

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	AAP-2108	Name of Firm	CALCULAS PROJECTS LLP
Firm Address :	Flat No-120, Sharan Complex, Near Petrol Pump, Sadaquat Ashram, Patna		
Total Experience of promoter in Real Estate sector	23 Years		
Total Experience in Real Estate after Implementation of RERA	04Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	08 00 00 00	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	00 00 01 00	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP94206-1/13/R-1309/2022	Name of Project/Phase of Registered Project	RAM KRISHNA COMPLEX
Name of Promoter	CALCULAS PROJECTS LLP	Project Address	KANDI NAWADA, NEAR MANPUR BYPASS, GAYA
Name of Co-promoter	N/A		
Project Registration is valid up to	30/01/2026		
Starting date of Project or Phase of the Project	28/03/2022		
Type of Project or Phase of the Project	Residential and commercial		
Period of validity of map by the Competent Authority	30/01/2026		

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 - FLAT- 29 1. Booked / Allotted -22 2. Sold-00	Total Number of Apartments in Landowner's share - FLAT-19 3. Booked/ Allotted-00 Sold -00
	1. 1 BHK	00		Flat-48 Shop-30 Office-12		
	2. 2 BHK, -	21	14802.00			
	3. 3 BHK	27	24975.00			
	4. Shop	30	14218.00			
	5. office	12	15658.00			
	6. Plot etc.				Percentage of booking 60% (Flat only)	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)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	22
	48	2. Sold	00

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.	The State fire officer-cum-Director, Patna, Bihar		29/01/2021	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	Airport Authority of India		01/04/2021	
5.	Other Approval(s), if any, required for the Project.	N/A			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 03/2021 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%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	0%	
4.	Plinth	0%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	40%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	20% 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.	0% 0% 0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	

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,	0%	
	Finishing to entrance lobby/s, plinth protection,	0%	
	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.	0%	
	Any other activities	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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0%	
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	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%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO		

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			

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.	921020041141061
2.	Estimated Cost of the Project including land cost at the start of the Project	12,08,63,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	10,00,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	3,00,000=00
6.	Actual Cost Incurred during the Quarter	5,49,990=00
7.	Net amount at end of the Quarter	1,16,236=00
8.	Total expenditure on Project till date	1,09,32,167=00
9.	Cumulative fund collected till the end of Quarter in question	82,43,703=00
10.	Cumulative expenditure done till the end of Quarter in question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS**A** List of Legal Cases (if any) - On Project / Promoter

1.	Case No.	N/A
2.	Name of Parties	N/A
3.	No of Execution Cases against this project Case No. Name of Parties	N/A
4.	No of Suo - Moto cases against this project Case No. Name of Parties	N/A
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	N/A

B Sale/Agreement for Sale during the Quarter

1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?

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 - 21 3 BHK- 27 4 BHK- Shop- 30 OFFICE -12 Bungalow - Plot etc	Flat No		
	01	3 BHK	
	03	2 BHK	
	05	3 BHK	
	06	3 BHK	
	07	3 BHK	
	10	2 BHK	
	12	3 BHK	
	13	2 BHK	
	14	2 BHK	
	15	2 BHK	
	16	2 BHK	
	08	2 BHK	

04	3 BHK
05	3 BHK
07	3 BHK
10	2 BHK
11	3 BHK
12	3 BHK
13	3 BHK
15	2 BHK
408	2 BHK
414	2 BHK

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : ASHOK KUMAR

Contact No : 7667805023

Email id : calculas.gaya@gmail.com

Address : FLAT NO-120, SHARAN COMPLEX, NEAR PETROL PUMP, SADAQUAT ASHRAM, 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.

Calculus Projects LLP

Ashok Kumar
Partner

Signature of Promoter

Name:

Date:



