FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Registration no. of the Partnership firm/LLP Identification number/Any other	CIN NO. U45200BR2009PTC014820	Name of the Promoter's Entity SAEBAN CONSTRUCTION PVT LTD	Remarks
Address of the Promoter's Entity :	C/O SHRI IFTAKAR AHMAD BEG,C-1 PHULWARISHARIF PATNA-801505		
Total Experience of the promoter in Real Estate sector (In Completed years)			
Total Experience in Real Estate Sector after Commencement of RERA (In Completed years)			
No of Projects done before Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP70754-002/12/R-1659/2024	Name of Project	SHANTI COMPLEX
Name of Promoter	SAEBAN CONSTRUCTION PVT LTD	Project Address	HARNICHAK, ANISHABAD, PATNA
Project Registration is valid up to	02-11-2028		
Starting date of Project	04-04-2024		
Type of Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project		
Name of the Competent Authority which sanctioned the project map	02-11-2028		
Period of validity of map as granted by the Competent			

Saeban Construction Pvt. Ltd.

Director

Authority concerned			

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Total Number of sanctioned apartments/ unit-wise	Total Numbers of apartments in Promoter's share-	Total Numbers of apartments in Promoter's share-	Total Numbers of apartments in Landowner's share	Total Numbers of apartments in Landowner's share
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	1-BHK		04	NIL	NIL	NIL	NIL
	2-BHK		16	NIL	NIL	NIL	NIL
	3-BHK						
	4-BHK and over						
	shop						
	Office Space						
	Bunglow						
	Plots (in case of plots specific area of plot must be mentioned)						
		Total Carpet Area		% of total Units	% of total Units	% of total Units	% of total Units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

The details of the Association of Allottees need to be provided in the proforma of Association of Allottees attached with this Form.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO./OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allottees	(B) Cancelled by Promoters
Flat No./Plot no./Shop No./Etc. :	Flat No./Plot no./Shop No./Etc. :
*whether notice and reminder of cancellation was Served to the promoters by Allottee/s	*whether notice and reminder of cancellation has been Served to the Allottees by serving

Saeban Construction Pvt. Ltd.

Director

Yes/No	Yes/No

VI. DISCLOSURE OF BOOKED INVENTORY OF GARAGES/PARKING SPACE

Building Wise / Block Number	Total Number of Sanctioned Garages/Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted
	20	NIL

VII. 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	Validity up to		Attach Copy
1.	Environment Clearance	N/A			
2.	Fire N.O.C.	N/A			
3.	Airport Authority of India N.O.C.	N/A			
4.	Water Supply Permission	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

VIII. PROGRESS OF THE PROJECT–INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartment/Plots/Bungalow, the details have to be filled for each Block separately

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)	0%	
2.	Basements (if any)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	0%	30-06-2025
6.	Slabs of Super Structure	0%	30-12-2025

Saeban Construction Pvt. Ltd.

Director

7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	30-05-2026 30-11-2026 30-03-2027 30-06-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	30-11-2027 30-11-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 0%	30-12-2027 30-07-2026 30-09-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	30-08-2027 30-05-2027 30-10-2027 30-12-2027
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	0% 100% 0%	28-02-2028 30-12-2027
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	30-01-2028
13.	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	0%	28-02-2028
14.	Overall Percentage of Actual work Done and Final Completion date		

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS – PEOGRESS RELATED TO AMENITIES AND COMMON AREA

Saeban Construction Pvt. Ltd.

Director

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	0%	30-01-2028
2.	Water Supply	YES	0%	30-01-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30-10-2027
4.	Storm Water Drains	NO	N/A	
5.	Landscaping & Tree Planting	YES	0%	30-01-2028
6.	Street Lighting	YES	0%	30-03-2028
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	30-03-2028
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	30-03-2028
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	30-03-2028
16.	Others (Option to Add More)			
17.	Overall Percentage of Actual Work Done and final Completion date			

Saeban Construction Pvt. Ltd.

Director

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

XI.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	133305003600
2.	Estimated Cost of the Project including land cost at the start of the Project	4,33,99,328=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	2,33,79,328=00

Saeban Construction Pvt. Ltd.

