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. PARTICULARS OF PROMOTERS

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, KadamKuan, PATNA., Bihar-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	**BRERAP00113-2/156/R-1308/2022**	Name of Project/PhaseofRegisteredProject	**GHARONDA COMPLEX**
NameofPromoter	**RISHAV BHARTIA**	ProjectAddress	**Gaya Sherghati Road, Paharpur, Near A T Gate Builder / Developer / Contractor / Estimator / Valuer etc.(Khesra/ Plot No. 1122, Khata No.107, Ward No.- 29, Mauza - Kaler), District -GAYA, State- BIHAR**
NameofCo-promoter			
ProjectRegistrationisvalidupto	25- 10- 2025		

Gharonda Buildcon Pvt. Ltd

Director

GHARONDA BUILDCON PVT. LTD.

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

TypeofProjectorPhaseoftheProject	1. Residential 2. Commercial 3. Residential-cum-Commercial4.Plottedproject	Residential & Commercial
PeriodofvalidityofmapbytheCompetentAuthority	25- 10- 2025	

Ref. No. .....

Date. .....

Gharonda Buildcon Pvt. Ltd

Director

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS

Building /BlockNumber	ApartmentType	Carpet Area	TotalNumberofsanctionedapartments	TotalNumberofApartmentsin Promoter'sshare	TotalNumberofApartmentsin Landowner'sshare-
	1. 3BHK- 4 2. 3BHK- 4 3. SHOP- 1 4. SHOP- 1 5. SHOP- 1 6. SHOP- 1 7. 3 BHK- 4	884 924 1061 285 176 984 986	**16**	1. Booked /Allotted -**1** 2. Sold-**0**	3.Booked/Allotted- Sold -
				Percentage of booking **6.25%**	Percentageofbooking **0**

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

IV. DISCLOSUREOF SOLD/BOOKED INVENTORY OF GARAGES

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

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.

Mahadevi 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)	100%	
2.	Basements(ifany)	100%	
3.	Podiums(ifany)	NO	
4.	Plinth	100%	
5.	StiltFloor	NO	
6.	SlabsofSuperStructure	100%	
7.	Internalwalls,InternalPlaster,Floorings, Doors and Windows withinFlats/Premises.	90%	
8.	Sanitary Fittings within theFlat/Premises,ElectricalFittingswithinthe Flat/Premises	75%	
9.	Staircases, Lifts Wells andLobbiesateachFloor level, Overhead and UndergroundWaterTanks.	80%	
10.	External plumbing and externalplaster,elevation,completionofterraces with waterproofing ofthe Building/Wing.	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	60 %	

Gharonda Buildcon Pvt. Ltd

Director

Builder / Developer / Contractor / Estimator / Valuer etc.

	requirementwasmaberequiredtocompleteprojectas 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	YES	50%	25- 10- 2025
2.	WaterSupply	YES	85%	25- 10- 2025
3.	Sewerage (Chamber,Line,SepticTank,STP)	YES	90%	25- 10- 2025
4.	StormWaterDrains	YES	90%	25- 10- 2025
5.	Landscaping&TreePlanting	YES	0%	25- 10- 2025
6.	StreetLighting	YES	0 %	25- 10- 2025
7.	CommunityBuildings	NO	NA	
8.	Treatment and Disposal ofSewageandSullageWater	NO	NA	
9.	SolidWasteManagement& Disposal	YES	90 %	25- 10- 2025
10.	WaterConservation/Rain WaterHarvesting	YES	50 %	25- 10- 2025
11.	EnergyManagement	YES	50 %	25- 10- 2025

Gharonda Buildcon Pvt. Ltd

Director

	FireProtectionMeasures&SafetyRequirements	YES	0%	25- 10- 2025
13.	Closed Parking	YES	0%	25- 10- 2025
14.	OpenParking	NO	NA	
15.	ElectricalMeterRoom,Sub-Station,ReceivingStation	YES	0%	25- 10- 2025
16.	Others(OptiontoAdd More)	NO	NA	

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

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

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

IX.	GEOTAGGEDANDDATEPHOTOGRAPHOF(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.	120000329543
2.	Estimated Cost of the Project including land cost atthestartoftheProject	**Rs. 5,00,00,000.00**
3.	EstimatedDevelopmentCostoftheProjectatthe startoftheProject.(ExcludingLandCost)	**Rs. 3,00,00,000.00**
4.	Any Variation in Development Costwhich is declaredatthestartoftheProject.	
5.	Amount received during the Quarter • **Opening balance: 12,439.12** • **Loan received from directors: 4,55,000.00** • **Flat booking amount: NIL** • **Total**	**4,67,439.12**
6.	Actual Cost Incurred during the Quarter **Expense during the quarter 4,51,827.00** **Bank Charge 181.54** **Return Booking Amount: NIL** **Total**	**RS 4,52,008.54**
7.	Net amount at end of the Quarter	**Rs. 15,430.58**
8.	Total expenditure on Project **till date**	**Rs. 1,64,14,424.62**
9.	CumulativefundcollectedtilltheendofQuarterin Question	
10.	CumulativeexpendituredonetilltheendofQuarterinques tion	Gharonda Buildcon Pvt. Ltd

XI.	DETAILSOFMORTGAGEORCHARGEIFANYCREATED

Director

Builder / Developer / Contractor / Estimator / Valuer etc.

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

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	
2.	Agreement forSale	1
3.	No.ofpossessionsgiven toallottees	
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.
Managing Director

Gharonda Buildcon Pvt. Ltd
Director

Signature of Promoter

Name: Gopal Sharan Bhartia

~~Date: 12-04-2025~~

FORM No. 1
[*See*Regulation3]

ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and forwithdrawal of Money from Designated Account)

To,

Date-12.04.2025

GHARONDA BUILDCON PVT. LTD.
Managing Director GOPAL SHARAN BHARTIA

AT.- Gaya Sherghati Road, Paharpur, Near at Gate.

