MUSKAN
CONSTRUCTIONS (Pvt.) Ltd.
BUILDERS, DEVELOPERS & CONSULTANTS
G-70, P. C. COLONY
NEAR RAJENDRA NAGAR OVER BRIDGE
KANKARBAGH, PATNA - 20
☎ : 0612 - 2344399

Ref.. No. ..... Date .....

FORM-7

[REGULATION-9]

Quarterly progress report for quarter ending **December** of **2024 (Year)**

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	**U45200BR2001PTC009627**	Name of Firm	**Muskan Constructions Pvt.Ltd.**
Firm Address :	G-70, P.C Colony, Kankarbagh, Patna – 800020		
Total Experience of promoter in Real Estate sector	23 Years		
Total Experience in Real Estate after Implementation of RERA	6 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	10 No.s	Residential
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	5 No.s 1 No.	Residential Residential-cum Commercial

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP00262-007/196/R-1690/2024**	Name of Project/Phase of Registered Project	**Namita Ramesh Residency**
Name of Promoter	**Muskan Constructions Pvt. Ltd.**	Project Address	Manglam Vihar Colony, Ara Garden Road, Patna
Name of Co-promoter			
Project Registration is valid up to	30-09-2025		
Starting date of Project or Phase of the Project	10-05-2024		

☎ : 0612 - 2344399

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KANKARBAGH, PATNA - 20

Ref.. No. ..... Date .....

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	5Years		

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 - 4.5 No.s	Total Number of Apartments in Landowner's share - 4.5 No.s
Single Block	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	3BHK	7908 Sq.ft.	9 No.s	1. Booked / Allotted - 1No. Flat no. 301(Mrs. Kumari Vijaylakshmi 2. Sold- NIL	3. Booked/ Allotted- NIL Sold - NIL
					Percentage of booking 0.22%	Percentage of booking 0%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	1
Single Block	9 No.s	2. Sold -	NIL

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.				

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☎ : 0612 - 2344399

Ref.. No. ..... Date .....

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No.**P/SADIKPUR/PRN-G+3/624/2022**(To beaded 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/yyy) Format
1.	Excavation (if any)	N.A	
2.	Basements (if any)	N.A	
3.	Podiums (if any)	N.A	
4.	Plinth	100%	30.07.2024
5.	Stilt Floor	N.A	
6.	Slabs of Super Structure	85%	30.12.2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31.03.2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30.05.2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30.06.2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31.07.2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	31.08.2025

MUSKAN
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BUILDERS, DEVELOPERS & CONSULTANTS
G-70, P. C. COLONY
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Ref.. No. ..... Date .....

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.		

VII. 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)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO	0%	25.05.2025
2.	Water Supply	NO	0%	15.07.2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	NO	0%	20.07.2025
4.	Storm Water Drains	NO	0%	25.07.2025
5.	Landscaping & Tree Planting	NO	0%	05.08.2025
6.	Street Lighting	NO	0%	10.08.2025
7.	Community Buildings	NO	0%	15.08.2025
8.	Treatment and Disposal of Sewage and Sullage Water	NO	0%	30.08.2025
9.	Solid Waste Management & Disposal	NO	0%	05.09.2025
10.	Water Conservation / Rain Water Harvesting	NO	0%	10.09.2025
11.	Energy Management	NO	0%	11.09.2025
12.	Fire Protection and Fire Safety Requirements	N.A		

☎ : 0612 - 2344399

MUSKAN
CONSTRUCTIONS (Pvt.) Ltd.
BUILDERS, DEVELOPERS & CONSULTANTS

G-70, P. C. COLONY
NEAR RAJENDRA NAGAR OVER BRIDGE
KANKARBAGH, PATNA - 20

Ref.. No. ..... Date .....

13.	Closed Parking	N.A		
14.	Open Parking	NO	0%	14.09.2025
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO	0%	15.09.2025
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGE 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			

MUSKAN
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Ref.. No. ..... Date .....

