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. U45200BR2017PTC033217	Name of the Promoter's Entity NISHANJALI HOMES PRIVATE LIMITED	Remarks
Address of the Promoter's Entity :	FLAT NO-305, TUNA PALACE, AMBEDKAR PATH, KHAJPURA,PATNA		
Total Experience of the promoter in Real Estate sector (In Completed years)	8 Years		
Total Experience in Real Estate Sector after Commencement of RERA (In Completed years)	7 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	BRERAP81735-1/02/R-1291/2022	Name of Project	KAUSHLYA GREEN
Name of Promoter	NISHANJALI HOMES PVT .LTD	Project Address	ASHOPUR, IN FRONT OF TRIBHUWAN SCHOOL, DANAPUR
Project Registration is valid up to	15/02/2026		
Starting date of Project	11/03/2022		
Type of Project	Residential		
Name of the Competent Authority which sanctioned the project map			
Period of validity of map as granted by the Competent Authority concerned	15/02/2026		

Nishanjali Homes Pvt. Ltd.
Ritesh Kumar
Director

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						
	2-BHK	4640.00	8	2			
	3-BHK	12668.00	16	4			
	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 50%	% 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. -201 Flat no.-204 *whether notice and reminder of cancellation was Served to the promoters by Allottee/s Yes/No	Flat No./Plot no./Shop No./Etc. : *whether notice and reminder of cancellation has been Served to the Allottees by serving Yes/No

Nishantiafi Homes Pvt. Ltd.
Ritesh Kumar

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
	24	06

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				
2.	Fire N.O.C.				
3.	Airport Authority of India N.O.C.				
4.	Water Supply Permission				
5.	Other Approval(s), if any, required for the Project.				

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

Nisheniati Homes Pvt. Ltd.
Ritesh Kumar
Director

7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	80%	10-06-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%	20-04-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	75%	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	0% 100% 20%	10-05-2025
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	20%	
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%	
14.	Overall Percentage of Actual work Done and Final Completion date		

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

Nishantiafi Homes Pvt. Ltd.
Ritesh Kumar
Director

1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	5%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	10-07-2025
4.	Storm Water Drains	NO	N/A	10-07-2025
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
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%	10-07-2025
10.	Water Conservation / Rain Water Harvesting	YES	0%	10-07-2025
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	10-07-2025
13.	Closed Parking	YES	100%	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
16.	Others (Option to Add More)			
17.	Overall Percentage of Actual Work Done and final Completion date			

