NO
2.	Agreement for Sale NO
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART	

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.

Green Ghar Infrastructure & Cons. Pvt. Ltd.


Managing Director

Signature of Promoter

Name: SHAHID AHMED

Date : 31-12-2022

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:- 31-12-2022

To,

GREEN GHAR INFRASTRUCTURE
AND CONSTRUCTION PVT. LTD.
Flat No:-403C, Ashiyana Plaza, Bhagwanpur Chowk,
Muzaffarpur, Bihar-842001

Subject: Certificate of Percentage of Work executed in the project having **Single Block** of the **GREEN HEIGHT** bearing the registration no. **BRERAP0019-2/1211/R-1201/2021** and being developed on the Plot bearing Khata No. **143**, Plot No. **586(P)**, Khata No:- **144**, Plot No:- **584, 583(P)** demarcated by its boundaries (25.59736 and 85.200665 of the end points) of the Land Area **1518.12 Sq. Mtr.**, situated in Mohalla Maharani Colony, Road No:- 01 Mauza:- Rasidachak, Block:- Patna Sadar, division Patna Sadar District Patna PIN 800007, admeasuring **3359 sq.mts.**, Buildup Area and **4,241.42 Sq. Mtr** Total Construction area being developed by the Promoter GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD.

Sir,

I **Ar. Mukesh Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the basement + ground + 4 Building(s)/ single Wing(s) of the Project, Known as **Green Height** situated on the plot bearing Khata No. **143**, Plot No. **586(P)**, Khata No:- **144**, Plot No:- **584, 583(P)** of Mohalla Maharani Colony, Road No:- 01 Mauza:- Rasidachak, Block:- Patna Sadar, division Patna Sadar District Patna PIN 800007, admeasuring **3359 sq.mts.**, Buildup Area and **4,241.42 Sq. Mtr** Total Construction area being developed by GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD

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

- (i) Mr. Mukesh Kumar Architect;
- (ii) Mr. Mukesh Kumar as Structural Consultant
- (iii) Mr. R.K Agarwal as Mechanical / Electrical / Plumbing Consultant (MEP)
- (iv) Mr. Er. Gautam Kumar as Site Supervisor

Based on Site Inspection, with respect to each of the Building 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 of the Real Estate Project as registered vide number **BRERAP0019-2/1211/R-1201/2021** 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.

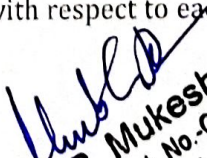

AR. Mukesh Kumar
Coa Regd. No.-CA/2010/50220
Empanelment No.-AR/41/2015
Patna Municipal Corporation

TABLE-A

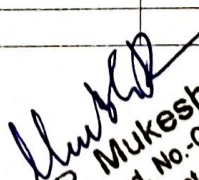
Building " GREEN HEIGHT" Basement + Ground +4

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	100%
3	Number of Podiums	NO.
4	Stilt Floor	100%
5	Number of Slabs of Super Structure	01 (16.66%)
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	NO
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	NO
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	NO
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NO
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.	NO

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 & Footpaths.	NO		
2	Water Supply	Yes		
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes		
4	Storm Water Drains	NO		


A.R. Mukesh Kumar
 Coa Regd. No.-CA/2010/50220
 Emppanelment No.-AR/41/2011
 Patna Municipal Corporation

5	Landscaping & Tree Planting.	Yes		
6	Street Lighting	Yes	100%	
7	Community Buildings	No		
8	Treatment and disposal of sewage and sullage water	No		
9	Solid Waste management & Disposal.	No		
10	Water conservation, Rain water harvesting.	Yes		
11	Energy management	No		
12	Fire protection and fire safety requirements	Yes		
13	Electrical meter room, sub-station, receiving station.	Yes		
14	Others (Option to Add more).	NO		

**Yours Faithfully,
Signature & Name**


AR. Mukesh Kumar
 Coa Regd. No.-CA/2010/50220
 Empanelment No.-AR/41/2015
 Patna Municipal Corporation

Ar. Mukesh Kumar
 COA Reg. No:- CA/2010/50220
 Empanelment No:- AR/41/2015
 Patna Municipal Corporation

FORM No. 2
[Regulation 3]
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: 31-12-2022

To,

**GREEN GHAR INFRASTRUCTURE
AND CONSTRUCTION PVT. LTD.**

Flat No:-403C, Ashiyana Plaza, Bhagwanpur Chowk,
Muzaffarpur, Bihar-842001

Subject :

