# 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 2024.

| I. PARTICULARS OF PROJECT | | | |
|---|---|---|---|
| Project Registration Number | BRERAP00113-1/74/R28/2018 | Name of Project/Phase of Registered Project | GANGA HEIGHTS |
| Name of Promoter | GHARONDA BUILDCON PRIVATE LIMITED | Project Address | PLOT - 1655,1656 & 1652 VILL.- KENDUAI, PS. CHAND CHOURA, DIST.- GAYA |
| Name of Co-promoter | | | |
| Project Registration is valid up to | 31/03/2023 | | |
| Starting date of Project or Phase of the Project | 02/04/2018 | | |
| Type of Project or Phase of the Project | Residential | | |
| Period of validity of map by the Competent Authority | | | |

Gharonda Buildcon Pvt. Ltd.

Director

# GHARONDA BUILDCON PVT. LTD.

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


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

## II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

| Building/Block Number | Flat Type | | Carpet Area | Total Number of sanctioned apartments | Total Number of Flats – |
|---|---|---|---|---|---|
| BLOCK - A | 1. 3BHK -<br>2. 2BHK, -<br>3. 3BHK -<br>4. 2BHK -<br>5. 2BHK -<br>6. 3BHK - | 5<br>5<br>5<br>5<br>5<br>5 | 947<br>730<br>936<br>613<br>686<br>915 | | 1. Booked/ Allotted- 5<br>2. Sold – 10 |
| BLOCK - B | 1. 3 BHK -<br>2. 2 BHK - | 12<br>12 | 852<br>691 | | |

Gharonda Buildcon Pvt. Ltd.

Director

# GHARONDA BUILDCON PVT. LTD.

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


Ref. No. ..... Date ..... 5

## III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

| Building / Block Number | Total Number of Sanctioned Garages | Total Number of Garages: | |
|---|---|---|---|
| | | 1. Booked/Allotted - | 5 |
| | | 2. Sold - | 10 |

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

Gharonda Buildcon Pvt. Ltd.

Director

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

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

**V. Construction Progress of the Project**

1. Plan Case No. (To beaded for each Building / Wing)

| S. No. (1) | Tasks / Activity (2) | Percentage of Actual Work Done (As on date of the Certificate) (3) |
|---|---|---|
| 1. | Excavation (if any) | Block- B 100% |
| | | Block- A 100% |
| 2. | Basements (if any) | Block- B NO |
| | | Block- A 100% |
| 3. | Podiums (if any) | Block- B NO |
| | | Block- A NO |
| 4. | Plinth | Block- B 100% |
| | | Block- A 100% |
| 5. | Stilt Floor | Block- B NO |
| | | Block- A NO |
| 6. | Slabs of Super Structure | Block- B 100% |
| | | Block- A 100% |
| 7. | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises. | Block- B 100% |
| | | Block- A 75% |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | Block- B 100% |
| | | Block- A 50 % |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | Block- B 100% |
| | | Block- A NO |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | Block- B 100% |
| | | Block- A NO |
| 11. | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical | Block- B 100% |
| | | Block- A NO |

Gharonda Buildcon Pvt. Ltd.

Director

Ref. No. .....

Date. .....

| | | |
|---|---|---|
| | ~~Equipment, compliance to~~ conditions of environment/CRZ NOC,<br><br>Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per<br><br>Specifications in Agreement of Sale.<br><br>Any other activities. | |

**VI. 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) | Details |
|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) |
| 1. | Internal Roads & Footpaths | Block- B YES | 100 % | |
| | | Block- A YES | 60% | |
| 2. | Water Supply | Block- B YES | 100% | |
| | | Block- A YES | - | |
| 3. | Sewerage (Chamber, Line, Septic Tank, STP) | Block- B YES | 100 % | |
| | | Block- A YES | - | |
| 4. | Storm Water Drains | Block- B - | 100 % | |
| | | Block- A - | - | |
| 5. | Landscaping & Tree Planting | Block- B YES | 100% | |
| | | Block- A YES | - | |
| 6. | Street Lighting | Block- B YES | 75 % | |
| | | Block- A YES | - | |

Gharonda Buildcon Pvt. Ltd.