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

Nisharnaft Homes Pvt. Ltd.
Ritesh Kumar
Director

		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			

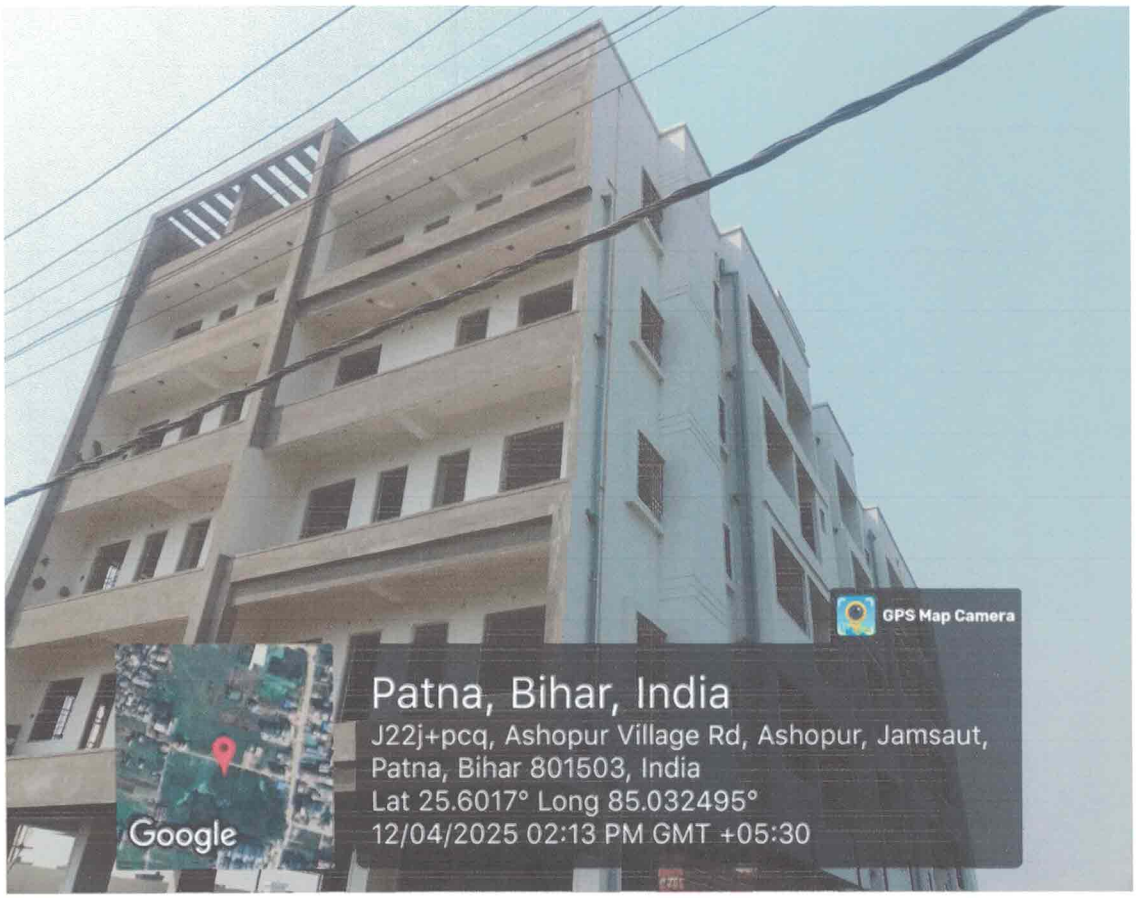
XI. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	31210200001740
2.	Estimated Cost of the Project including land cost at the start of the Project	3,62,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	2,50,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	58,60,000=00
6.	Actual Cost Incurred during the Quarter	39,94,710=00
7.	Net amount at end of the Quarter	2,50,000=00

Nisheniafi Homes Pvt. Ltd.
Ritesh Kumar
Director

8.	Total expenditure on Project **till date**	1,96,25,667=00
9.	Cumulative fund collected till the end of Quarter in question	2,55,77,500=00
10.	Cumulative expenditure done till the end of Quarter in question	1,96,25,667=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	

Nishantiali Homes Pvt. Ltd.
Ritesh Kumar
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

Nishantiali Homes Pvt. Ltd.
Ritesh Kumar
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 : RITESH KUMAR
Contact No :7903452506
Email id : rknarayan305@gmail.com
Address : FLAT NO-305, TUNA PALACE, AMBEDKAR PATH, KHAJPURA,PATNA

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.

Nisheniati Homes Pvt. Ltd.
Ritesh Kumar
Director

Signature of Promoter

Name:

Date:

FORM No. 1

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,

SRI RITESH KUMAR , S/O Late MUNSHI
PRASAD SINGH ,Director of
NISHANJALI HOES PVT. LTD.
At – Flat no.- 305, TUNNA PLACE AMBEDKAR PATH ,
KHAJPURA, THANA- RUPASPUR
Patna, Distt.-Patna-800014

Subject: Certificate of Percentage of Completion of Construction Work of **"KAUSHLYA GREEN "** having **1(One)** No. of Building bearing the registration no. [Bihar RERA Registration Number] **BRERA P81735-1/02/R-1291/2022** and being developed on the Plot bearing khata no,- **189,** Plot No. **149** demarcated by its Latitude (N) 25° 60' 19.83", Longitude (E) 85° 03' 26.12" of the land situated in **Ashopur in Front of Tribhuwan School,** village- **Ashopur,** Block- PATNA METROPOLITAN AREA AUTHORITY division- Danapur ,District **Patna ,**PIN- **801503,** admeasuring 1133.53 sq. mts., area being developed by the Promoter **NISHANJALI HOES PVT. LTD.**