Certificate of Cost Incurred for Development of **GREEN HEIGHT** for Construction of Basement + Ground +4 building(s)/Single Wing(s) of the Registration No:- **BRERAP0019-2/1211/R-1201/2021** situated on the Plot bearing Khata No. **143**, Plot No. **586(P)**, Khata No:- **144**, Plot No:- **584, 583(P)** demarcated by its boundaries (25.59736 and 85.200665 of the end points) of the Land Area **1518.12 Sq. Mtr.**, situated in Mohalla Maharani Colony, Road No:- 01 Mauza:- Rasidachak, Block:- Patna Sadar, division Patna Sadar District Patna PIN 800007, admeasuring **3359 sq.mts.**, area being developed by the Promoter **GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD.**

Ref:

Bihar RERA Registration Number **BRERAP0019-2/1211/R-1201/2021**

Sir,

I **Er. SADAN KHAN** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Basement + Ground +4 Building(s)/ Single Wing(s) of the project situated on the plot bearing Khata No. **143**, Plot No. **586(P)**, Khata No:- **144**, Plot No:- **584, 583(P)** demarcated by its boundaries (25.59736 and 85.200665 of the end points) of the Land Area **1518.12 Sq. Mtr.**, situated in Mohalla Maharani Colony, Road No:- 01 Mauza:- Rasidachak, Block:- Patna Sadar, division Patna Sadar District Patna PIN 800007, admeasuring Buildup area **3359 sq.mts.**, Basement+ Parking Area:- 882.42 Sq. Mtr. Total Construction Area **4,241.42 Sq. Mtr.** area being developed by the Promoter **GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD.**

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

- (i) Mr. Mukesh Kumar Architect;
- (ii) Mr. DI ARCHTECTS as Structural Consultant
- (iii) Mr. R.K Agarwal as Mechanical / Electrical / Plumbing Consultant (MEP)
- (iv) Mr. Gautam Kumar as Quality 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

Er. Sadan Khan
B. Tech (Civil) A.M.I.E.
MMC Lic No-03/2022

project. Our estimated cost calculations are based on the Schedule of rates **(Building Construction Department) 13533.20 Sq. Mtr.** 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 Quantity 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. 6,15,50,000/-** (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 **Patna Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 1,74,04,400.00/-** (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 **Patna Municipal Corporation** (planning Authority) is estimated at **Rs. 4,41,45,600.00/-** (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 **01** or called **GREEN HEIGHT B+G+4**
(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. Five Crore Fourty Seven Lakhs Only)	5,47,00,000/-
2	Cost incurred as on 31.12.2022 (Based on the Estimated cost) Rs. (One Crore Sixty Four Lakhs Ten Thousands)	1,64,10,000/-
3	Work done in Percentage (As Percentage of the estimated cost) 30%	30%
4	Balance Cost to be Incurred (Based on Estimated Cost) Rs. (Three Crore Eighty Two Lakhs Ninety Thousands)	3,82,90,000/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2022 not included in the Estimated Cost (Annexure A) Rs. NIL	NIL

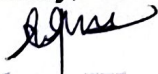
Er. Sadan Khatun
B. Tech (Civil) A.M.I.E.
M/C No. 1003/2022

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 31.12.2022 date of Registration is Rs. Sixty Eight Lakhs Fifty Thousands	68,50,000.00/-
2	Cost incurred as on 31.12.2022 (Based on the Estimated cost). Rs. Nine Lakhs Ninety Four Thousands Four Hundred)	9,94,400.00/-
3	Work done in Percentage (As Percentage of the estimated cost). 14.51 %	14.51%
4	Balance Cost to be Incurred (Based on Estimated Cost). Rs. Fifty Eight Lakhs Fifty Five thousands six hundred	58,55,600.00/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2022 not included in the Estimated Cost (Annexure A). Rs. N.A	NIL

Yours Faithfully,



Er. Sadan Khan
B. Tech (Civil) A.M.I.E
MMC Lic No-03/2021

Signature of Engineer.

Er. Sadan Khan
(License No. MMC/03/2021)

*** 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 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.

Annexure A

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

FORM No. 3
[Regulation 3]**CHARTERED ACCOUNTANT'S CERTIFICATE**
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project:-

Rs. 6.61 Crore

Bihar RERA Registration Number :-

BRERAP00190-2/1211/R-1201/2021

Project Name:-

Green Height

Amount (₹)

Sr. No.	Particulars	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.	0.00	0.00
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.	0.00	0.00
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	25,00,000	18,81,694
e.	Land Premium payable as per annual statement of rates(ASR) for redevelopment of land owned by public authorities.	0.00	0.00
f.	Under Rehabilitation Scheme:		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00	0.00
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	0.00	0.00
	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	0.00	0.00



HARSH AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

	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	25,00,000	18,81,694

Amount (₹)

