Chandra Sales (P) Ltd.

310, N. P. CENTRE, NEW DAK BUNGLOW ROAD
PATNA - 800 001

Ref. ..... Date.....

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending Sep of 2024

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U51109BR1997PTC008247	Name of Firm	CHANDRA SALES PRIVATE LIMITED
Firm Address :	310 N P CENTRE, NEW DAK BUNGLOW ROAD, PATNA-800001		
Total Experience of promoter in Real Estate sector	27 YEARS		
Total Experience in Real Estate after Implementation of RERA	08 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	02 Nos 00 Nos 00 Nos. NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	00 Nos 00 Nos 00 Nos. NIL	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP35238-1/20/R-1320/2022,	Name of Project/Phase of Registered Project	RAJ PRABHA APARTMENT
Name of Promoter	SACHIN CHANDRA	Project Address	IMALI CHOWK, NEAR INCOME TAX OFFICE, BELA MORE, MUZAFFARPUR
Name of Co-promoter	NA		
Project Registration is valid up to	31/12/2025		
Starting date of Project or Phase of the Project	29/03/2022		

For CHANDRA SALES PVT. LTD.

DIRECTOR

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Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum- commercial 4, Plotted project	Residential Cum- Commercial
Period of validity of map by the Competent Authority	**5 YEARS**	

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area in Sq. Ft.	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - Flats - 27 Nos. Shop & Office - 20	Total Number of Apartments in Landowner's share - Flats - 25 Nos. Shop & Office - 15
	1. 1 BHK	00 Nos. 00% Landowner		00 Nos.	1. Booked / Allotted - Flat - 3 Bhk- **2 Nos.** Shop- **2 Nos.**	3. Booked/ Allotted :- NIL
	2. 2 BHK,	22 Nos. 45% Landowner	601,654 & 726	22 Nos.	2. Sold- NIL	Sold - NIL
	3. 3 BHK	30 Nos. 45% Landowner	907, 923 & 882.	30 Nos.	Percentage of booking - NIL	Percentage of booking - NIL
	4. Shop	22 Nos. 45% Landowner	544, 304, 296,176, 229, 329, 369, 557, 554, 309,303, 453, 460, 465, 305, 385, 246, 451.	22 Nos.		
	5. Office -	22 Nos. 45% Landowner	293, 251, 250, 217, 236, 238, 233, 232, 234, 210, 387,385	13 Nos.		
	6. Plot etc.	NIL	NIL			

For CHANDRA SALES PVT. LTD.

DIRECTOR

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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Parking	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	2 Nos.
01	52		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	NA	NA	NA	NA
2.	Fire N.O.C.	N/A	NA	NA	NA
3.	Water Supply Permission	NA	NA	NA	NA
4.	NOC from Airport Authority of India	NA	NA	NA	NA
5.	Other Approval(s), if any, required for the Project.	NA	NA	NA	NA

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. **48-28-2021** (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/yyyy) Format
1.	Excavation (if any)	100%	30/04/2022
2.	Basements (if any)	100%	30/06/2022
3.	Podiums (if any)	NA	As per Time Schedule
4.	Plinth	100%	15/04/2023
5.	Stilt Floor	60%	As per Time Schedule
6.	Slabs of Super Structure	B+G+8th Floor	As Per Time Schedule

For CHANDRA SALES PVT. LTD

DIRECTOR

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7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	40%	As per Time Schedule
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10%	As per Time Schedule
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	40%	As per Time Schedule
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	As per Time Schedule
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 me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0%	As per Time Schedule

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	.....	As per Time Schedule
2.	Water Supply	YES	100%	As per Time Schedule
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	As per Time Schedule
4.	Storm Water Drains	YES	0%	As per Time Schedule
5.	Landscaping & Tree Planting	Tree Planting Only	0%	As per Time Schedule
6.	Street Lighting	YES	0%	As per Time Schedule

For CHANDRA SALES PVT. LTD.

