FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	PARTNERSHIP DEED NO - 24/2021	Name of Firm	MITTAL INFRASPACES
Firm Address :	ALOK AGRAWAL,4 RAI GOPAL SARKAR LANE, NAYA BAZAR, BHAGALPUR		
Total Experience of promoter in Real Estate sector	08YEARS		
Total Experience in Real Estate after Implementation of RERA	07 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	TWO RESIDENTIAL CUM COMMERCIAL PROJECTS	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP81137-002/61/R-1577/2023	Name of Project/Phase of Registered Project	A S TOWER
Name of Promoter	MITTAL INFRASPACES	Project Address	MAHESHPUR, ALIGANJ, MAUZA-BANSI ROAD, BHAGALPUR
Name of Co-promoter	N/A		
Project Registration is valid up to	16-01-2028		
Starting date of Project or Phase of the Project	15-09-2023		
Type of Project or Phase of the Project	Commercial		
Period of validity of map by the Competent Authority	16-01-2028		

MITTAL INFRASPACES

PARTNER

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 - 10	Total Number of Apartments in Landowner's share - 09
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	19		SHOP/OFFICE -19	1. Booked / Allotted -02 2. Sold-NIL	3. Booked/ Allotted - NIL Sold -NIL
					Percentage of booking 20%	Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

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

V. DETAILS OF BUILDING APPROVALS

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

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	N/A			
2.	Fire N.O.C.	DIRECTOR-CUM-STATE FIRE OFFICER, BIHAR, PATNA		22-08-2022	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

MITTAL INFRASPACES

PARTNER

VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No. 231/22-23			
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)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)		
4.	Plinth	100%	
5.	Stilt Floor		
6.	Slabs of Super Structure	64.25%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	15% 0% 0% 0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60% 60% 0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	

MITTAL INFRASPACES

PARTNER

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% 100% 0% 0% 0% 0%	

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	YES	25%	
2.	Water Supply	YES	10%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO		

MITTAL INFRASPACES

PARTNER

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

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			

MITTAL INFRASPACES

PARTNER

8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

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

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	250019121969
2.	Estimated Cost of the Project including land cost at the start of the Project	11,56,45,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	6,59,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	1,81,125=00
6.	Actual Cost Incurred during the Quarter	59,28,419=00
7.	Net amount at end of the Quarter	59,330=00
8.	Total expenditure on Project till date	3,08,23,983=00
9.	Cumulative fund collected till the end of Quarter in question	98,79,750=00
10.	Cumulative expenditure done till the end of Quarter in question	3,08,23,983=00

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

MITTAL INFRASPACES

PARTNER

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	01
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?

XIV UNITS ALLOCATION DETAILS

Total Number of sanctioned apartments	Details of allotment made so far with Flat number/ Bungalow - Plot etc		Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc	
1 BHK- 2 BHK - 3 BHK- 4 BHK- Shop- 19 Bungalow - Plot etc	**NO**	**TYPE**	NO	TYPE
	A2/1	**SHOP**	A3/2	SHOP
	A2/2	**SHOP**		
	A2/3	**SHOP**		
	A3/1	**SHOP**		
	A3/3	**SHOP**		
	A3/2	**SHOP**		

XV. BROCHURE /Prospectus

MITTAL INFRASPACES

PARTNER

XVI Grievance Redressal Officer
Name : ALOK AGRAWAL
Contact No :
Email id : ADMIN@MITTALINFRA COM
Address : ALOK AGRAWAL,4 RAI GOPAL SARKAR LANE, NAYA BAZAR, BHAGALPUR

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.

