GHARONDA BUILDCON PVT. LTD.

Mahadevi Apartment, Kashinath Lane, East Lohanipur
Kadamkuan, Patna-800 003 (India)

Ref. No. ..... Date. .....

FORM-7

[REGULATION-9]

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

I. PARTICULARSOFPROMOTERS			
Promoter's RegistrationNumber/CINNo/Partnershipdeedno/LLP Details/Any otherregistrationwithMSMEOrGovt. Bodies	**CIN No. U00500BR1999PTC008792**	NameofFirm/Company	**GHARONDA BUILDCON PRIVATE LIMITED**
FirmAddress :	**C/O Sadhu Sharan, Das Lane, East Lohanipur, Kadam Kuan, Patna-800003**		
TotalExperienceofpromoterin RealEstatesector	24		
TotalExperienceinRealEstate afterImplementationofRERA	6		
NoofProjectdoneBeforeImplementationofRERA	1. Residential 2. Commercial 3. Residential-cumCommercial 4. Plottedproject	2 2 1	
No of Project done AfterImplementationofRERA	1. Residential 2. Commercial 3. Residential-cumCommercial 4. Plottedproject		

II. PARTICULARSOFPROJECT			
ProjectRegistrationNumber	**BRERAP00113-1/74/R28/2018**	Name of Project/PhaseofRegisteredProject	**GANGA HEIGHTS**
NameofPromoter	**RISHAV BHARTIA**	ProjectAddress	**PLOT - 1655,1656 & 1652 VILL.- KENDUAI, PS. CHAND CHOURA, DIST.- GAYA**
NameofCo-promoter			
ProjectRegistrationisvalidupto	**31/03/2023**		
StartingdateofProjectorPhaseoftheProject	**02/04/2018**		
TypeofProjectorPhaseoftheProject	1. Residential 2. Commercial 3 Residential-cum-Commercial4,Plottedproject	**Residential-cum-Commercial**	

Gharonda Buildcon Pvt. Ltd

Director

Periodofvalidityofmapbytheco... 31/03/2021
Competent Authority

GHARONDA BUILDCON PVT. LTD.

Mahadevi Apartment, Kashinath Lane, East Lohanipur
Kadamkuan, Patna-800 003 (India)

Ref. No. .....

Date .....

Gharonda Buildcon Pvt. Ltd

Director

Ref. No. ..... Date. .....

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS

Building /BlockNumber	ApartmentType		Carpet Area	TotalNumberofsanctionedapartments	TotalNumberofApartmentsin	TotalNumberofApartmentsin
BLOCK - A BLOCK - B	1. 3BHK- 2. 2BHK- 3. 3BHK- 4. 2BHK- 5. 2BHK - 6. 3BHK- 1. 3BHK- 2.2BHK- 3. 1BHK	5 5 5 5 5 5 12 12 1	947 730 936 613 686 915 852 691 500	55	Promoter'sshare-34 1. Booked /Allotted -5 2. Sold-10	Landowner'sshare-21 3.Booked/Allotted- Sold -
					Percentage of booking 44.1%	Percentageofbooking 0

IV. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES

Building/BlockNumber	TotalNumberofSanctionedGarages	TotalNumberofGarages:	
	55	1. Booked/Allotted -	55 5
		2. Sold -	10

V. DETAILSOFBUILDINGAPPROVALS

(IfalreadyfiledalongwithRegistrationApplication,thenthereisnoneedoffurtherfiling)

S.No.	NameoftheApproval/N.O.C./ Permission/ Certificate	IssuingAuthority	Applied Date	Issuance Date	Enclosed asAnnexureNo.
1.	NOCforEnvironment				
2.	FireN.O.C.				
3.	WaterSupplyPermission				
4.	NOCfromAirportAuthorityof India				
5.	OtherApproval(s),ifany,requiredfortheProject.				

Gharonda Buildcon Pvt. Ltd

Director

GHARONDA BUILDCON PVT. LTD.

Manager Apartment, Kashinath Lane, East Lohanipur
Kadamkuan, Patna-800 003 (India)

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. PlanCaseNo._____(TobeadedforeachBuilding/Wing)

Ref. No. ..... Date. .....