Sr. No.	Particulars	Estimated	Incurred
li	Development Cost/ Cost of Construction:		
a.	(i) Estimated Cost of Construction as certified by Engineer.	6,15,50,000	1,74,04,400
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	0.00	1,45,10,447
	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.	30,00,000	8,96,500
	All costs directly incurred to complete the (i) construction of the entire phase of the project registered.	0.00	0.00
b)	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	0.00	0.00
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;	0.00	0.00
	Sub-Total of Development Cost	6,45,50,000	1,54,06,947
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	6,70,50,000	



HARSH AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	1,72,88,641
4.	% Completion of Construction Work (As per Project Architect's Certificate)	As per Certificate dated 31.12.2022 issued by Mr. Mukesh Kumar Architect
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	25.78%
6.	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	1,72,88,641
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	70,41,617
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	1,02,47,024

This certificate is being issued for RERA compliance for the Company GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION PVT. LTD in respect of project **GREEN HEIGHT** under construction on Plot no bearing Khata No. 143, 144, Plot No. 583(P), 584, 586(P), Mohalla Maharani Colony, Road No. 01, Mauza- Rasidachak, Patna, Bihar-800007 as on 31.12.2022 and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For HARSH AGARWAL & ASSOCIATES

Chartered Accountants

Firm Registration No. 018393C



Membership No.: 421906

UDIN: **23421906BGVJEF5946**

Place: MAINPURI

Date: 16-01-2023



(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)	4,97,61,359
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)	3,03,38,463
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	636.25 Sqr ft.
	(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	2,05,45,729
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	5,08,84,193
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	70%

This certificate is being issued for RERA compliance for the Company GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION PVT. LTD in respect of project **GREEN HEIGHT** under construction on Plot no bearing Khata No. 143, 144, Plot No. 583(P), 584, 586(P), Mohalla Maharani Colony, Road No. 01, Mauza- Rasidachak, Patna, Bihar- 800007 as on 31.12.2022 and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For HARSH AGARWAL & ASSOCIATES
Chartered Accountants
Firm Registration No. 018393C

Deeender

Membership No.: 421906
UDIN: **23421906BGVJEF5946**
Place: MAINPURI
Date: 16-01-2023



HARSH AGARWAL & ASSOCIATES
CHARTERED ACCOUNTANTS

Annexure A

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

Project
Sold Inventory

As on 31.12.2022

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	Flat No:-102, First Floor	69.11	26,00,000	6,44,663	19,55,337
2	Flat No:- 202, 2nd Floor	69.11	27,50,000	8,39,453	19,10,547
3	Flat No:- 203, 2nd Floor	67.36	39,00,000	7,44,554	31,55,446
4	Flat No:-201, 2nd Floor	67.93	35,75,000	2,47,525	33,27,475
5	Flat No:- 302, 3rd Floor	69.11	35,00,000	6,96,040	28,03,960
6	Flat No:- 303, 3rd Floor	67.36	48,00,000	5,94,059	42,05,941
7	Flat No:-305, 3rd Floor	51.28	45,07,636	1,98,020	43,09,616
8	Flat No:- 307, 3rd Floor	55.48	39,60,000	13,53,975	26,06,025
9	Flat No:- 310, 3rd Floor	30.67	11,00,000	3,75,012	7,24,988
10	Flat No:- 410, 3rd Floor	30.67	21,51,000	2,12,862	19,38,138
11	Flat No:- 301, 3rd Floor	67.93	45,00,000	10,99,010	34,00,990
	Total	646.00	3,73,43,636	70,05,173	3,03,38,463



HARSH AGARWAL & ASSOCIATES
CHARTERED ACCOUNTANTS

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential premises Rs.
32,291.7 per sq.mts.

Sr. No.	Flat No.	Carpet Area (In sq.mts.)	Unit Consideration as per Read Reckoner
1	Flat No:- 03, Ground Floor	67.36	21,75,159.79
2	Flat No:-09, Ground Floor	38.91	12,56,538.33
3	Flat No:-10, Ground Floor	30.67	9,90,230.80
4	Flat No:-104, First Floor	56.85	18,35,802.94
5	Flat No:-107, First Floor	55.48	17,91,553.36
6	Flat No:-108, First Floor	34.41	11,11,189.68
7	Flat No:-309, 3rd Floor	38.91	12,56,538.33
8	Flat No:-401, Forth Floor	67.93	21,93,639.62
9	Flat No:-402, 4th Floor	69.11	22,31,649.27
10	Flat No:-405, 4th Floor	51.28	16,55,924.62
11	Flat No:-406, 4th Floor	57.41	18,53,862.78
12	Flat No:- 301, 3rd Floor	67.93	21,93,639.62
	TOTAL	636.25	2,05,45,729.12