MITTAL INFRASPACES

Alok Agrawal

PARTNER

Signature of Promoter

Name: ALOK AGRAWAL

Date: 13/04/2025


रमजान मुबारक
नागरमल
KIDS WEAR
₹ 5000
GPS Map Camera
Bhagalpur, Bihar, India
Aliganj Bhagalpur-hansdiha Road, Naripa, Bhagalpur, Bihar 812002, India
Lat 25.218252° Long 86.972965°
10/04/2025 04:08 PM GMT +05:30
Google


TO-LET
GROUND
FLOOR - 2200 sqft
FIRST
FLOOR - 2500 sqft
(Near Maruti Showroom)
On Main Road (30ft Frontage)
Mob- 9667818498
GPS Map Camera
Habibpur, Bihar, India
6x9f+33v, Habibpur, Bihar 812002, India
Lat 25.21789° Long 86.973046°
10/04/2025 04:11 PM GMT +05:30
Google

Name of Project : A.S. Tower

Name of Developer : Mittal Infraspaces

RERA Registration No.:
BRERAP81137-002/61/R-1577/2023
dtd 13.06.2023

Website Address : www.rera.bihar.gov.in

Date of Commencement : 24.04.2023

Proposed Date of Completion of Project : 16.01.2028

Floors: B+G+5

Contact No. 9341264762

Latitude & Longitude : 25.2181 86.9731

GPS Map Camera
Bhagalpur, Bihar, India
Aliganj Bhagalpur-hansdiha Road, Naripa, Bhagalpur, Bihar 812002, India
Lat 25.218053° Long 86.97317°
10/04/2025 04:07 PM GMT +05:30
Google


GPS Map Camera
Bhagalpur, Bihar, India
Aliganj Bhagalpur-hansdiha Road, Naripa, Bhagalpur, Bihar 812002, India
Lat 25.218355° Long 86.97317°
10/04/2025 04:10 PM GMT +05:30
Google

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 **12.04.2025**

To,
Mittal Infraspaces
4, Rai Gopal Sarkar Lane
Naya Bazar, Bhagalpur- 812002

Sir,
Subject: Certificate of Percentage of Work executed in the project A.S. Tower having one No. of Building(s) Single Wing(s) of the Phase Single bearing the registration no. [Bihar RERA Registration Number] BRERAP81137-002/61/R-1577/2023 and being developed on the plot bearing **Khata No. 311, Khasra No. 1333, 1336, 1339, 1340 (part), 1347**, Municipal Ward No. 42, demarcated by its boundaries (latitude 25.218117° N and longitude 86.972964° E of the end points) of the land **situated and lying at Baunsi Road, Mohalla- Maheshpur(Aliganj), Thana- Mojahidpur in the town and District of Bhagalpur, Anchal- Jagdishpur** Admeasuring 1751.12 sq.mts. Area being developed by the promoter Mittal Infraspaces

I, Anunay Ashish have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of project A.S. Tower having one No. of Building(s) Single Wing(s) of the Phase Single bearing the registration no. [Bihar RERA Registration Number] BRERAP81137-002/61/R-1577/2023 and being developed on the plot bearing **Khata No. 311, Khasra No. 1333, 1336, 1339, 1340 (part), 1347**, Municipal Ward No. 42, demarcated by its boundaries (latitude 25.218117° N and longitude 86.972964° E of the end points) of the land **situated and lying at Baunsi Road, Mohalla- Maheshpur(Aliganj), Thana- Mojahidpur in the town and District of Bhagalpur, Anchal- Jagdishpur** Admeasuring 1751.12 sq.mts. Area being developed by the promoter Mittal Infraspaces

Following technical professionals are appointed by Owner / Promoter :-

(i) Shri Anunay Ashish as L.S. / Architect;
(ii) Shri Anish Kumar as Structural Consultant
(iii) Shri Vipin Rajput as Mechanical/Electrical/PlumbingConsultant (MEP)
(iv) Shri Md. Shabir as Site Supervisor

Based on site Inspection, with respect to reach 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 BRERAP81137-1/03/R-1125/2021 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. ANUNAY ASHISH
CA/2020/120720

TABLE-A

Building / Wing Number Single (to be prepared separately for each Building/Wing of the Project)

Sr No	Tasks/ Activity	Percentage of work done	Projected Date of Completion
1.	Excavation	100%	
2.	Number of basement(s) and Plinth	100%	
3.	Number of Podiums		
4.	Stilt Floor		
5	Plinth	100%	
5.	Number of Slabs of Super Structure	64.25%	31.12.2025
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each ofthe Flat/Premises.	15 %	30.09.2027
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.		30.09.2027
8.	Staircases, Lifts Wells and Lobbies at each Floorlevel connecting Staircases and Lifts, Overhead and Underground Water Tanks.	60%	31.12.2027
9.	The external plumbing and external plaster,elevation, completion waterproofing of the Building/Wing.		31.12.2027
10.	Installation of lifts, water pumps, Fire Fighting Fitting 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.		31.12.2027