DIRECTOR

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7.	Community Buildings	YES	0%	As per Time Schedule
8.	Treatment and Disposal of Sewage and Sullage Water	NO	.....	As per Time Schedule
9.	Solid Waste Management & Disposal	YES	0%	As per Time Schedule
10.	Water Conservation / Rain Water Harvesting	YES	0%	As per Time Schedule
11.	Energy Management	YES	0%	As per Time Schedule
12.	Fire Protection and Fire Safety Requirements	YES	0%	As per Time Schedule
13.	Closed Parking	NO	0%	As per Time Schedule
14.	Open Parking	YES	0%	As per Time Schedule
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	As per Time Schedule
16.	Others (Option to Add More)	YES	0%	As per Time Schedule

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/yyy) Format
1.	Internal Roads and foot paths	NO	NA	As per Time Schedule
2.	Water Supply	YES	0%	As per Time Schedule
3.	Sewerage Chambers Septic Tank	YES	0%	As per Time Schedule
4	Drains	YES	0%	As per Time Schedule
5.	Parks, Land Scaping and Tree Planting	NO	NA	As per Time Schedule
6.	Street Lighting	YES	0%	As per Time Schedule

For CHANDRA SALES PVT. LTD

DIRECTOR

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7.	Disposal of sewage & sullage water	YES	0%	As per Time Schedule
8.	Water conservation/Rain Water Harvesting	YES	0%	As per Time Schedule
9.	Energy Management	YES	0%	As per Time Schedule

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Iron Banding work in Basement	30.06.2024
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. 01741100003006	Rs. 40,94,866/-
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 17,65,20,000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 17,65,20,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	Rs. 00/-
5.	Amount received during the Quarter	Rs. 45,34,285/-
6.	Actual Cost Incurred during the Quarter	Rs. 3,034,512/-
7.	Net amount at end of the Quarter	
8.	Total expenditure on Project till date	Rs. 4,17,05,851/-
9.	Cumulative fund collected till the end of Quarter in question	Rs. 00/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 4,17,05,851/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS

A	List of Legal Cases (if any) – On Project / Promoter - **NOT APPLICABLE**	
1.	Case No.	NA

For CHANDRA SALES PVT. LTD.

DIRECTOR

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2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NA
2.	Agreement for Sale	NA
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? :- **AS PER TIME SCHEDULE**		

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 CHANDRA SALES PVT. LTD.

DIRECTOR

Signature of Promoter Name:

Date: 14-10-2024

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G KRISHNA & CO.
Chartered Accountants

Patna Begusarai Lucknow

FORM-3

(SEE Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(For Registration of a Project and Subsequent Withdrawal of Money)

Cost of Real Estate Project- Rs. **1065.27 Lakh**

BRERA Registration No. **BRERAP35238-1/20/R-1320/2022** till 31.12.2025

SI No.	Particulars	Amount (Rs.)	
		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	641.25 Lakh	
	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		2886.92 sq. m
	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		26,06,888/-
	f. Land premium payable as per annual Statement of rates (ASR) for redevelopment of land owned by public authorities.	Nil	
	g. Under Rehabilitation scheme:	Nil	
	(i) Estimated construction cost of rehab building including site development and	Nil	

UDIN 24099637BKAQSE4918

For, G.Krisnna & Co.
Chartered Accountants
FRN - 010098C

Partner
M.No.- 099637/u 9689/098763/503707

CA DILIP KR SINGH

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	infrastructure for the same as certified by Engineer		
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA Note: (For total cost of construction incurred, minimum of (i) or (ii) is to be considered)	Nil	
	(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal Occupants, cost for providing	Nil	
	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 whatsoever payable to any authorities towards and in project of rehabilitation.	Nil	
	Sub-Total of Land Cost		

Sr. No	Particulars	Amount (Rs.)
	ii. Development cost/cost of construction: a. (i) Estimated cost of construction as Certified by Engineer	1,065.27 Lakh
	(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA	417 Lakh
	Note: (For adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)	Not applicable
	(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	