 GPS Map Camera

कंडी, बिहार, भारत

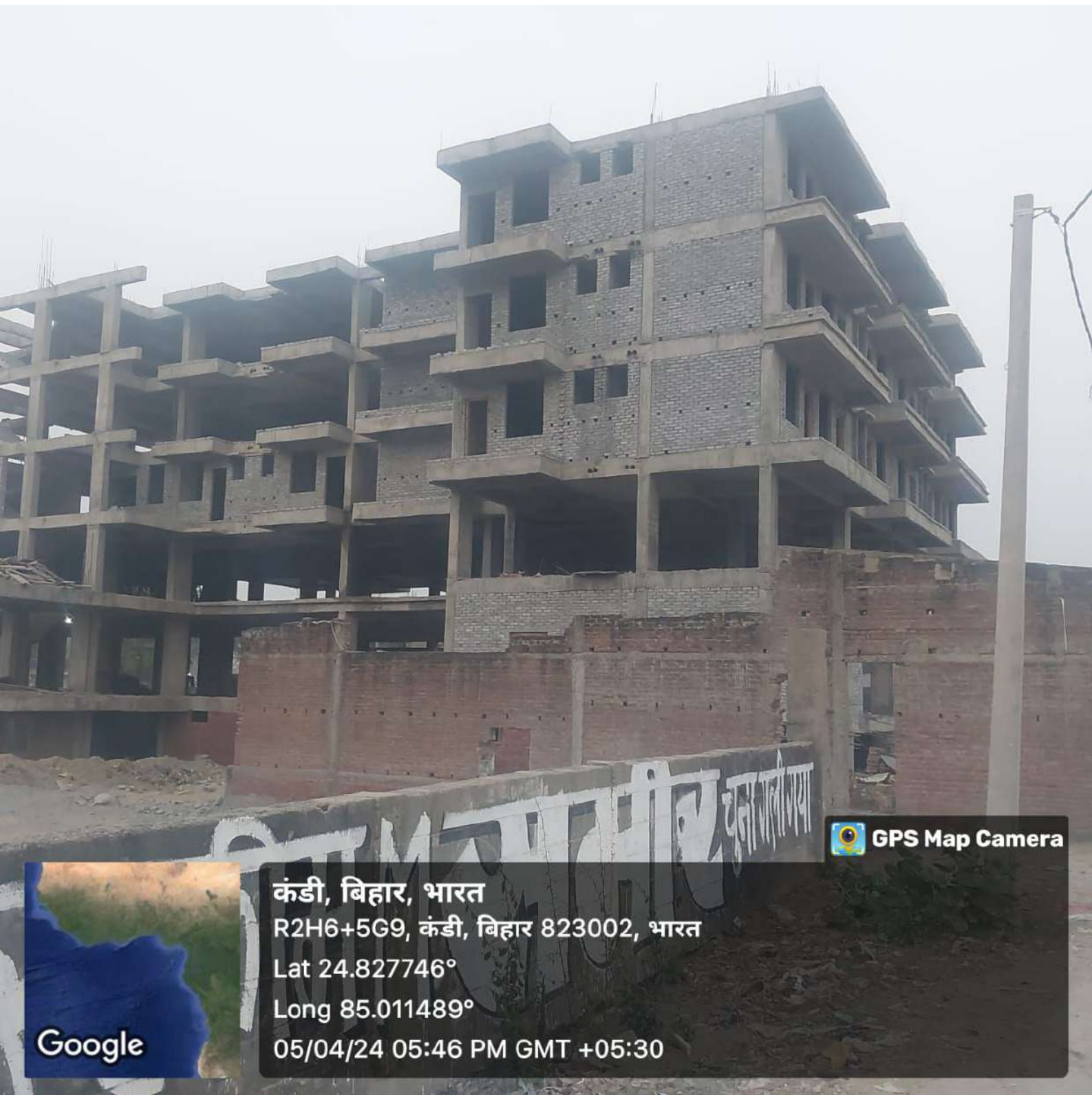
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Long 85.011489°

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कंडी, बिहार, भारत

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कंडी, बिहार, भारत

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Long 85.011489°

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Google



 GPS Map Camera

कंडी, बिहार, भारत

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Long 85.011489°

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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 _____

To,

Calculus Projects LLP

Sharan Complex, Near H P Petrol Pump,

Sadaquat Ashram, Patna 800010.

Subject: Certificate of Percentage of Completion of Construction Work of **Ram Krishna Complex**, No. of Building(s)/ **01 (one)** Wing(s) of the **01 (One)** Phase of the Project **[Bihar RERA BREARAP94206-1/13/R-1309/2022]** situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No. **1001, 1002, 1003, 1004, 1007** demarcated by its boundaries (latitude and longitude of the end points) **24.83057 & 85.009468** to the North **Private Land (Sri Gopichand)** to the South **Road** to the East **Patna Gaya Road** to the West _____ of Division _____ Village **Kandi** –Block **Chandauti** District **Gaya** PIN **823001** admeasuring **8114.05** sq.mts. area being developed by **Calculus Projects Llp.**

Sir, I/ We **Amit Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **Ram Krishna Complex**, Building(s)/**01 (one)** Wing(s) of the **01 (One)** Phase of the Project, situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No. **1001, 1002, 1003, 1004, 1007** - of Division _____ Village **Kindi** Block **Chandauti** District **Gaya** PIN **823001** admeasuring **8114.05** sq.mts.area being developed by **Calculus Projctcs Llp.**

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

- (i) M/s/Shri/Smt. **Amit Kumar** as L.S. / Architect;
- (ii) M/s /Shri / Smt. **Brajesh Kumar Sinha** as Structural Consultant
- (iii) M/s /Shri / Smt. **Prashant Gaurav** as MEP Consultant
- (iv) M/s /Shri / Smt. **Sushil Srivastav** 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 **BREARAP94206-1/13/R-1309/2022** 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


AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

Table - A

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

S.No.	Tasks/Activity	Percentage of Actual Work Done	Projectd date pf completion (dd/mm/yyyy)
1.	Excavation(if any)	100%.	
2.	Basements(if any)	100%.	
3.	Podiums (if any)	—	
4.	Plinth	—	
5.	Stilt Floor	—	
6.	Slabs of Super Structure	40%.	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	20%.	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	—	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Over head and Underground Water Tanks.	—	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	—	
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.	—	

Yours Faithfully,

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

Signature & Name (IN BLOCK LETTERS) of LS/ Archtiect

Table – B

Internal and External Development Works in respect of the entire Register phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected Completion date in (dd/mm/yyyy)
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0%	
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	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	0%	
9.	Solid Waste Management & Disposal	NO	0%	
10.	Water Conservation/Rain Water Harvesting	NO	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Electrical Meter Room,	YES	0%	
14.	Any other Amenities	No	0%	

AMIT KUMAR
ARCHITECT
EMPANELMENT NO. CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

**List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)**

[SeeRegulation3]

Cost of Real Estate Project Rs. 15,72,12,000.00

S.No	Particular	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 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 if (i) of (ii) is to be considered (iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, (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	-
1(ii)	Development Cost/ Cost of Construction: a(i) Estimated Cost of Construction as certified by Engineer	157,212,000.00

	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA	10,348,595.00
	Note: For 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, consultant's 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	13,60,925.00
	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	651,560.00
	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	0
	Sub Total of Development Cost	12,361,080.00
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	157,212,000.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	12,361,080.00
4	% completion of Construction Work (as per Project Architect's Certificate)	40.00%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	7.86%
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

PMSS AND CO.

Chartered Accountants

FRN: 019667N

Ajay Kumar
Gupta
Ajay Kumar Gupta

Digitally signed by Ajay
Kumar Gupta
Date: 2025.04.12 11:05:39
+05'30'

Partner

M.No. 095714

UDIN: 25095714BMISXN3131

Dated : 12/04/2025

Place: Faridabad

(ADDITIONAL INFORMATION FOR ON GOING 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)	14,48,50,920.00
2.	Balance amount of receivables from sold apartments (as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	4,80,73,058.00
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified By CA) as per Annexure A to this certificate	(i) 2931.81 Sq Mtrs (ii) 10,83,85,465.00
4.	Estimated receivables of ongoing project. Sum of 2+3(ii)	15,64,68,523.00
5.	Amount to be deposited in Designated Account–70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than 1, then 100% of the of the balance receivables Of on going project will be deposited in designated Account	3,36,51,140.00

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

PMSS AND CO.

Chartered Accountants

FRN: 019667N

Ajay Kumar
Gupta

Digitally signed by Ajay Kumar
Gupta
Date: 2025.04.12 11:06:02
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Ajay Kumar Gupta

Partner

M.No. 095714

UDIN: 25095714BMISXN31311

Dated : 12/04/2025

Place: Faridabad

AnnexureA

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

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
1	201	77.57	2,752,510.00	635,501.00	2,117,009.00
3	203	71.72	2,455,075.00	300,000.00	2,155,075.00
5	205	84.07	3,081,800.00	51,000.00	3,030,800.00
6	206	74.6	2,929,045.00	51,000.00	2,878,045.00
7	207	88.72	2,827,480.00	500,000.00	2,327,480.00
8	208	57.69	2,099,820.00	600,000.00	1,499,820.00
10	210	71.44	2,530,045.00	600,000.00	1,930,045.00
12	212	100.05	3,332,675.00	151,000.00	3,181,675.00
13	213	67.91	2,220,720.00	700,000.00	1,520,720.00
14	214	63.17	2,033,925.00	650,000.00	1,383,925.00
15	215	63.17	2,001,255.00	300,000.00	1,701,255.00
16	216	63.17	2,033,925.00	535,000.00	1,498,925.00
19	404	100.89	3,204,515.00	301,000.00	2,903,515.00
20	405	84.07	3,081,800.00	400,001.00	2,681,799.00
22	407	88.72	2,827,480.00	500,000.00	2,327,480.00
23	408	57.69	2,099,820.00	100,000.00	1,999,820.00
24	410	71.44	2,530,045.00	400,000.00	2,130,045.00
25	411	77.48	2,585,050.00	251,000.00	2,334,050.00
26	412	100.05	3,332,675.00	301,000.00	3,031,675.00
27	413	67.91	2,220,720.00	251,000.00	1,969,720.00
28	414	63.71	2,033,925.00	251,000.00	1,782,925.00
29	415	63.71	2,001,255.00	314,000.00	1,687,255.00