TABLE-B

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

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Projected Date of Completion

AR. ANUNAY ASHISH
CA/2020/120720

1	Internal Roads & Foot-Paths		25%	31.10.2027
2	Water Supply	Yes	10%	31.10.2027

AR. ANUNAY ASHISH
CA/2020/120720

3	Sewerage (Chamber, lines, Septic Tank, STP)	Yes		31.10.2027
4	Storm Water Drains			
5	Landscaping & Tree Planting.			
6	Street Lighting			
7	Community Buildings			
8	Treatment and disposal of sewage and Sullage water			
9	Solid Waste management & Disposal.			
10	Water conservation, Rain water harvesting.	Yes		31.12.2027
11	Energy management			
12	Fire protection and fire safety requirements	Yes		31.10.2027
13	Electrical meter room, sub-station, receiving station.			31.10.2027
14	Others (Option to Add more).			

Yours Faithfully,

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

AR. ANUNAY ASHISH

(Registration No./license No CA/2020/120720)

FORM NO. 2
[See 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 **12.04.2025**

To,
Mittal Infraspaces
4, Rai Gopal Sarkar Lane
Naya Bazar, Bhagalpur- 812002

Sir,

Subject Certificate of Cost Incurred for Development of A.S. Tower having one No. of Building(s) Single Wing(s) of the Phase Single bearing the registration no. [Bihar RERA Registration Number] BRERAP81137-002/61/R-1577/2023 and being developed on the plot bearing **Khata No. 311, Khasra No. 1333, 1336, 1339, 1340 (part), 1347**, Municipal Ward No. 42, demarcated by its boundaries (latitude 25.218117° N and longitude 86.972964° E of the end points) of the land **situated and lying at Baunsi Road, Mohalla- Maheshpur(Aliganj), Thana- Mojahidpur in the town and District of Bhagalpur, Anchal- Jagdishpur** Admeasuring 1751.12 sq mts. Area being developed by the promoter Mittal Infraspaces

I,We _____ have undertaken assignment of certifying Cost for the Development of A.S. Tower having one No. of Building(s) Single Wing(s) of the Phase Single bearing the registration no. [Bihar RERA Registration Number] BRERAP81137-002/61/R-1577/2023 and being developed on the plot bearing **Khata No. 311, Khasra No. 1333, 1336, 1339, 1340 (part), 1347**, Municipal Ward No. 42, demarcated by its boundaries (latitude 25.218117° N and longitude 86.972964° E of the end points) of the land **situated and lying at Baunsi Road, Mohalla- Maheshpur(Aliganj), Thana- Mojahidpur in the town and District of Bhagalpur, Anchal- Jagdishpur** Admeasuring 1751.12 sq.mts. Area being developed by the promoter Mittal Infraspaces

Following technical professionals are appointed by Owner / Promoter :-

(i) Shri Anunay Ashish as L.S. / Architect;
(ii) Shri Anish Kumar as Structural Consultant
(iii) Shri Vipin Rajput as Mechanical/Electrical/PlumbingConsultant (MEP)
(iv) Shri Md. Shabir as Site Supervisor

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

M. Sabir
M. SABIR
Regd. Engineer
B.R.D.A. Bhagalpur
Regd. No -25/97

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 115645000/-including land (Total of Table A and B). The estimated Total Costof 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
Bhagalpur Municipal Corporation being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at Rs 30823983/-/- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

4. 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 Bhagalpur Municipal Corporation is estimated at Rs. 84821017/-Total of Table A and B).

5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE-A

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

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on _____date of Registration is	Rs._____
2.	Cost incurred as on _____ (Based on the Estimated cost)	Rs._____
3.	Work done in Percentage (As Percentage of the estimated cost)	_____%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs._____
5.	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs._____

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 13.06.2023 date of Registration is	Rs. 115645000/-/-
2.	Cost incurred as on 31.03.2025 (Based on the Estimated cost)	Rs. 30823983/-
3.	Work done in Percentage (As Percentage of the estimated cost)	27%

M. Sabir
M. SABIR
Regd. Engineer
B.R.D.A. Bhagalpur
Regd. No -25/97

4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs 84821017/-
5.	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs _____

M. Sabir

M. SABIR
Regd. Engineer
B.R.S.A. Bhagalpur
Regd. No -2597

Yours Faithfully,

Signature of Engineer (License No .....B.R.S.A.....)