GPS Map Camera



Patna, Bihar, India

Gulzarbagh, SH 1, Gulzarbagh, deepnagar,
Sadikpur, Patna, Bihar 800007, India

Lat 25.597714°

Long 85.200631°

06/01/23 04:32 PM GMT +05:30



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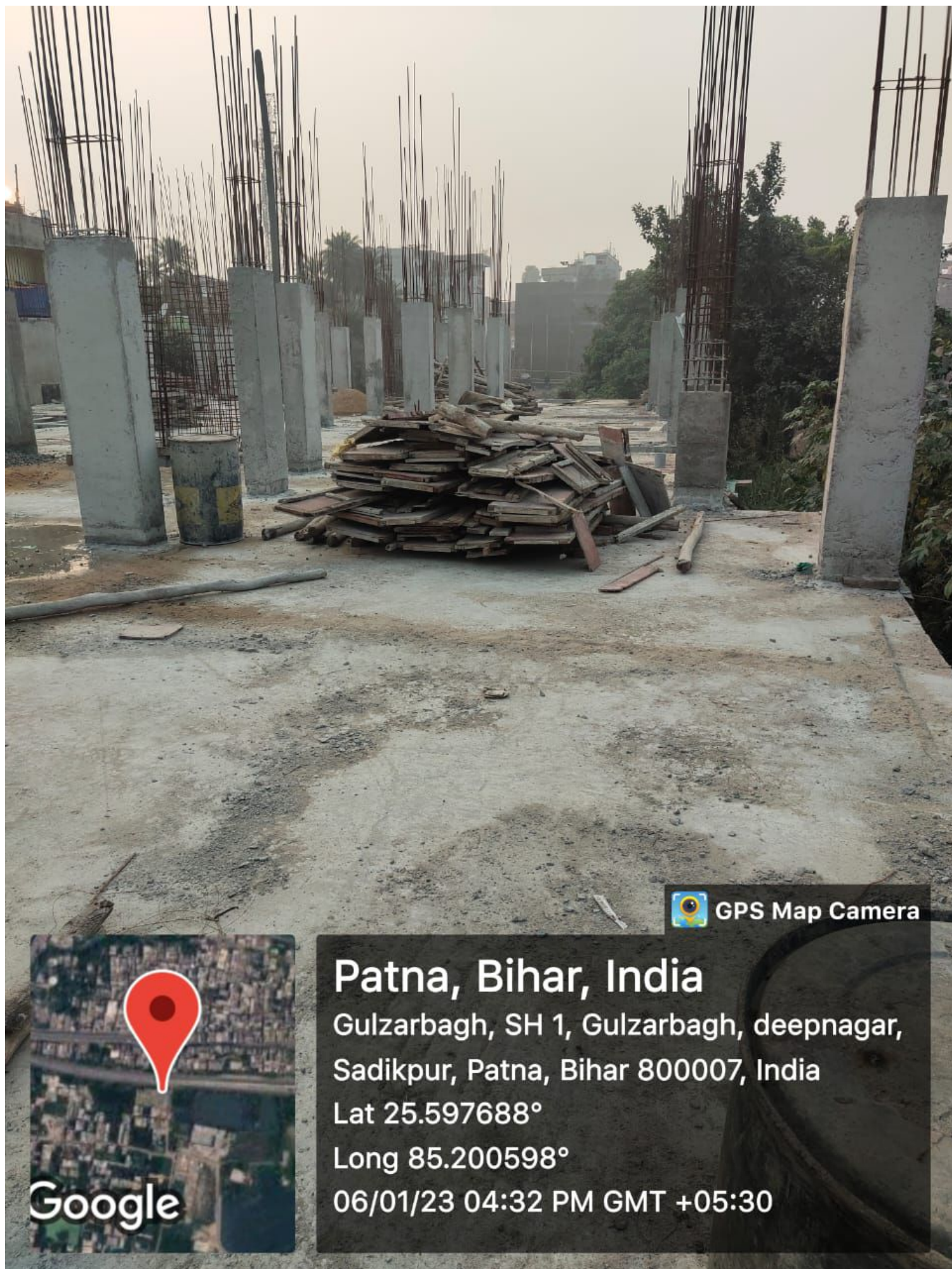
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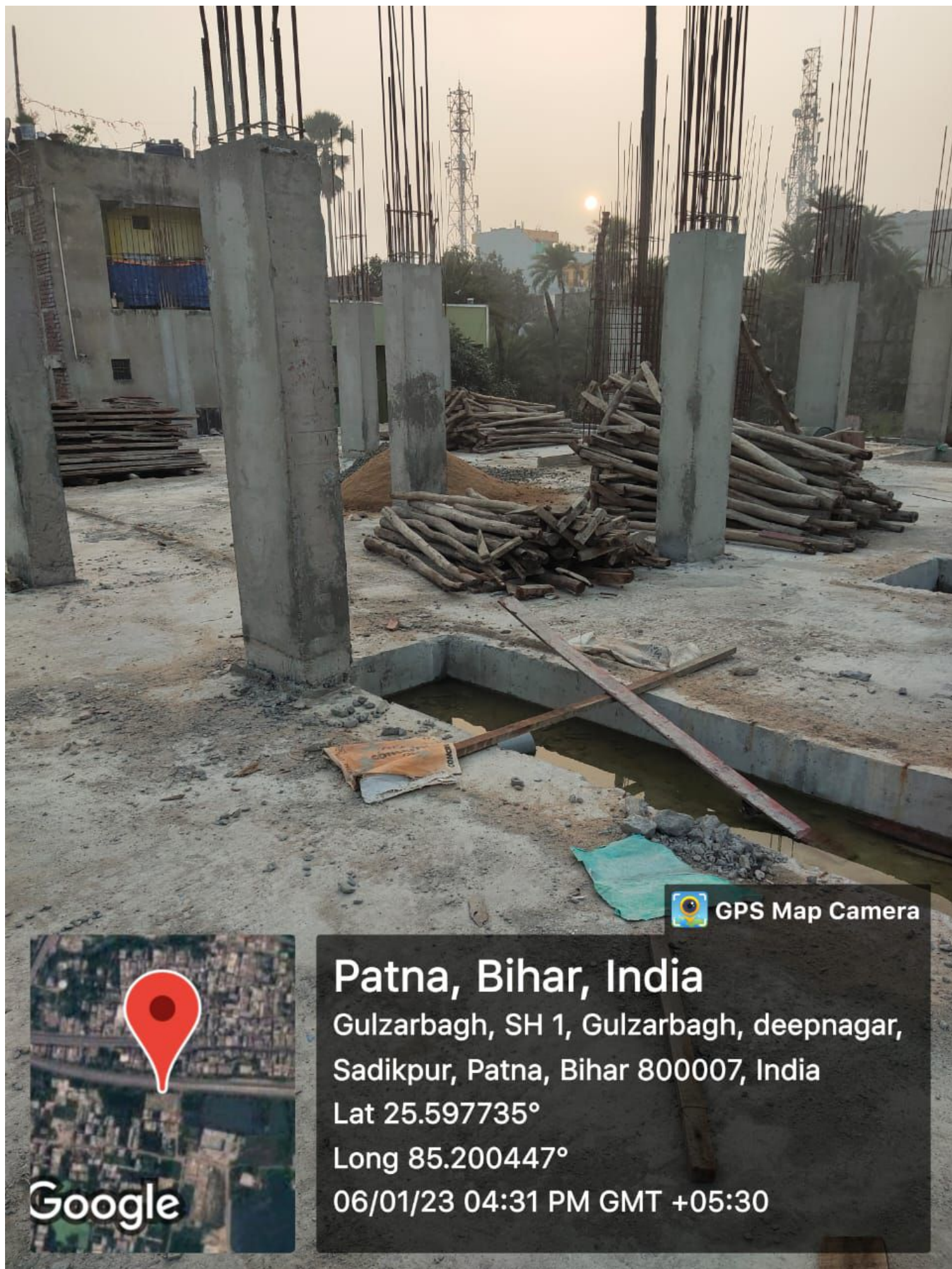
Patna, Bihar, India