Sir,

I, **Manoj Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the **"KAUSHLYA GREEN"** ,Building of the Project, situated on the plot bearing khata no,- **189,** Plot No. **-149** of the land situated in **Ashopur in Front of Tribhuwan School,** village- **Ashopur** ,Block- PATNA METROPOLITAN AREA AUTHORITY,division- Danapur District **Patna** PIN - **801503** admeasuring **1133.53** sq. mts. area being developed by the Promoter **NISHANJALI HOES PVT. LTD.**

1. Following technical professionals are appointed by Owner/ Promoter:
   - (i) Shri **Manoj Kumar** as L.S./Architect;
   - (ii) Shri **Vijay Kumar** as Structural Consultant (
   - (iii) Shri **Krishna Gopal Prasad** as Mechanical/ Electr./ Plumbing Consultant (MEP)
   - (iv) Shri **ROHIT SHEKHAR** 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 **BRERA P81735-1/02/R-1291/2022** 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.

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

TABLE-A

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	N/A,
3	Number of Podiums	N/A,
4	Stilt Floor	100%
5	Number of Slabs of Super Structure	05- 100%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	80%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	50%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	50%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	50%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate.	20%

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

TABLE-B

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

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-paths.	**Yes**	**0%**	Work is in progress
2	Water Supply	**Yes**	**80%**	Work is in progress
3	Sewerage (chamber, lines, Septic Tank, STP)	**Yes**	**0%**	Work is in progress
4	Storm Water Drains	**NO**	**0%**	Not required
5	Landscaping & Tree Planting.	**Yes**	**0%**	Work is in progress
6	Street Lighting	**NO**	**0%**	Not required
7	Community Buildings	**NO**	**0%**	Not required
8	Treatment and disposal of sewage and sullage water	**NO**	**0%**	Not required
9	Solid Waste management & Disposal.	**NO**	**0%**	Not required
10	Water conservation, Rain water harvesting.	**Yes**	**0%**	Work is in progress
11	Energy management	**NO**	**0%**	Not required
12	Fire protection and fire safety requirements	**YES**	**20%**	Work is completed
13	Electrical meter room, Sub-Station, receiving station.	**Yes**	**20%**	Work is completed
14	Others (Option to Add more).			

Yours Faithfully,

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

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

(Registration No./License No.-CA/2002/29414)

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:-14-04-2025

To,
SRI RITESH KUMAR , S/O Late MUNSHI PRASAD SINGH ,Director of NISHANJALI HOES PVT. LTD.
At – Flat no.- 305, TUNNA PLACE AMBEDKAR PATH ,
KHAJPURA, THANA- RUPASPUR
Patna, Distt.-Patna-800014

Subject : Certificate of Cost Incurred for Development of **"KAUSHLYA GREEN "** No. of Building(s)/ 01 Wing(s) of the ..... Phase of the Project **NISHANJALI HOES PVT. LTD**, Phase of the Project **BRERA P81735-1/02/R-1291/2022** situated on **Ashopur in Front of Tribhuwan School,** village- **Ashopur, Patna,** the Plot bearing khata no,- **189,** Plot No. **149**,demarcated by its boundaries (Latitude and longitude of the end points) **25°60'19.83'',85°03'26.12''**to the **North , 25°60'21.13'',85°03'36.11''** to the **South , 25°60'20.10'',85°03'25.01''**to the **East , 25°60'20.77'',85°04'25.09''** to the **West** ,Division- **Danapur ,** Village- **Ashopur,** Block- **Danapur,** District- **Patna ,** PIN- **801503** admeasuring **1133.53** sq. mts area being developed by the Promoter **NISHANJALI HOES PVT. LTD.**
Ref: Bihar RERA Registration Number **BRERA P81735-1/02/R-1291/2022**

Sir,

I **Vijay Kumar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, **BRERA P81735-1/02/R-1291/2022** situated on **Ashopur, In Front of Tribhuwan School, Patna,** the Plot bearing khata no,- **189,** Plot No. **149** , demarcated by its boundaries (Latitude and longitude of the end points) **25°60'19.83'',85°03'26.12''**to the **North , 25°60'21.13'',85°03'36.11''** to the **South , 25°60'20.10'',85°03'25.01''**to the **East , 25°60'20.77'',85°04'25.09''**to the **West** ,Division- **Danapur ,** Village- **Ashopur,** Block- **Danapur,** District- **Patna ,** PIN- **801503**