Director

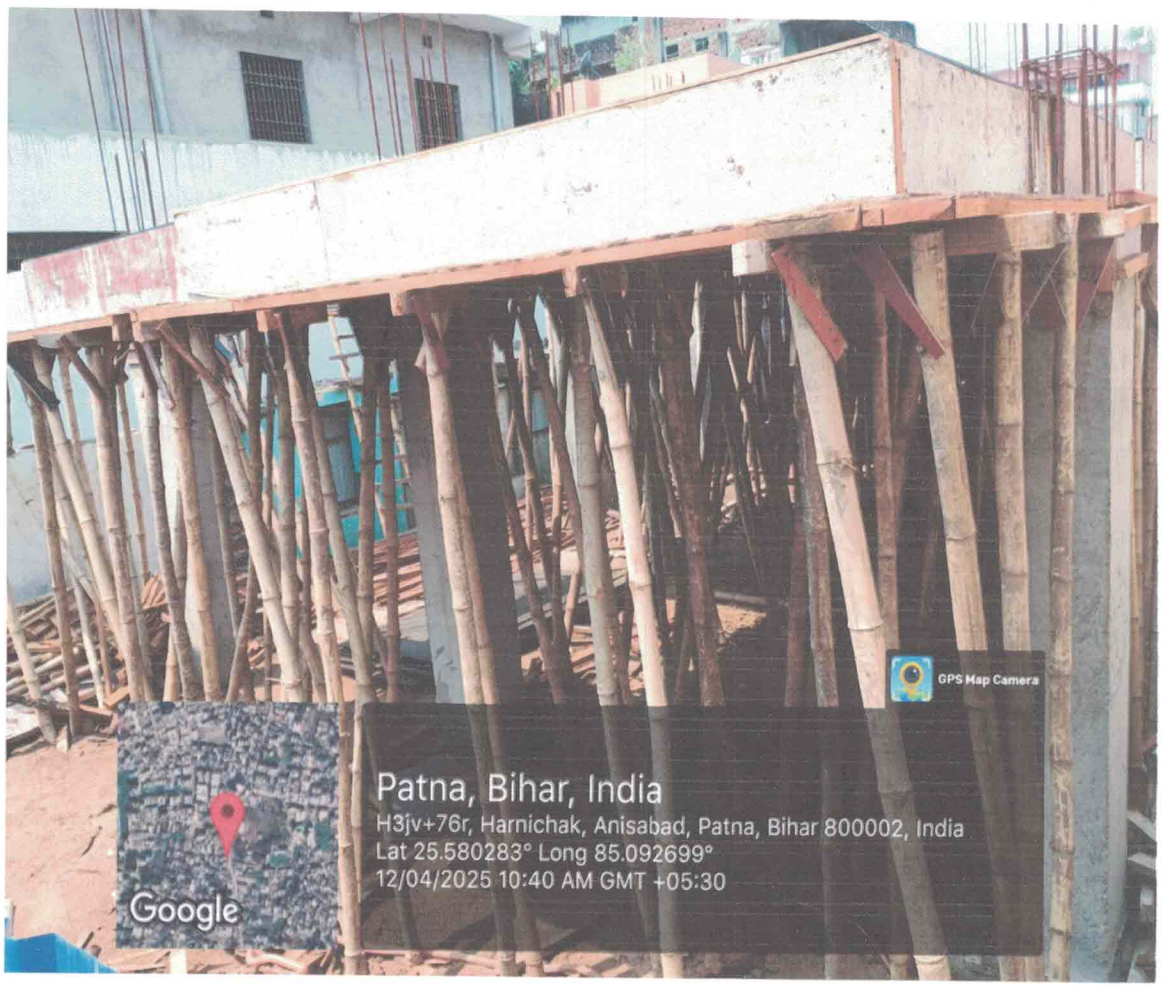
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	00=00
6.	Actual Cost Incurred during the Quarter	00=00
7.	Net amount at end of the Quarter	00=00
8.	Total expenditure on Project **till date**	1,50,000=00
9.	Cumulative fund collected till the end of Quarter in question	00=00
10.	Cumulative expenditure done till the end of Quarter in question	00=00
11.	Percentage of Expenditure incurred of the total Estimated development cost of the project	