S.No.(1)	Tasks/Activity(2)	Percentage ofActual WorkDone (Ason dateoftheCertificate) (3)	ExpectedCompletiondate in(dd/mm/yyy)Format
1.	Excavation(ifany)	Block -B 100%	
		Block - A 100%	
2.	Basements(ifany)	Block -B NO	
		Block - A 100%	
3.	Podiums(ifany)	Block -B NO	
		Block - A NO	
4.	Plinth	Block -B 100%	
		Block - A 100%	
5.	StiltFloor	Block -B NO	
		Block - A NO	
6.	SlabsofSuperStructure	Block -B 100%	
		Block - A 100%	
7.	Internalwalls,InternalPlaster,Floorings, Doors and Windows withinFlats/Premises.	Block -B 100%	
		Block - A 100%	
8.	Sanitary Fittings within theFlat/Premises,ElectricalFittingswithinthe Flat/Premises	Block -B 100%	
		Block - A 90%	
9.	Staircases, Lifts Wells andLobbiesateachFloor level, Overhead and UndergroundWaterTanks.	Block -B 100%	
		Block - A 80%	
10.	External plumbing and externalplaster,elevation,completionofterraces with waterproofing ofthe Building/Wing.	Block -B 100%	
		Block - A 90%	
11.	Installation of Lifts, waterpumps,FireFightingFittingsand Equipment as per CFONOC, Electrical fittings,Mechanical Equipment, compliance toconditionsofenvironment/CRZNOC, Finishing to entrance lobby/s,plinthprotection,paving ofareas appurtenanttoBuilding/Wing, Compound Wallandall other	Block -B 100%	
		Block - A NO	

Gharonda Buildcon Pvt. Ltd

Director

	requirement... berequiredtocompleteproje ctas per Specifications inAgreementofSale.		
	Anyotheractivities.		

Ref. No. ..... Date. .....

VII.AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTUREDEVELOPMENTWORKS

S. No.	CommonAreasandFacilities	Proposed(Yes/No)	Percentage of actualWork Done(As on dateof theCertificate)	ExpectedCompletiondate in(dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	InternalRoads&Footpaths	Block - B Yes	100%	
		Block - A Yes	80%	
2.	WaterSupply	Block - B Yes	100%	
		Block - A Yes	60 %	
3.	Sewerage (Chamber,Line,SepticTank,STP)	Block - B Yes	100%	
		Block - A Yes	20%	
4.	StormWaterDrains	Block - B Yes	100%	
		Block - A Yes	50 %	
5.	Landscaping&TreePlanting	Block - B Yes	100%	
		Block - A Yes	-	
6.	StreetLighting	Block - B Yes	75%	
		Block - A Yes	-	
7.	CommunityBuildings	Block - B NO	-	
		Block - A NO	-	
8.	Treatment and Disposal ofSewageandSullageWater	Block - B Yes	100%	
		Block - A Yes	20%	
9.	SolidWasteManagement& Disposal	Block - B Yes	100%	
		Block - A Yes	20%	
10.	WaterConservation/Rain WaterHarvesting	Block - B Yes	100%	
		Block - A Yes	-	
11.	EnergyManagement	Block - B Yes	100%	
		Block - A Yes	100%	

Gharonda Buildcon Pvt. Ltd

Director

GHARONDA BUILDCON PVT. LTD.
Mahadevi Apartment, Kashinath Lane, East Lohanipur
Kadamkuan, Patna-800 003 (India)

Ref. No. ..... Date .....

	FireProtectionandFireSafetyRequirements	Block - B Yes	100%	
		Block - A Yes	70%	
13.	Closed Parking	Block - B Yes	70%	
		Block - A Yes	70%	
14.	OpenParking	Block - B Yes	30%	
		Block - A Yes	30%	
15.	ElectricalMeterRoom,Sub-Station,ReceivingStation	Block - B Yes	100%	
		Block - A Yes	-	
16.	Others(OptiontoAdd More)	Block - B -	-	
		Block - A -	-	

VIII.AEXTERNALANDINTERNALDEVELOPMENTWORKSINCASE OF PLOTTEDDEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORKDONE(As ondate of certificate)	ExpectedCompletiondate in(dd/mm/yy) Format
1.	InternalRoadsandfootpaths			
2.	WaterSupply			
3.	SewerageChambersSepticTank			
4	Drains			
5.	Parks,LandScapingandTree Planting			
6.	StreetLighting			
7.	Disposalofsewage&sullagewater			
8.	Waterconservation/Rain WaterHarvesting			
9.	EnergyManagement			

Gharonda Buildcon Pvt. Ltd.
Director

Ref. No. ..... Date. .....