Subject: Certificate of Percentage of Work executed **(January 2025 to March 2025)** in the project "***GHARONDA COMPLEX***" having **01(one)** No. of Building bearing the registration no. [Bihar RERA Registration Number] **BRERAP00113-2/156/R-1308/2022** and being developed on the Plot bearing khata no,- **107,** Plot No. **-1122** ,demarcated by its Latitude **(N) 24° 75' 98.42"**, Longitude **(E) 85° 94' 84.62"** of the land situated in **GAYA SHERGHATI ROAD** ,village- **PAHARPUR** , Block- **GAYA** division- **GAYA** ,District **GAYA ,**PIN- **823001,** admeasuring **673.23** 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 "***GHARONDA COMPLEX***" Building of the Project, situated on the plot bearing khata no,- **107,** Plot No. **-1122** of the land situated in **GAYA SHERGHATI ROAD** ,village- **PAHARPUR** , Block- **GAYA** division- **GAYA** ,District **GAYA ,**PIN- **823001,** admeasuring **673.23** 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 **BRERAP00113-2/156/R-1308/2022** 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 Kr

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	**01,100%**
3	Number of Podiums	**N/A,0%**
4	Stilt Floor	**0 %**
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.	**90%**
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	**75%**
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	**80%**
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**90%**
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.	**60%**

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**	**50%**	Work in Progress
2	Water Supply	**Yes**	**85%**	SELF BORING
3	Sewerage (chamber, lines, Septic Tank, STP)	**Yes**	**90%**	Work in Progress
4	Storm Water Drains	**Yes**	**90%**	Work in Progress
5	Land scaping & Tree Planting.	**Yes**	**0%**	Work is not start
6	Street Lighting	**Yes**	**0%**	Work is not start
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.	**YES**	**90%**	Work in Progress
10	Water conservation, Rain water harvesting.	**Yes**	**50%**	Work in Progress
11	Energy management	**Yes**	**50%**	Work in Progress
12	Fire protection and fire safety requirements	**Yes**	**100%**	Work in Progress
13	Electrical meter room, Sub-Station, receiving station.	**Yes**	**20%**	Work in Progress
14	Others (Option to Add more).			

Yours Faithfully,

Manoj Kr (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

[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) For the Quarter ending **March 2025**

Date:12.04.2025

To,

Gharonda Buildcon Pvt Ltd

Subject :- Certificate of Cost incurred for Development of **Gharonda Complex** for construction of building bearing the registration number Bihar RERA Registration No. (BRERAP00113-2/156/R-1308/2022] situated at the plot bearing khata no. 107, Plot no.1122, demarcated by its Latitude (N)24.75'98.42" Longitude (E) 85.94'84.62" of the land situated in Gaya Sherghati Road, village- Paharpur, Block- Gaya, Division –Gaya, District- Gaya PIN- 823001 admeasuring 673.23 sq.mts. area being developed by the promoter GHARONDA BUILDCON PVT LTD.

Ref: Bihar RERA Registration Number BRERAP00113-2/156/R-1308/2022

Sir,

I Manoj Kumar have undertaken assignment of Structural Engineer Arctitect / Licensed surveyor of certificate percentage of completion of construction work of **GHARONDA COMPLEX** / Gharonda Buildcon Pvt Ltd. Of project situated on the plot wherein building BRERAP00113-2/156/R-1308/2022 final plot no 1122, khata no-107 admeasuring 673.23 sq.mts. area being developed by GHARONDA BUILDCON PVT LTD.

Manoj Kumar

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

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

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

2.We have estimated the cost of the completion to obtain Occupation 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 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 ---------- Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid projectunder reference as Rs. **3,00,00,000.00** (Total of Table A and B). The estimatedTotal 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. **1,64,14,424.62**(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 Occupation Certificate / Completion Certificate from_____(planning Authority) is estimated at Rs. **1,35,85,575.38** Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A
Building GHARONDA COMPLEX
(To be prepared of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on **25-10-2021** date of Registration is	Rs. **3,00,00,000.00**
2	Cost incurred as on **31-03-2025** (Based on the Estimated cost)	**Rs. 1,64,14,424.62**
3	Work done in Percentage (As Percentage of the estimated cost)	**54.71** **%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **1,35,85,575.38**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs._____

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. _____

*** Note:**

Yours Faithfully,

Signature of Engineer (License No.)

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

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.

FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration number BRERAP00113-2/156/R-1308/2022 dated 28.03.2022 For Project name GHARONDA COMPLEX being developed by M/S GHARONDA BUILDCON PVT. LTD. 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 incurred or payable on Land Cost and legal cost		200.00	200.00
	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	-	-

			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	**200.00**	**200.00**

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	**300.00**	
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	**-**	**164.14**
	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	**300.00**	**164.14**

Sr. No.	Particulars	Amount (Rs. In Lakh)
2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**500.00**
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	**364.14**
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 %)**	**72.82 %**
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**	**164.14**
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 **GHARONDA COMPLEX** being developed by **M/S GHARONDA BUILDCON PVT. LTD. RERA Registration number BRERAP00113-2/156/R-1308/2022 of 2022 dated 28.03.2022** is based on the records and documents produced before me and explanations provided to me by the management of the Company.	**135.85**

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

JHA JEE & CO CA INDIA FRN 037197C PATNA CHARTERED ACCOUNTANTS

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: - **25480324BMODIP1870**