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Lat 25.597688°

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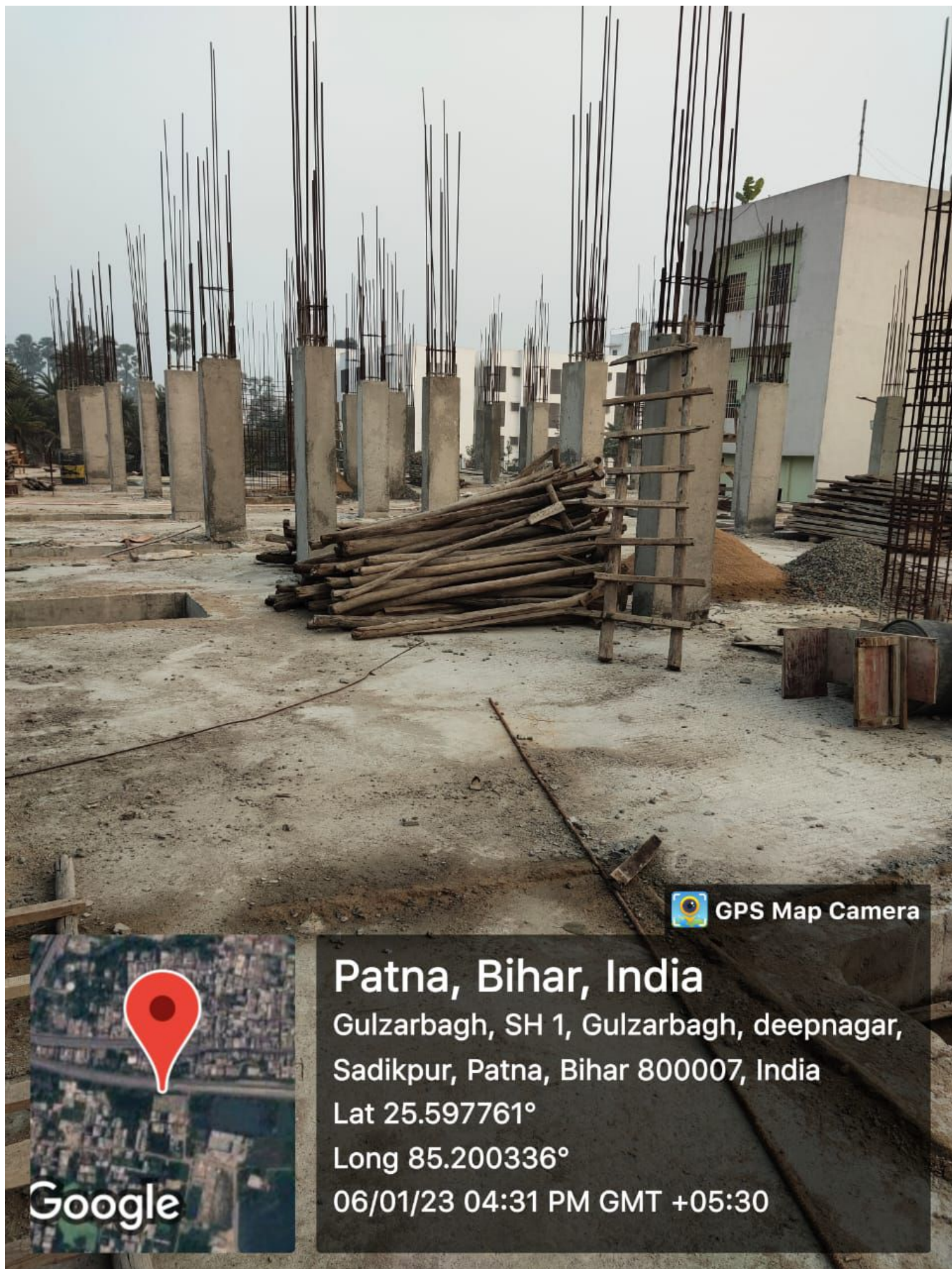
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Sadikpur, Patna, Bihar 800007, India