IX. GEOTAGGEDANDDATEDPHOTOGRAPHOF(EACHBLOCK)OFTHE PROJECT			
(A)	Sr.No.		
	1.	FrontElevation	
	2.	RearElevation	
	3.	Side Elevation	
(B)		Photographofeachfloor	

X. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	ProjectAccountNo.	**0357201001493**
2.	Estimated Cost of the Project including land cost atthestartoftheProject	**8,32,50,000.00**
3.	EstimatedDevelopmentCostoftheProjectatthe startoftheProject.(ExcludingLandCost)	**6,40,00,000.00**
4.	Any Variation in Development Costwhich is declaredatthestartoftheProject.	**Rs.1,00,00,000.00** **Rs.7,40,00,000.00**
5.	Amount received during the Quarter 1. Opening Balance: **13,845.54** 2. Flat Booking Amount: **43,40,000.00** 3. Amount received from Directors: **30,40,000.00** **TOTAL**	**73,93,845.54**
6.	Actual Cost Incurred during the Quarter 1. Return to directors: 40,50,000.00 2. Actual Cost incurred: **33,02,363.00** **TOTAL**	**33,02,363.00**
7.	Net amount at end of the Quarter	**49,495.54**
8.	Total expenditure on Project **till date**	**7,06,12,286.30**
9.	Cumulativefundcollectedtilltheendofquarterin Question	
10.	Cumulativeexpendituredonetilltheendofquarterinques tion	

Gharonda Buildcon Pvt. Ltd
Director

XI. DETAILSOFMORTGAGEORCHARGEIFANYCREATED
Builder / Developer / Contractor / Estimator / Valuer etc.

Ref. No. ..... Date. .....

XII.MISCELLANEOUS		
A	ListofLegalCases(ifany)-OnProject/Promoter	
1.	CaseNo.	
2.	NameofParties	
3.	NoofExecutionCasesagainstthisproject CaseNo. NameofParties	
4.	NoofSuo-Motocases againstthis project CaseNo. NameofParties	
5.	No ofCertificate cases /PDR cases against thisproject CaseNo. NameofParties	
B	Sale/AgreementforSaled uringtheQuarter	
1.	SaleDeed	**12**
2.	Agreement forSale	**5**
3.	No.ofpossessionsgiven toallottees	12
XIII.PERCENTAGEOFWORKALONGWITHMILESTONECHART		
Weathertheprojectinprogressisaspertimescheduleorlaggingbehind?		

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above aretrue to the best of my knowledge and nothing material has been concealed herefrom.I am/we are executing this undertakingto attest to the truth of all theforegoing and to apprise the Authority of such facts as mentioned as well as forwhatever otherlegalpurposes thisundertakingmay serve.

Gharonda Buildcon Pvt. Ltd

Director

Signature of Promoter

Name: Gopal Sharan Bhartia

Date: 12-Jul-2025

FORM No. 1
[*See*Regulation3]

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,

GHARONDA BUILDCON PVT. LTD.

Managing Director GOPAL SHARAN BHARTIA

AT.-KENDUAI, BODH GAYA ROAD,GAYA

Subject: Certificate of Percentage of Work executed **(January 2025 to March 2025)** in the project **"GANGA HEIGHTS., Block-A&B"** having **02(TWO)** No. of Building bearing the registration no. [Bihar RERA Registration Number] **BRERA P00113-1/74/R28/2018** and being developed on the Plot bearing khata no,- **87 & 159,** Plot No. **-1655,1656 & 1652 ,**demarcated by its Latitude **(N) 24° 75' 33.88",** Longitude **(E) 85° 00' 99.25"** of the land situated in **KENDUAI, PS.- CHAND CHOURA,** village-**GAYA , ,** Block-**GAYA** division- **GAYA** ,District **GAYA ,**PIN- **823001,** admeasuring **2023.10** sq. mts., area being developed by the Promoter **GHARONDA BUILDCON PVT. LTD.**

Sir,

I, **Manoj Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the "**GANGA HEIGHTS.**, Block-A&B," Building of the Project, situated on the plot bearing khata no,- **87 & 159,** Plot No. **-1655,1656 & 1652** of the land situated in **KENDUAI, PS.- CHAND CHOURA,** village-**GAYA , ,**Block- **GAYA** division- **GAYA** ,District **GAYA ,**PIN- **823001,** admeasuring **2023.10** sq. mts., area being developed by the Promoter **GHARONDA BUILDCON PVT. LTD.**