Director

| | | | | |
|---|---|---|---|---|
| 7. | Community Buildings | Block- B NO<br>Block- A NO | - | |
| 8. | Treatment and Disposal of Sewage and Sullage Water | Block- B YES | 100% | |
| | | Block- A YES | - | |
| 9. | Solid Waste Management & Disposal | Block- B YES | 100 % | |
| | | Block- A YES | - | |
| 10. | Water Conservation / Rain Water Harvesting | Block- B YES | 100 % | |
| | | Block- A YES | - | |
| 11. | Energy Management | Block- B YES | 100 % | |
| | | Block- A YES | 100 % | |
| 12. | Fire Protection and Fire Safety Requirements | Block- B YES | 100 % | |
| | | Block- A YES | - | |
| 13. | Closed Parking | Block- B YES | 70 % | |
| | | Block- A YES | 70 % | |
| 14. | Open Parking | Block- B YES | 30 % | |
| | | Block- A YES | 30 % | |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | Block- B YES | 100 % | |
| | | Block- A YES | - | |
| 16. | Others (Option to Add More) | Block- B - | - | |
| | | Block- A - | - | |

**VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT**

| | | PROPOSED YES/NO. | PERCENTAGE OF ACTUALWORK DONE (As on date of certificate) | Details |
|---|---|---|---|---|
| 1. | Internal Roads and foot paths | | | |

Gharonda Buildcon Pvt. Ltd.

Director

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

| | | | | |
|---|---|---|---|---|
| 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 | | | |

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

| VIII. Financial Progress of the Project | | |
|---|---|---|
| S. No. (1) | Particulars (2) | Amount (In Rs.) (3) |
| 1. | Project Account No. | 0357201001493 |

Gharonda Buildcon Pvt. Ltd.
Director

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

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

| | | | |
|---|---|---|---|
| 2. | Estimated Cost of the Project including land cost at the start of the Project | 8,32,50,000.00 | |
| 3. | Amount received during the Quarter<br>FLAT BOOKING AMOUNT<br>DIRECTOR'S LOAN<br>TOTAL | 61,09,636.00<br>19,75,000.00<br>80,84,636.00 | |
| 4. | Actual Cost Incurred during the Quarter<br>DIRECTOR's Loan Return<br>Cash Withdrawal<br>Actual cost Incurred<br>TOTAL | 59,00,000.00<br>3,00,000.00<br>15,06,388.00<br>77,06,388.00 | |
| 5. | Net amount at end of the Quarter | 33,942.54 | |
| 6. | Total expenditure on Project till date | 6,10,88,825.30 | |
| 7. | Cumulative fund collected till the end of Quarterin question | | |
| 8. | Cumulative expenditure done till the end ofQuarter in question | | |

| IX. Details of Mortgage or Charge if any created |
|---|
| |
| |

| X. MISCELLANEOUS | | |
|---|---|---|
| A | List of Legal Cases (if any) | |
| 1. | Case No. | |
| 2. | Name of Parties | |
| B | Sale/Agreement for Sale during the Quarter | |
| 1. | Sale Deed | 1 |
| 2. | Agreement for Sale | 1 |

Gharonda Buildcon Pvt. Ltd.
Director

| XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART |
|---|
| Weather the project in progress is as per time schedule or lagging behind? |

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

*Ref. No.* .....

*Date.* .....

**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.**

**Signature of Promoter**

Gharonda Buildcon Pvt. Ltd.

Director

**Name: RISHAV BHARTIA**

**Date:**

COMPUTER FOUNDATION
An ISO 9001 : 2008 Certified

0612 - 2572525
+91-9835047253
compfound@yahoo.com

Opp Tapasya Complex
Boring Road, Patna - 800001
Bihar, India

www.computerfoundation.co.in



**FORMNo.2**

[Regulation3]

**ENGINEER'SCERTIFICATE**

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

**Date:12.04.2024,**

**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. Plot no.- 1655 (new), 1656 (new), & 1652 (new), admeasuring 2023.10 sq.mts. area being developed by GHARONDA BUILDCON PVT LTD.