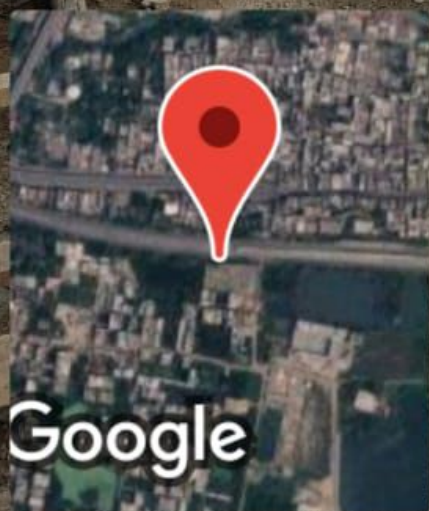
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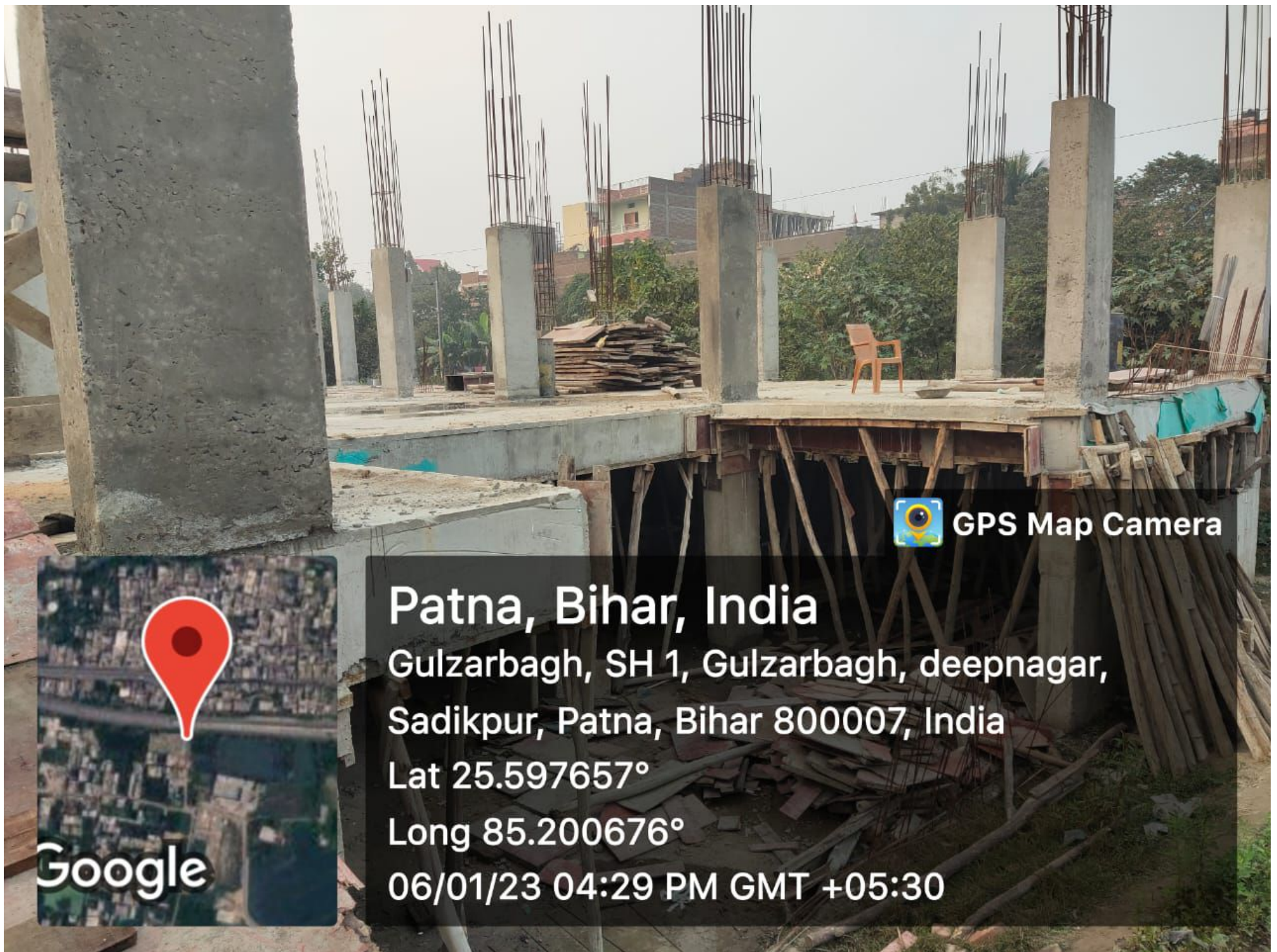
Patna, Bihar, India