1. Following technical professionals are appointed by Owner/ Promoter:
   - (i) Shri **Manoj Kumar** as L.S./Architect;
   - (ii) Shri **Manoj Kumar** as Structural Consultant (
   - (iii) Shri **Krishna Gopal Prasad** as Mechanical/ Electr./ Plumbing Consultant (MEP)
   - (iv) Shri **NITISH KUMAR** 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 P00113-1/74/R28/2018** 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% BLOCK-A & B**
2	Number of Basement(s) and Plinth	**01,100%**
3	Number of Podiums	**N/A,0%**
4	Stilt Floor	-
5	Number of Slabs of Super Structure	**07- 100%**
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	**100% BLOCK-A ,100% BLOCK-B**
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	**90% BLOCK-A ,100% BLOCK-B**
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	**80% BLOCK-A ,100% BLOCK-B**
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**90% BLOCK-A ,100% BLOCK-B**
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.	**0% BLOCK-A ,100% BLOCK-B**

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

TABLE-B

Internaland External Development Works in respect of the entire Registered Phase.

Sr.No.	Common area sand Facilities, Amenities	Proposed (Yes/No) A	B	Percentage of Work done A	B	Details
1	Internal Roads & Foot-paths.	YES	YES	80 %	100 %	Work is in progress
2	Water Supply	YES	YES	80%	100 %	Work is in Progress
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	YES	20%	100 %	Work is in progress
4	Storm Water Drains	YES	YES	50 %	100 %	Work is in progress
5	Landscaping & Tree Planting.	YES	YES	-	100 %	Work is in progress
6	Street Lighting	YES	YES	-	75 %	Work is in progress
7	Community Buildings	NO	NO	-	-	Not required
8	Treatment and disposal Of sewage and sullage Water	YES	YES	20%	100 %	Work is in progress
9	Solid Waste Management & Disposal.	YES	YES	20%	100 %	Work is in progress
10	Water conservation, Rain water harvesting.	YES	YES	-	100 %	Work is in Progress
11	Energy management	YES	YES	100 %	100 %	Work is in Progress
12	Fire protection and fire Safety requirements	YES	YES	-	100 %	Work is in Progress
13	Electrical meter room, sub-station, receiving Station.	YES	YES	-	100 %	Work is in progress
14	Others(Option to Add more).					

Yours Faithfully,

Manoj (MANOJ KUMAR)

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

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

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

FORM No.2

[Regulation3]

ENGINEER'SCERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-Projectwise)For the Quarter ending **March 2025**

Date:12.04.2025

To
Gharonda Buildcon Pvt Ltd.

Subject: Certificate of Cost Incurred for Development of **GANGA HEIGHTS** for Construction of building bearing the registration number Bihar RERA Registration no.(BRERAP00113-1/74/R28/2018) situated on the plot bearing khata no. 87 & 159, Plot no.- 1655 (new), 1656 (new), & 1652 (new), demarcated by its Latitude (N) 24.75'33.88" Longitude (E) 85.00'99.25" of the land situated at Kenduai, PS- Chand Chaura, Gaya, Block-gaya, Division – Gaya, District- Gaya PIN-823001 admeasuring 2023.10 sq. mts., area being developed by the promoter GHARONDA BUILDCON PVT LTD.

Ref:BiharRERA RegistrationNumber BRERAP00113-1/74/R28/2018

Sir,

I **Manoj Kumar** have undertaken assignment as Structural Engineer Arctitect / Licensed surveyor of certificate percentage of completion of construction work of the **GANGA HEIGHTS** / Gharonda Buildcon Pvt Ltd of project situated on the plot wherein building BRERAP00113-1/74/R28/2018 final Plot no.- 1655 (new), 1656 (new), & 1652 (new), Khata no- 87 & 159 admeasuring 2023.10 sq.mts. area being developed by GHARONDA BUILDCON PVT LTD.

Er. Manoj Kumar
STRUCTURAL ENGINEER
ER/UDHD/SE/23-0116
UDHD,GOVERNMENT OF BIHAR

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

i. M/s/Shri Manoj Kumar as L.S./Architect;
ii. M/s/Shri Manoj Kumar as Structural Consultant
iii. M/s/Shri/Smt_____asMEPConsultant
iv. M/s/Shri/Smt_____asQuantitySurveyor*

2. We have estimated the cost of the completion to obtain Occupation Certificate/ CompletionCertificate, 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 .....QuantitySurveyor*appointedbyDeveloper/Engineer,andtheassumptiono fthecostofmaterial,labourandotherinputsmadebydeveloper,andthesiteinspectioncarriedoutbyus.