Manoj Kumar 12-04-2024

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
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. **6,40,00,000.00** (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. **6,10,88,825.30** (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 **29,11,174.70** (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 | **Rs.6,40,00,000.00** |
| 2 | Cost incurredason 31-03-2024 (BasedontheEstimatedcost) | Rs. **6,10,88,825.30** |
| 3 | WorkdoneinPercentage (AsPercentageoftheestimatedcost) | **95.45 %** |
| 4 | BalanceCosttobeIncurred (BasedonEstimatedCost) | Rs. **29,11,174.70** |
| 5 | CostIncurredonAdditional/Extraltemsason notincludedintheEstimatedCost(AnnexureA) | Rs.NIL |

**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 )

Manoj Kumar 12.04.2024

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.

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-12.04.2024

To,

**GHARONDA BUILDCON PVT. LTD.**

**Managing Director GOPAL SHARAN BHARTIA**

**AT.-KENDUAI, BODH GAYA ROAD,GAYA**

Subject: Certificate of Percentage of Work executed (JANUARY 2024 to MARCH 2024) 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 Kr

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. | **75% BLOCK-A ,100% BLOCK-B** |
| 7 | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. | **50% BLOCK-A ,100% BLOCK-B** |
| 8 | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. | **0% BLOCK-A ,100% BLOCK-B** |
| 9 | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | **0% 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 Kr

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 | 60 % | 100 % | Work is in progress |
| 2 | Water Supply | YES | YES | - | 100 % | Work is in Progress |
| 3 | Sewerage (chamber, lines, Septic Tank, STP) | YES | YES | - | 100 % | Work is in progress |
| 4 | Storm Water Drains | YES | YES | - | 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 | - | 100 % | Work is in progress |
| 9 | Solid Waste Management & Disposal. | YES | YES | - | 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 KUMAR
(Architect)
CoA No.-CA/2002/29414

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

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

CA Sudhanshu Kumar Rakesh
*Practicing Chartered Accountant*

114, Grand Plaza, Fraser Road,
Patna, Bihar- 800001
Email: fcaskrakesh@gmail.com
Contact No- 9711199892

# 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 PRIVATE LIMITED having its Registered Office at C/O SADHU SHARAN DAS LANE, EAST LOHANIPUR, KADAMKUAN, PATNA- 800003.

For the quarter ending 31TH MARCH, 2024

| 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 incurred or 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 | - | - |

SUDHANSHU KUMAR RAKESH ★ CHARTERED ACCOUNTANTS ★ PATNA

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| | | | | | |
|---|---|---|---|---|---|
| | | | 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 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 | 640.00 | |
| | | **(ii)** | Actual Cost of construction incurred as per the books of accounts as verified by the CA | - | 610.88 |
| | **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 |

SUDHANSHU KUMAR RAKESH CHARTERED ACCOUNTANTS PATNA

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| | | | | | |
|---|---|---|---|---|---|
| | | (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** | 640.00 | 610.88 |

| Sr. No. | Particulars | Amount (Rs. In Lakh) |
|---|---|---|
| 2 | **Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column** | 832.50 |
| 3 | **Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column** | 803.38 |
| 4 | **% completion of Construction Work (as per Project Architect's Certificate)** | As per form 1 attached |

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| | | |
|---|---|---|
| 5 | Proportion of the Cost incurred on Land Cost and _____% Construction Cost to the Total Estimated Cost. ( 3/2 %) | 96.50% |

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CHARTERED ACCOUNTANTS
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| | | |
|---|---|---|
| 6 | **Amount Which can be withdrawn from the Designated Account**<br>**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** | **610.88** |
| 8 | **Net Amount which can be withdrawn from the Designated Bank Account under this certificate**<br><br>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. | **29.12** |

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

SUDHANSHU KUMAR RAKESH CHARTERED ACCOUNTANTS PATNA

**CA Sudhanshu Kumar Rakesh**
Chartered Accountant
M. No.- 449009
UDIN- 24449009BKDHPZ4709

Date- 15-04-2024
Place:- Patna

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