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Lat 25.597598°

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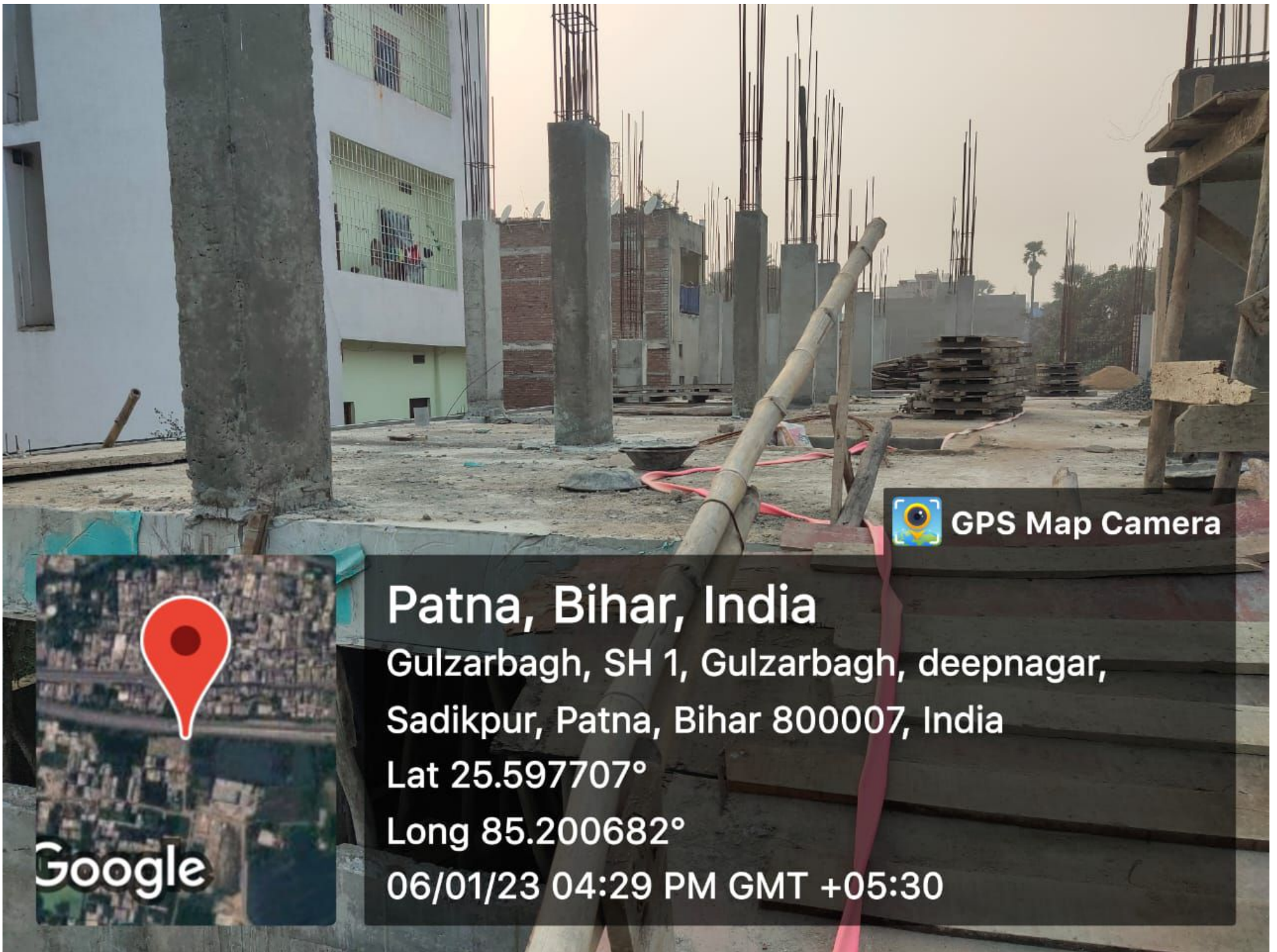
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Long 85.200729°

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पटना, बिहार, भारत

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पटना, बिहार 800007, भारत

Lat 25.597567°

Long 85.200692°

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GPS Map Camera



पटना, बिहार, भारत

गुलज़ारबाग, SH 1, Gulzarbagh, दीपनगर, Sadikpur,

पटना, बिहार 800007, भारत

Lat 25.597388°

Long 85.200734°

06/01/23 04:27 PM GMT +05:30

प्रेषक,

शाहिद अहमद

मैनेजिंग डायरेक्टर, (ग्रीन हाइट प्रोजेक्ट)

ग्रीन घर इंफ्रास्ट्रक्चर एंड कंस्ट्रक्शन प्राइवेट लिमिटेड
कांति भवन, बिग हॉस्पिटल के निकट छोटी पहाड़ी रोड,
अगमकुआं, पटना-800007



सेवा में,

नगर आयुक्त,

पटना नगर निगम, पटना

विषय :-

स्वीकृत प्लान केस नं.- P/Rasidachak-PRN-B+G+4/290/2017 के पुनर्वैधीकरण के संबंध में

महाशय,

उपर्युक्त विषय में निवेदन है कि दिनांक 25-01-2020 को पत्रांक संख्या 01497 के द्वारा Basement + Ground + 4 भवन निर्माण की अनुमति प्रदान की गयी थी, जिसमें भूतल का पीलर तक का कार्य पूर्ण कर लिया गया है परन्तु प्राकृतिक आपदा covid-19 महामारी और तद्वर्जित समस्या के कारण निर्माण पूर्ण नहीं हो पाया है

अतः श्रीमान से अनुरोध है की निर्माण के लिए दो वर्ष तथा नौ माह (पत्र सं -596 के अलेक मै) अतिरिक्त समय प्रदान की जाये, जिसके के लिए विलम्ब शुल्क में रु 28,506/- राशि का डिमांड ड्राफ्ट संख्या 000273, HDFC BANK, दिनांक 13-12-2023 इसके साथ संलग्न कर रहा हो

Green Ghar Infrastructure & Cons. Pvt. Ltd.

Managing Director

आपका विश्वासभाजा

शाहिद अहमद

7033096611

अनुलग्न

1. अनुमति पत्र

2. स्वीकृत नक्सा

3. पत्र सं 596

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*28,806.00

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GREEN GHAR INFRA AND CONSTRUCTION P LTD

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REF. No. 910912000278

Signature
830267

Sudhakar Singh
B21117

AUTHORISED SIGNATORIES

Please sign above

⑈000273⑈ 800240018⑈ 999989⑈ 12