XIII. GEO TAGGED AND DATE PHOTOGRAPH (EACH BLOCK/BUILDING/APARTMENT/PLOTS/BUNGLOW) OF THE PROJECT			
The photograph must have date.			
(A)	Sr. No.		
	1.	Photographs showing Front Elevation	Attach
	2.	Photographs showing Rear Elevation	Attach
	3.	Photographs showing Side Elevation (Both Sides)	Attach
	4.	Photograph of each floor showing the progress of interior works	
	5.	Photographs of Common Areas (Staircase, Lift Area, Terrace, parking, etc.)	
(B)	Sr. No.		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	

Saeban Construction Pvt. Ltd.

Director





Saeban Construction Pvt. Ltd.

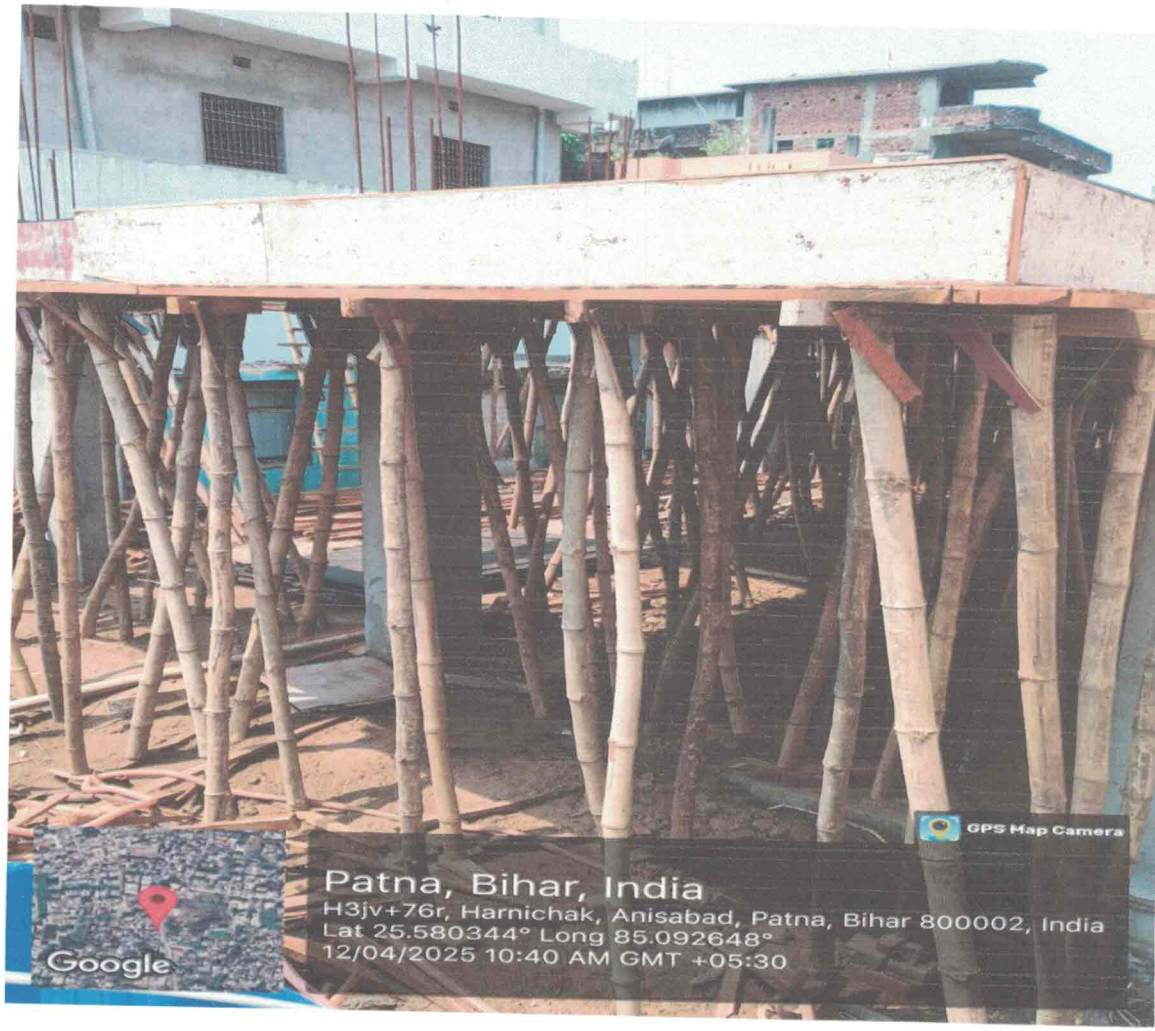
Director





Saeban Construction Pvt. Ltd.