Ajay Kumar
Gupta

Digitally signed by
Ajay Kumar Gupta
Date: 2025.04.12
11:06:18 +05'30'

(Un sold 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 Agreement/Letter of Allotment
1	2	3	4
1	202	93.83	3,329,045.00
2	204	100.89	3,204,515.00
3	209	76.18	2,784,550.00
4	211	77.48	2,585,050.00
5	402	93.83	3,329,045.00
6	403	71.72	2,455,075.00
7	406	74.6	2,929,045.00
8	G-06	67.72	2,537,280.00
9	G-07	76.92	2,879,280.00
10	G-08	124.3	4,657,140.00
11	G-09	140.19	5,252,040.00
12	G-10	139.26	5,215,980.00
13	G-12	142.14	5,324,400.00
14	G-13	73.02	2,734,560.00
15	G-14	50.07	1,873,560.00
16	G-15	54.53	2,041,140.00
17	G-16	65.49	2,451,960.00
18	G-17	52.67	1,972,080.00
19	G-18	63.45	2,376,300.00
20	G-19	39.01	1,459,440.00
21	G-21	47.93	1,794,600.00
22	G-22	58.52	2,192,220.00
23	G-23	70.42	2,636,400.00
24	G-24	72.46	2,714,760.00
25	1 st floor 01	89.93	3,369,400.00
26	1 st floor 02	82.31	3,083,800.00
27	1 st floor 03	90.48	3,389,200.00
28	1 st floor 04	70.23	2,629,800.00
29	1 st floor 05	82.4	3,087,100.00
30	1 st floor 06	118.45	4,437,500.00
31	1 st floor 07	131.64	4,930,100.00
32	1 st floor 08	99.31	3,720,700.00
33	1 st floor 09	133.5	5,002,100.00
34	1 st floor 10	106.93	4,006,300.00

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:-----

To,
The
Calculus Projects LLP
Saran Complex, Near H P Petrol Pump,
Sadaquat Asharam, Patna - 800 010.

Subject : Certificate of Cost Incurred for Development of Ram Krishna Complex, for Construction of 01 (one) building(s)/ 01 (one) Wing(s) of the 01 (one) Phase (Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No../C.N.No./CTS No./Survey No./Final Plot No. 1001,1002,1003,1004,1007 demarcated by its boundaries (latitude and longitude of the end points) 24.83057 & 85.009468 to the North Privet land to the South Road to the East Patna Gaya Road to the West of Road Division, Village Kandi Block Chandauti District Gaya PIN 823001 admeasuring 8114.05 sq.mts. area being developed by Calculus Projects LLP,

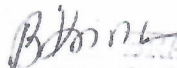
Ref: Bihar RERA Registration Number BRERAP94206-01/13/R-1309/2022.

Sir,

I/ We BRAJESH KUMAR have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being _____ Building(s)/ ONE Wing(s) of the RAM KRISHNA COMPLEX Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 1001,1002,1003,1004,1007 of Division Village Kandi Taluka Chandauti District Gaya PIN 823001. admeasuring 8114.05 sq.mts. area being developed by [Owner/Promoter]

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

- (i) M/s /Shri/Smt Amit Kumar as L.S./Architect;
- (ii) M/s /Shri/Smt Brajesh Kumar Sinha as Structural Consultant
- (iii) M/s /Shri/Smt Prashant Gaurav as MEP Consultant
- (iv) M/s /Shri/Smt BRAJESH KUMAR SINHA as Quantity Surveyor*


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

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 calculated by BRAJESH KUMAR SINHA Quantity Surveyor appointed by Developer/Engineer, and the assumption of 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. 15,72,12,000/- (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 HRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,23,61,080/- (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 HRDA (planning Authority) is estimated at Rs. 14,48,50,920/- (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 :

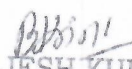

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Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

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/ wings on _____ Date of Registration is	Rs. <u>15,72,12,000/-</u>
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. <u>1,23,61,080/-</u>
3	Work done in Percentage <u>SUPER STRUCTURE</u> (as Percentage of the estimated cost)	<u>40</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>14,48,50,920/-</u>
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>0 (ZERO)</u>

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

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	Rs. <u>15,72,12,000/-</u>
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. <u>1,23,61,080/-</u>
3	Work done in Percentage (as Percentage of the estimated cost).	<u>40</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. <u>14,48,50,920/-</u>
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. <u>002600</u>

Yours Faithfully,

Signature of Engineer.

(Licence No. KUMAR, SINHA
Registration No.

/UDHD/SE/23-0071

UDHD, Government of Bihar

*** Note:**

- 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.
- (*) 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 (*).
- The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
- 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.
- All components of work with specifications are indicative and not exhaustive