UDIN 24099637BKAQSE4918

For, G.Krisnna & Co.
Chartered A ountants
FRN - 010098C

Partner
M.No.- 099637/0 9850/095763/103707
CA Dilip Kr Sin

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	to complete the Construction often entire phase of the project registered. b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. c. Principle sum and interest payable to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money borrowed for construction;	Not applicable Not applicable
	Sub-Total of Development Cost	
	2. Total Estimated Cost of the Real Estate Project[1(i) + 1(ii)] of Estimated Column	1065.27 Lakh
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column Sr. No Particulars Amount	417 Lakh
	4. % completion of construction work (as per project Architect's certificate)	40%
	5. Proportion of the cost incurred on land Cost and 40% 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)	425.6 Lakh
	7. Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement 8. Net Amount which can be withdrawn from the Designated bank Account under this certificate	114 Lakh 311.6 Lakh

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

UDIN 24099637BKAOSE4918

For, G.Krisnna & Co.
Chartered Accountants
FRN - 010098C

Partner
M.No.- 099637/W 9889/095763/503707

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G KRISHNA & CO.
Chartered Accountants

Patna Begusarai Lucknow

1. Estimated balance cost to complete the Real Estate Project (Difference of total Estimated project cost less cost incurred)	648.27 Lakh
2. Balance amount of receivables from sold Apartments as per Annexure A to this certificate (as certificate by chartered Accountant as verified from the records and books of Accounts)	65.05 lakh
3. (i) Balance unsold area (to certified by management and to be verified by CA from the records and books of Accounts)	Flat Area- 29,700 Sq.Ft Shop Area- 9,032 Sq.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	1594.10 Lakh
4. Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	1659.15 Lakh
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	1161.40 Lakh
	70%

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.

UDIN 24099637BKAOSE4918

Dtd. 14/09/24

For, G.Krisnna & Co.
Chartered Accountants
FRN - 010098C

Partner
M.No. 099637

CA Dipak Jain

FORM 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: 14-10-2024

To

Chandra Sales Pvt. Ltd.
310 N P Centre, New Dak Bunglow Road,
Patna, Bihar- 800001

Subject: - Certificate of percentage of completion of construction work of of Buildings 40% Completion phase of the project Bihar RERA Registration Number **BRERAP35238-1/20/R-1320/2022** Situated and lying at Mohalla- Kanhauli Vishnudatta, Mauza- Kanhauli Vishnudatta/411, Pargana- Bisara, Thana- Mithanpura, bearing Thana Code- 048 (Zero Four Eight), Ward No.-48, (Forty Eight) Thana No. 411 (Four Hundred Eleven), Tauzi Bihar Sarkar Khata No. 493 (Four Hundred Ninety Three), Khasra No.74 (Seventy Four), Anchal- Musahari, Town & District. - Muzaffarpur within the limit of MUZAFFARPUR MUNICIPAL CORPORATION and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Muzaffarpur, Admeasuring 2886.92 Sq.mts. area being developed by M/s Chandra Sales Pvt. Ltd.

Sir,

I, Abhishek Sharma have undertaken assignment as Architect/Licensed surveyor of certificate percentage of completion of Construction work of the **"RAJ PRABHA APARTMENT"** Building (s)/ of the project, Situated and lying at C.S. Plot No.-135(Part), Khata No.-96, Survey Thana No. 37, Thana Code- 158, Mauza- Kothwa, Prangan- Phulwari, Thana Khagaul, Jamabandi no- 1289 & 1290, Zone- 02, Town & District. - Muzaffarpur within the limit of MUZAFFARPUR MUNICIPAL CORPORATION and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Muzaffarpur, Admeasuring 2886.92 Sq.mts. area being developed by M/s Chandra Sales Pvt. Ltd.