Director



XIV. MISCELLANEOUS	
A	List of Legal Cases (if any) – Against Project / Promoter
1.	(a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No) NO
2.	No of Execution Cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No) NO
3.	No of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No) NO

Saeban Construction Pvt. Ltd.

Director

4.	No of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No) NO

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Weather the project in progress as per time schedule or lagging behind? Yes/No
b. If yes, whether it would be completed on the completion date fixed as per RC. Yes/No.
c. If No, then Reason for delay:

XVI. BROCHURE /Prospectus : Copy of the brochure/prospectus to be uploaded with Form-7

XVII Name of Grievance Redressal Officer nominated by the promoter whom allottee can contact in case of any query or grievance

Name : SHAHZAD AHMAD
Contact No : 9905076148
Email id : saebancpl@gmail.com
Address : C/O SHRI IFTAKAR AHMAD BEG,C-1 PHULWARISHARIF PATNA-801505

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.

Saeban Construction Pvt. Ltd.
Director

Signature of Promoter

Name: Sheeraz Ahmad

Date: 15/04/2025

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 11/04/2025

To,
The _____ (Name & Address of Promoter),
Saeban Construction Pvt. Ltd.
101, 1st Floor, The Crescent Apartment, Alinagar, Anisabad, Patna

Subject: Certificate of Percentage of Completion of Construction Work of ---------- No. of Building(s)/---------- Wing(s) of the---------- Phase of the Project [Bihar RERA Registration Number] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No---21 (P)---demarcated by its boundaries (latitude and longitude of the end points) ---------- to the North---------- to the South ----------to the East ---------- to the West of Division ---Patna ------ village Harnichak Block Phulwari District ---Patna---------- PIN ---- 800002 ----------admeasuring ---993.15--- sq.mts. area being developed by [Promoter's Name] Saeban Construction Pvt Ltd

Sir,
I/ We Md. AZIMUR RAHMAN have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the ---------- ------ Building(s)/----------Wing(s) of the ----------Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. ---21 (P)---------- - of Division ---Patna---------- Village ---Harnichak---Block ---Phulwari---------- District ---Patna---------- PIN ---800002---------- admeasuring ---993.15---------- sq.mts.area being developed by [Promoter's Name]---Saeban Construction Pvt Ltd. ----------

1. Following technical professionals are appointed by Owner / Promoter:—
   (i) M/s/Shri/Smt. Md AZIMUR RAHMAN as L.S. / Architect;
   (ii) M/s /Shri / Smt. SHAILESH RANJAN as Structural Consultant
   (iii) M/s /Shri / Smt. _____ as MEP Consultant
   (iv) M/s /Shri / Smt. _____ 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 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.

M.A. Rahman
ARCHITECT
MD.AZIMUR RAHMAN
CA/2005/36493

Table-A

Building/ Wing number.....(to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)		
2.	Basements(if any)		
3.	Podiums(if any)		
4.	Plinth	100%	
5.	Stilt Floor		30-06-2025
6.	Slabs of Super Structure	0%	30-12-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30-05-2026 30-11-2026 30-03-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30-11-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30-12-2027 30-07-2026 30-04-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30-05-2027 30-08-2027 30-10-2027
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	30-12-2027 28-02-2028 30-12-2027

M A Rahman
ARCHITECT
MD AZIMUR RAHMAN
CA/2005/36483

TABLE B

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

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads &Footpaths	Yes	0%	30-01-2028
2.	Water Supply	Yes	0%	30-01-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	30-10-2027
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	Yes	0%	30-01-2028
6.	Street Lighting	Yes	0%	30-03-2028
7.	Community Buildings	NO		
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		30-03-2028
12.	Fire Protection and Fire Safety Requirements	Yes		
13.	Electric Meter Room	Yes		30-03-2028
14.	Any Other Amenities			