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

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	12200200026674
2.	Estimated Cost of the Project including land cost at the start of the Project	3,22,79,650 = 00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	1,99,91,650 = 00
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	4,77,143=00
6.	Actual Cost Incurred during the Quarter	15,58,168=00
7.	Net amount at end of the Quarter	
8.	Total expenditure on Project **till date**	50,89,921=00
9.	Cumulative fund collected till the end of Quarter in Question	4,77,143=00
10.	Cumulative expenditure done till the end of Quarter in question	50,89,921=00

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

MUSKAN
CONSTRUCTIONS (Pvt.) Ltd.
BUILDERS, DEVELOPERS & CONSULTANTS
G-70, P. C. COLONY
NEAR RAJENDRA NAGAR OVER BRIDGE
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☎ : 0612 - 2344399

Ref.. No. ..... Date .....

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of Possessions given to Allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather 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 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 Muskan Constructions Pvt. Ltd

Rajesh Kumar

Signature of Promoter

Managing Director

Name: RAJESH KUMAR
[Managing Director]

Date: 13.01.2025

FORM No.1

[See Regulation 3]

ARCHITECT'SCERTIFICATE

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

Date: 13.01.2025

To,
The Muskan Constructions Pvt. Ltd.
G-70, P.C Colony, Kankarbagh,
Patna - 800020

Subject: Certificate of Percentage of Completion of Construction Work of **Namita Ramesh Residency** for Construction of **25.46%** building(s)/01Wing(s)of the 01 Phase **(BRERAP00262-007/196/R-1690/2024)**, situated on the Plot bearing KhesraNo 192,191 /KhataNo.97,141 /ThanaNo.19/ TauziNo.5291./ C.N.No./ CTSNo./ SurveyNo./Final Plot No.192,191demarcated by its boundaries (latitude and longitude of the end points) to the North to the South 20.90 Mtr.East to the West 24.59 Mtr. of Division Village ManglamVihar Colony, Arah Garden Road, Mauza Sadikpur District Patna PIN – 800014 admeasuring 505.82sq.mts. Area being developed by [Promoter]Muskan Constructions Pvt. Ltd.

Ref: Bihar RERA Registration Number BRERAP00262-007/196/R-1690/2024

Sir,

I/We Sunil Kumar have undertaken assignment as Architect /Licensed Surveyor of Certifying Percentage of Completion of Construction work of the 25.46% Building(S)/01 Wing(s) of the 01 Phase of the project, situated at the Plot bearing Khesra No 192,191/ Khata No. 97,141/Thana No. 19/ Tauzi No.5291./C.N.No./CTSNo./SurveyNo./FinalPlotNo.192,191 demarcated by its boundaries (latitude and longitude of the end points) to the North to the South 20.90 Mtr. East to the West 24.59 Mtr. of Division Village ManglamVihar Colony, Arah Garden Road, Mauza Sadikpur District Patna, certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being Building(s)/ 01Wing(s)of the 01 Phase situated on the plot bearing C.N. No./CTS No./Survey No./ FinalPlot No.192, 191of Division Village ManglamVihar Colony, Arah Garden Road, Mauza Sadikpur District Patna PIN-800014, admeasuring 505.82sq.mts.area being developed by Muskan Constructions Pvt. Ltd.

1. Following technical professionals are appointed by Owner/Promoter:—
   (i) M/s /Shri Sunil Kumar asL.S./Architect;
   (ii) M/s /ShriBrajesh Kumar Sinha as StructuralConsultant
   (iii) M/s /Shri/Smt_____asMEPConsultant
   (iv) M/s /Shri/Smt_____as Quantity Surveyor*

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid RealEstate 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 No. BRERAP00262-007/196/R-1690/2024 is as per Table A herein below:

TABLE A

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(ifany)	N.A	
2.	Basements(ifany)	N.A	
3.	Podiums(ifany)	N.A	
4.	Plinth	100%	30.07.2024
5.	Stilt Floor	N.A	
6.	Slabs of Super Structure	85%	30.12.2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31.03.2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30.05.2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30.06.2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31.07.2025

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/splintprotection,paving of areas appurtenant to Building/Wing, CompoundWallandallother	0%	31.08.2025