3. We estimate Total Estimated Cost of completion of the building(s)of the aforesaid project under reference as Rs. **7,40,00,000.00** (Total of Table A and B). .The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the_being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **7,06,12,286.30** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of TotalEstimatedCost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from__(planning Authority)is estimated at Rs **33,87,713.70** (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 inTableAandBbelow:

TABLEA
Building: GANGA HEIGHTS
(To be prepared of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on **02-04-2018** date of Registration is Any Variation in Development Cost which is declared at the start of the Project	**Rs.6,40,00,000.00** **Rs.1,00,00,000.00** **Rs.7,40,00,000.00**
	Cost incurredason **31-03-2025** (BasedontheEstimatedcost)	Rs. **7,06,12,286.30**
3	WorkdoneinPercentage (AsPercentageoftheestimatedcost)	**95.42%**
4	BalanceCosttobeIncurred (BasedonEstimatedCost)	Rs. **33,87,713.70**
5	CostIncurredonAdditional/ExtraItemsason _____notincludedintheEstimatedCost(AnnexureA)	Rs.NIL

Manoj Kumar
Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
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. _____
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. _____

Yours Faithfully,
SignatureofEngineer.(LicenseNo)

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD,GOVERNMENT OF BIHAR

*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 OccupancyCertificate/CompletionCertificate.

2.(*) Quantity survey can be done by office of Engineer or can be doneby an independent Quantity Surveyor, whose certificate of quantitycalculated can be relied upon by the Engineer. In case of independentQuantity Surveyor being appointed by Developer, the name has to bementioned at the place marked (*) and in case quantity are beingcalculated by office of Engineer, the name of the person in the officeof Engineer, who is responsible for the quantity calculated should bementionedattheplacemarked(*).

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.

JHA JHE & CO
Chartered Accountants

FORM-3

[See section 4(2) (l) (D) of RERA Act]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration number BRERAP00113-1/74/R28/2018 dated 24.05.2018, Project Name- GANGA HEIGHTS being developed by M/S GHARONDA BUILDCON P R I V A T E L I M I T E D having its Registered Office at C/O SADHU SHARAN DAS LANE, EAST LOHANIPUR, KADAMKUAN, PATNA- 800003.

For the quarter ending 31st March, 2025

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred
1(i)	**Land Cost :**				
	A	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurredor payable on Land Cost and legal cost		192.50	192.50
	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		Included in point no. 1(i)(a)	Included in point no. 1(i)(a)
	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	-	-

Address: - D-311, 3rd Floor, Dumraon Palace, Frazer Road, Patna - 800001
Mob No:- 9006079635, 6200030164, Email ID:- cahanumanjeejha@gmail.com

	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 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	**192.50**	**192.50**

Sr. No.	**Particulars**			**Amount (Rs. In Lakh)**	
				Estimated	**Incurred**
1(ii)	**Development Cost/ Cost of Construction :**				
	A	**(i)**	Estimated Cost of Construction as certified by Engineer	**740.00**	
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	**-**	**706.12**
	Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)				

Sr. No.	**Particulars**	**Amount (Rs. In Lakh)**	
		Estimated	**Incurred**

		(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.All costs directly incurred to complete the 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	**740.00**	**706.12**

Sr. No.	Particulars	Amount (Rs. In Lakh)
2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**932.50**
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	**898.62**
4	**% completion of Construction Work (as per Project Architect's Certificate)**	As per form 1 attached

5	**Proportion of the Cost incurred on Land Cost and _____% Construction Cost to the Total Estimated Cost. (3/2 %)**	**96.36%**

6	**Amount Which can be withdrawn from the Designated Account** **Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)**	
Sr. No.	**Particulars**	**Amount (Rs. In Lakh)**
7	**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	**706.12**
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 project of **GANGA HEIGHTS** being developed by **M/S GHARONDA BUILDCON PRIVATE LIMITED** RERA Registration number **BRERAP00113-1/74/R28/2018 dated 24.05.2018** is based on the records and documents produced before me and explanations provided to me by the management of the Company.	**33.87**

In view of no format for withdrawal of money under Bihar RERA Act, the calculations and format has been adopted from the format of Form 3 given under the Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017

Yours Faithfully,

For JHA JEE & CO.
CHARTERED ACCOUNTANT

CA HANUMAN JEE JHA
PROPRIETOR
Membership number: 480324
Firm Registration No.: 037197C

Place: -Patna
Date: - 14th April 2025
UDIN: - **25480324BMODIO7213**