1. Following technical professionals are appointed by owner/promoter:-

(I) Shri Abhishek Sharma as L.S/Architect;
(II) Sri Vijay Kumar as Structural Consultant
(III) Shri Abhishek Sharma as MEP Consultant
(IV) Sri Rajesh Kumar (Civil Engineer) as Site Supervisor

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 **BRERAP35238-1/20/R-1320/2022** 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.

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Table A

Building Raj Prabha Apartment (to be prepared separately for each Building/Wing of the project)

Sl No.	Tasks/Activity	Percentage of work done	Projected date of completion
1	Excavation	100%	30/04/2022
2	Basements (if any)	100%	30/06/2022
3	Podiums (if any)	NA	.....
4.	Plinth	100%	15/04/2023
5.	Stilt Floor	60%	As per Time Schedule
6.	Slabs of super structure	B+G+8th Floor	As per Time Schedule
7.	Internal walls, Internal plaster, Floorings within Flats/premises, Doors and windows to each of the Flat/ premises	40%	As per Time Schedule
8	Sanitary fittings within the flat/premises, Electrical fittings within the flat/premises	10%	As per Time Schedule
9.	Staircases, Lifts wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground water Tanks	40%	As per Time Schedule
10.	The external plumbing and external plaster, Elevation, completion of terraces with Waterproofing of the Building/Wing	0%	As per Time Schedule
11.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to common Areas, electro, Mechanical equipment, compliance to conditions Of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving ofAreas appurtenant to Building / Wing, Compound wall and all other requirements asmay be required to Obtain Occupation/Completion Certificate	0%	As per Time Schedule

Yours Faithfully,

ABHISHEK SHARMA
ARCHITECT
C.O.A. R. No. :CA93/16604

(ABHISHEK SHARMA)

(Registration No./ License No. CA/93/16604.

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TABLE-B

Internal & External Development works in respect of the entire registered phase

Sl No.	Common areas and facilities, Amenities	Proposed (Yes/No)	Percentage of work done (As on date of the certificate)	Projected date of Completion (dd/mm/yyyy)
1	Internal Roads & Foothpaths	NO	.....	.....
2.	Water Supply	YES	0%	As per Time Schedule
3.	Sewarage (chamber, lines, septic tank, STP)	YES	0%	As per Time Schedule
4.	Storm water drains	YES	.....	.....
5	Landscaping & Tree Planting	Tree Planting ONLY	0%	As per Time Schedule
6	Street Lighting	YES	.....	.....
7	Community Buildings	YES	.....	.....
8	Treatment and disposal of sewage and sullage water	NO	.....	.....
9	Solid waste management & Disposal	YES	.....	.....
10	Water conservation, Rain water harvesting	YES	.....	.....
11	Energy management	YES	.....	.....
12	Fire protection and fire safely requirements	YES	.....	.....
13	Closed Parking	NO	.....	.....
14	Open Parking	YES	0%	As per Time Schedule
15.	Electrical Meter Room, Sub- Station, Receiving Station	YES	.....	.....
16.	Others (Option to Add More)	YES	.....	.....

Yours Faithfully

ABHISHEK SHARMA
ARCHITECT
C.O.A. Reg. No.-CA93/16604

(ABHISHEK SHARMA)

(Registration No./ License No. CA93/16604.

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FORM-2
[see Regulation 3]
ENGINEER'S CERTIFICATE