YoursFaithfully,

SUNIL KUMAR
ARCHITECT
COA New Delhi, U.D.H.D. Patna, (Bihar)
Enrolment No./C.O.A No:-CA/1991/13699

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect)

The Percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B

TABLEB

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentageofactual WorkDone(Ason date of the Certificate)	Projected date of Completion (dd/mm/yyyy)
1.	Internal Roads & Foot paths	NO	0%	25.05.2025
2.	Water Supply	NO	0%	15.07.2025
3.	Sewerage (Chamber,Line, Septic Tank, STP)	NO	0%	20.07.2025
4.	Storm Water Drains	NO	0%	25.07.2025
5.	Landscaping & Tree Planting	NO	0%	05.08.2025
6.	Street Lighting	NO	0%	10.08.2025

7.	Community Buildings	NO	0%	15.08.2025
8.	Treatment and Disposal of Sewage and Sullage Water	NO	0%	30.08.2025
9.	Solid Waste Management & Disposal	NO	0%	05.09.2025
10.	Water Conservation/Rain Water Harvesting	NO	0%	10.09.2025
11.	Energy Management	NO	0%	11.09.2025
12.	Fire Protection and Fire Safety Requirements	N.A		
13.	Closed Parking	N.A		
14.	Open Parking	NO	0%	14.09.2025
15.	Electrical Meter Room, Sub Station, Receiving Station	NO	0%	15.09.2025
16.	Other(Option to Add More)			

YoursFaithfully,

SUNIL KUMAR
ARCHITECT
COA New Delhi, U.D.H.D. Patna, (Bihar)
Enrolment No./C.O.A No:-CA/1991/13699

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

SCON PRIVATE LIMITED
STRUCTURAL DESIGN CONSULTANT, CIVIL ENGINEERS

Sin No.: U74210BR1988PTC003100
Regd. Office :
G-001, Sunder Nagendra Niwas
Gorakhnath Lane
East of Boring Canal Road
Patna - 800 001, (Bihar)
CONTACT : 9835261528
sconltd2014@gmail.com, crputul@yahoo.com
www.scondesign.com

Ref. No.

Date

FORM No.2

[See Regulation 3]

ENGINEER'SCERTIFICATE

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

Date: 13.01.2025

To,
The Muskan Constructions Pvt. Ltd.
G-70, P.C Colony, Kankarbagh,
Patna - 800020

Subject: Certificate of Cost Incurred for Development of **Namita Ramesh Residency** for Construction of 25.46% building(s)/01Wing(s)of the 01 Phase **(BRERAP00262-007/196/R-1690/2024)** situated on the Plot bearing Khesra No 192,191/ Khata No. 97,141/Thana No. 19/ Tauzi No.5291./C.N.No./CTSNo./Survey No./Final Plot No.192,191 demarcated by its boundaries (latitude and longitude of the end points) to the North_to the South 20.90 Mtr.East to the West 24.59 Mtr. of Division Village Manglam Vihar Colony, Arah Garden Road, Mauza Sadikpur District Patna PIN - 800014 admeasuring 505.82 sq.mts, area being developed by [Promoter] Muskan Constructions Pvt. Ltd.

Ref: Bihar RERA Registration Number BRERAP00262-007/196/R-1690/2024

Sir,

I/We Brajesh Kumar Sinha have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being Building(s)/01Wing(s)of the01 Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No.192, 191of Division Village Manglam Vihar Colony, Arah Garden Road, Mauza Sadikpur District Patna PIN-800014, admeasuring505.82sq.mts.area being developed by[Owner/Promoter] Muskan Constructions Pvt. Ltd.

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

   (i) M/s /Shri Sunil Kumar asL.S./Architect;
   (ii) M/s /Shri Brajesh Kumar Sinha as Structural Consultant
   (iii) M/s /Shri/Smt _____asMEPConsultant
   (iv) M/s /Shri/Smt _____asQuantitySurveyor*

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 Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and 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.