Yours Faithfully,

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

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

ARCHITECT
MD.AZIMUR RAHMAN
CA/2005/36493

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 :- 11/04/2025

To,
The _____ (Name & Address of Promoter),
Saeban Construction Pvt. Ltd.
101, 1st FLOOR The Crescent Apartment, ALI Nagar, Anisabad, Patna

Subject : Certificate of Cost Incurred for Development of [Project Name] Shanti Complex for Construction of _____ building(s)/_____ Wing(s) of the _____ Phase (Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No../C.N.No./CTSNo./SurveyNo./Final Plot No. 21(P) demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division Patna Village Hamichak Block Phulwari District Patna PIN 800002 admeasuring 993.15 sq.mts. area being developed by [Promoter] Saeban Construction Pvt Ltd

Ref: Bihar RERA Registration Number BRERAP7075-002/12/R-1659/2024

Sir,

I/ We Shailesh Ranjan have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being _____ Building(s)/ _____ Wing(s) of the _____ Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 21(P) of Division _____ Village Hamichak Taluka _____ District Patna PIN 800002 admeasuring 993.15 sq.mts. area being developed by [Owner/Promoter]

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

(i) M/s /Shri/Smt _____ as L.S. / Architect ;
(ii) M/s /Shri/Smt SHAILESH RANJAN as Structural Consultant
(iii) M/s /Shri/Smt _____ as MEP Consultant
(iv) M/s /Shri/Smt _____ as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupancy 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. _____(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 Occupancy 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. _____(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 Occupancy Certificate / Completion Certificate from_____ (planning Authority) is estimated at Rs. _____(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_____ 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. 4,33,99,328/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. _____
3	Work done in Percentage (as Percentage of the estimated cost)	_____ 10 %
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 _____ date of Registration is	43399328 Rs.
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. _____
3	Work done in Percentage (as Percentage of the estimated cost).	15 %
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. _____

Yours Faithfully,

Shailesh Ranjan

ER. SHAILESH RANJAN, M.I.E
B.SC. (ENGG.) CIVIL
STR. ENGINEER
EMP. NO.-BR/UDHD/SE/23-0110
UDHD, PATNA (BIHAR)

Signature of Engineer.

(Licence No. BR/U.D.H.D/SE/23-0110)

*** 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

[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 SHANTI COMPLEX
Bihar RERA Registration Number BRERAP70154-002/12/R-1659/2024

Sr. No.	Particulars	Amount (₹) Estimated Incurred
1.i	**Land Cost :**	
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	2,00,20000/- 265000/-
	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.	
	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 CA.	
	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	

PANKAJ KUMAR MISHRA & ASSOCIATES * PATNA * CHARTERED ACCOUNTANTS

temporary transit 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 265000/-

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 CA.		6,10,000/-
	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.		4,00,000/-
	All costs directly incurred to complete the (i) construction of the entire phase of the project registered.		
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.		
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;		

Sub-Total of Development Cost 10,10,000/-

PANKAJ KUMAR MISHRA & ASSOCIATES * PATNA * CHARTERED ACCOUNTANTS

2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	12,75,000/-
4	% completion of Construction Work (as per Project Architect's Certificate)	
5	Proportion of the Cost incurred on Land Cost and 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)**	
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.	

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,

Pankaj Kr Mishra

Signature of Chartered Accountant (Membership Number 096920

Name PANKAJ KUMAR MISHRA

Partner

(M/s Pankaj Kumar Mishra & Associates)

Chartered Accountants

PANKAJ KUMAR MISHRA & ASSOCIATES * PATNA * CHARTERED ACCOUNTANTS *

UDIN – 25096920BMKXMQ9142

Date:- 14/4/2025

(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)	
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.	(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	
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	
5.	Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	

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

Yours Faithfully,

Signature of Chartered Accountant,

(Membership Number----------)

Name_____

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)	(2)	(3)	(4)	(5)	(6)

(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial premises Rs. _____ per sq.mts.

Sr.No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04