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

Date: 14/10/2024

To,
Chandra Sales Pvt. Ltd.
310 N P Centre, New Dak Bunglow Road, Patna-800001

Subject: Certificate of cost Incurred for Development of "**RAJ PRABHA APARTMENT**" for Construction of Raj Prabha Apartment. (Bihar RERA Registration Number **BRERAP35238-1/20/R-1320/2022,** Situated and lying at Mohalla- Kanhauli Vishnudatta, Mauza- Kanhauli Vishnudatta/411, Pargana- Bisara, Thana- Mithanpura, bearing Thana Code- 048 (Zero Four Eight), Ward No.-48, (Forty Eight) Thana No. 411 (Four Hundred Eleven), Tauzi Bihar Sarkar Khata No. 493 (Four Hundred Ninety Three), Khasra No.74 (Seventy Four), Anchal- Musahari, within the limit of Muzaffapur Municipal Corporation and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Muzaffarpur, Admeasuring 2886.92 Sq.mts. Demarcated by its boundaries (latitude and longitude of the end points) to the North 26.1030297 and 85.4114203 to the South 26.1026232 and 85.4111920 to the East 26.1026678 and 85.4114240 to the West 26.1028403 and 85.4111018 admeasuring 2886.92 sq. mts. area being developed by Chandra Sales Pvt..

Sir,

I/We **Vijay Kumar** have undertaken assignment of certified estimated cost for the subject Real Estate Project proposed to be registered under BRERA, being **RAJ PRABHA APARTMENT** Building(s) of the phase Situated and lying at, Mohalla- Kanhauli Vishnudatta, Mauza- Kanhauli Vishnudatta/411, Pargana- Bisara, Thana- Mithanpura, bearing Thana Code- 048 (Zero Four Eight), Ward No.-48, (Forty Eight) Thana No. 411 (Four Hundred Eleven), Tauzi Bihar Sarkar Khata No. 493 (Four Hundred Ninety Three), Khasra No.74 (Seventy Four), Anchal- Musahari within the limit of Muzaffapur Municipal Corporation town of Muzaffarpur and under the jurisdiction of District/Sub Registrar, Registry Office, Muzaffarpur, Bihar admeasuring 2886.92 sq. mts. developed by Chandra Sales Pvt. Ltd.

1. Following technical professionals are appointed by owner/promoter:-
(I) M/S/Shri/Smt **Abhishek Sharma** as L.S/Architect;
(II) M/S/Shri/Smt **Vijay Kumar** _ as Structural Consultant
(III) M/S/Shri/Smt **Abhishek Sharma** _ as MEP Consultant
(IV) M/S/Shri/Smt **Rajesh Kumar** _ as Quantity Surveyor*

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

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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.

3. We estimate Total Estimated cost of completion of the building(s) of the aforesaid project under reference as Rs 1065.27 Lakh (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. 4.17 Lakh (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 _____ (planning Authority) is estimated at Rs 648.27 Lakh (Total of table A and B).

6. I certify that the cost of the Civil, MEP and Allied works for the aforesaid project as completed on the date of this certificate is as given in table A and B below:

TABLE- A

Building called Raj Prabha Apartment (to be prepared separately for each Building/Wing of the Real Estate Project)

Sl No.	Particulars	Amounts
1	Total estimated cost of the building/wing as on _____ date of Registration is Rs. _____/-	1065.27 Lakh
2	Cost incurred as on _____ (based on the Estimated cost) Rs. _____/-	417 Lakh
3	Work done in percentage (as percentage of the estimated cost) _____ %	25%
4	Balance cost to be incurred Based on Estimated cost) Rs. _____/-	648.27 Lakh
5	Cost incurred on Additional/Extra Item as on _____ not included in the Estimated cost (Annexure-A) Rs. _____/-	nil

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
REG. NO. BR/UDHD/SE/23-0077

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TABLE- B

(To be prepared for the entire registered Phase of the Real Estate Project)

Si 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 Rs. _____ /-	120 Lakh
2	Cost incurred as on _____ (based on the Estimated cost) Rs. _____ /-	nil
3	Work done in percentage (as percentage of the estimated cost) 25 %	25%
4	Balance cost to be incurred (Based on Estimated cost) Rs. _____ /-	Nil
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A) Rs. _____ /-	nil

Yours Faithfully

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

* Note

1. The scope of work is to complete entire Real Estate project as per drawing approved from time to time so as to obtain Occupation Certificate/Completion Certificate.

2. (*) Quantity survey can be done by officer 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 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 specification are indicative and not exhaustive.

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