*Note :

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate/Completion Certificate.

2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.

5. All components of work with specifications are indicative and not exhaustive.

D K SULTANIA & Co
A-501, OKHANDIAR COMPLEX
NEAR ZILA SCHOOL, DR AMULYA GHOSH ROAD
KHARMANCHAK, BHAGALPUR 812001
Mobile. 9031591456 / 7903248690
e-mail id: deepak_sultania@yahoo.com

FORM NO. 3
[See Regulation 3]

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

Cost of Real Estate Project 115645000/-
Bihar RERA Registration Number BRERAP81137-002/61/R-1577/2023

Sr.No.	Particulars	Amount ( ) Estimated Incurred
1	**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. b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and Authority or State Government or any Statutory Authority. 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 e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities. f. Under Rehabilitation Scheme: (i) Estimated construction cost of rehab building including site development and 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 C.A. **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	49745000/-

D K SULTANIA & Co
A-501, OKHANDIAR COMPLEX
NEAR ZILA SCHOOL, DR AMULYA GHOSH ROAD
KHARMANCHAK, BHAGALPUR 812001
Mobile. 9031591456 / 7903248690
e-mail id: deepak_sultania@yahoo.com

	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 49745000/-**	

Sr.No.	Particulars	Amount ( ) Estimated Incurred
ii	**Development Cost/ Cost of Construction** : a. (i) Estimated Cost of Construction as certified by Engineer. (ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A. **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. 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. 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**	65900000/- 30823983/- 30823983/-
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	1156-45000/-
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of	30823983/-

D K SULTANIA & Co • BHAGALPUR • CHARTERED ACCOUNTANTS

D K SULTANIA & Co
A-501, OKHANDIAR COMPLEX
NEAR ZILA SCHOOL, DR AMULYA GHOSH ROAD
KHARMANCHAK, BHAGALPUR 812001
Mobile. 9031591456 / 7903248690
e-mail id: deepak_sultania@yahoo.com

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 %)	27%
6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * proportion of cost incurred (Sr. number2 * Sr. number 5)**	31224150/-
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	30823983/-
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	400167/-

This certificate is being issued for RERA compliance for the Company [Mittal Infraspaces] 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 M/S D K SULTANIA & Co
Chartered Accountants

(DEEPAK KUMAR SULTANIA)
Proprietor
Membership no: 058947

(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)	84821017/-
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)	1129000/-
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	18336 91680000/-
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	92809000/-

D K SULTANIA & Co
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NEAR ZILA SCHOOL, DR AMULYA GHOSH ROAD
KHARMANCHAK, BHAGALPUR 812001
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e-mail id: deepak_sultania@yahoo.com

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 [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 M/S D K SULTANIA & Co
Chartered Accountants

(DEEPAK KUMAR SULTANIA)
Proprietor
Membership no: 058947

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

Sr. No.	Unit No.	Carpet Area (in sq. ft)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	A2/1	160	1200000/-	71000/-	1129000/-
2	A2/2	160	1200000/-	1200000/-	-
3	A2/3	320	2400000/-	2400000/-	-
4	A3/1	320	2400000/-	2400000/-	-
5	A3/2	80	600000/-	600000/-	-
6	A3/3	320	2400000/-	2400000/-	-

(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial premises Rs.5000/- per sq.ft.30

Sr. No.	Flat No.	Carpet Area (In sq.ft.)	Unit Consideration as per Read Reckoner
1	B1	4264	21320000/-
2	B4	1914	9570000/-
3			2915000/-

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5	C5	399	1995000/-
6	C6	1914	9570000/-
7	D1	4265	21325000/-
8	E1	4482	22410000/-

D K SULTANIA & Co. ★ CHARTERED ACCOUNTANTS ★ BHAGALPUR