Following technical professionals are appointed by Owner/ Promoter:
Shri **Manoj Kumar** as L.S./Architect;
Shri **Vijay Kumar** as Structural Consultant
Shri **Krishna Gopal Prasad** as Mechanical/ Electrical / Plumbing Consultant (MEP)
Shri **Rohit Shekhar** as Site Supervisor

1. 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 **Er.Rohit Shekhar** Quantity Surveyor* appointed by Developer/Engineer, and the assumption of

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

the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 250 lakhs** /- (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 **PMAA** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs1,96,25,667/-**(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 Occupancy Certificate / Completion Certificate from (planning Authority) is estimated at **Rs. 53,74,333/-** (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 01 or called "KAUSHLYA GREEN "
(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 11.03.2022 date of Registration is	Rs. 250 lakhs
2	Cost incurred as on 31.03.2025 (based on the Estimated cost)	Rs1,96,25,667.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	78.50 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 53,74,333.00/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NA

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

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	N/A
2	Cost incurred as on ..... (based on the Estimated cost).	N/A
3	Work done in Percentage (as Percentage of the estimated cost).	N/A
4	Balance Cost to be Incurred (Based on Estimated Cost).	N/A
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	N/A

Yours Faithfully,

Signature of Engineer.

(Licence No .....)

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 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

Sumit S Kumar & Co.
Chartered Accountants

CA Sumit Kumar
+91 9654346824
s.casumit@gmail.com

FORM NO. 3
CHARTERED ACCOUNTANT'S CERTIFICATE(ONn Latter Head)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project :- **Rs. 2,50,00,000**
Bihar RERA Registration Number :- **BRERAP81735-1/02/R-1291/2022**

Sr. No	Particulars	Amount( ) Estimated Incurred
1. i	**Land Cost:**	
	a. Acquisition Cost of Land or Development Right , Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	1,12,00,000
	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. Amount payable to state Government or Competent authority or any other statutory authority of the state or central Government, towards stamp duty, transfer charges, registration fee etc,; and	2,92,500
	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 book 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 of rent in lieu of Transit Accommodation, overhead cost,	
	(iv) Cost of ASR linked premium, fee , 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	1,14,92,500

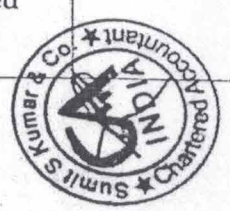
Sumit S Kumar & Co. Chartered Accountant INDIA

SG03, 3502, Saya Gold Avenue,
Vaibhav Khand, Indirapuram , Ghaziabad
Uttar Pradesh-201014

332, 3rd Floor
Central Tower, Supertech North Eye,
Noida, Uttar Pradesh-201301

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**	1,96,25,667 1,96,25,667
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	3,64,92,500
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	3,11,18,167
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 %)	85%
6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)**	3,10,18,625
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,



Signature of Chartered Accountant
(Membership Number.....)
Name_____

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No	Particulars	Amount ( ) Estimated 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)	43,81,500
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	403.573 sqmts 1,87,41,398
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	2,31,22,898
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	1,61,86,028

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.

Sumit S Kumar & Co. CA INDIA Chartered Accountant

Yours Faithfully,
Signature of Chartered Accountant,
(Membership Number 532419
Name CA Sumit Kumar

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	202	73.579	64,84,000	55,00,000	9,84,000
2	203	52.955	40,00,000	32,00,000	8,00,000

Sumit S Kumar & Co. CA INDIA Chartered Accountant

3	204	75.344	60,00,000	51,10,000	8,90,000
4	301	71.907	44,75,000	36,00,000	8,75,000
5	302	73.579	60,00,000	54,00,000	6,00,000
6	303	52.955	30,00,000	27,67,000	2,32,500

(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
1	201	71.907	33,01,129
2	205	73.393	34,16,374
3	206	54.813	25,55,878
4	304	75.334	34,95,765
5	305	73.313	34,16,374
6	306	54.813	25,55,878

Sumit S Kumar & Co. ★ Chartered Accountant ★ ICAI