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 1,99,91,650/- (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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 50,89,921/-(Total of Table AandB).The amount of Estimated Cost in current 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 (planning Authority) is estimated at Rs. 1,49,01,729/- (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
RERA REGISTRATION NO. BRERAP00262-007/196/R-1690/2024

Building Namita Ramesh Residency
(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 Date of Registration is 10.05.2024	Rs. 1,99,91,650/-
2	Cost incurred as on 31.12.2024 (based on the Estimated cost)	Rs. 50,89,921/-
3	Work done in Percentage (as Percentage of the estimated cost)	25.46 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,49,01,729/-
5	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs.

Yours Faithfully

Signature of Engineer
License No.
BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

*** 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 Occupation 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.

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

S. Sannigrahi & CO.
Chartered Accountants

FORMNo.3
[SeeRegulation3]

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

Cost of Real Estate Project **Namita Ramesh Residency**, Bihar RERA
Registration Number -BRERAP00262-007/196/R-1690/2024
Quarter-3 of FY-2024-25

Sr.No.	Particulars			Amount(₹)
1(i)	**Land Cost:**			**Estimated**
	a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost		1,22,88,000.00
	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.		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 infra structure for the same as certified by Engineer.	1,99,91,650.00
		(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	50,89,921.00
		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 accommodation or rent in lieu of Transit Accommodation, overhead cost,	NIL
		(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any Amount what so ever payable to any authorities towards and in project of rehabilitation.	NIL
			Sub-Total of Land Cost	**2,50,81,571.00**

Sr.No.	Particulars			Amount(₹)
1(ii)	**Development Cost/Cost of Construction:**			**Estimated/ Incurred**
	a.	(i)	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	1,99,91,650.00
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	50,89,921.00
	Note: (for adding to total cost of construction incurred, Minimum of			50,89,921.00

PATNA :
207, Sumati Place, Opp-Alankar Place,
Boring Road, Patna - 800001
T 0612-2520704, 2520717
M 09334109405, 9934829952
E sscopat@gmail.com

DELHI :
43, Amrit Nagar, South Extn. Part-1,
New Delhi - 110 003
T +91-11-24656564
M 09350808993
E sscodel@gmail.com

RANCHI :
305, Shrilok Complex,
Hazaribagh Road, Ranchi-834001
T 0651-2308953
M 09334716612
E sscoranchi@gmail.com

S. Sannigrahi & CO. PATNA FRN REG No. 04995C Chartered Accountants

	(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. All costs directly incurred to complete the (i) construction of the entire phase of the project registered.	1,99,91,650.00
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	NIL
	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;	NIL
		Sub-Total of Development Cost	3,22,79,650
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		3,22,79,650.00
3.	Total Cost Incurred of the Real Estate Project [1(i) +1(ii)] of Incurred Column.		50,89,921.00
4.	% completion of Construction Work(as per Project Architect's Certificate)		25.46%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		15.77%
6.	Amount which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		50,89,921.00
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		50,89,921.00
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		**NIL**

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

Yours Faithfully,

For: S. Sannigrahi & Co.
Chartered Accountants
F.R.N.: 0004995C

[CA Manish Kumar Chaurasia, *FCA*]
Partner
Mem. No.: 408810
UDIN : 25408810BMNSKA1502

Place: Patna
Date: 13.01.2025

(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)	1,49,01,729.00
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)	41,37,857.00
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	(i) 367.33 Sq Meter (ii) Rs. 1,69,85,000.00
4.	Estimatedreceivablesofongoingproject.Sumof2+3(ii)	Rs. 1,69,85,000.00
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 balance receivables of ongoing project will be deposited in designated Account.	Rs. 1,18,89,500.00

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: S. Sannigrahi & Co.
Chartered Accountants
F.R.N.: 0004995C

[CA Manish Kumar Chaurasia, *FCA*]
Partner
Mem. No.: 408810

Place: Patna
Date: 13.01.2025

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 Receivable
1.	Flat No-301	85 sq meter	One	4,77,143.00	41,37,857.00
2.	NA	NA	NA	NA	NA



Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
Of the Residential/Commercial premises Rs._persq.mts.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
1.	NA	NA	NA

S. Sannigrahi & Co. PATNA FRN REG No. 04995C Chartered Accountants