GHARONDA BUILDCON PVT. LTD.

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

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

FORM-7

[REGULATION-9]

Quarterlyprogressreportforquarterending **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., 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	BRERAP00113-003/17/R-1700/2024	Name of Project/PhaseofRegisteredProject	**GANGA HEIGHTS PHASE 2**
NameofPromoter	**RISHAV BHARTIA**	ProjectAddress	**:01D Gaya Bodhgaya Road, Kendua, Sadar Gaya (Khesra/ Plot No- 1655,1656 & 1652 (P), 1675, 1676, 1679, Khata No.-87, 159, Thana No- 323, Mauza- Kendua),**
NameofCo-promoter			
ProjectRegistrationisvalidupto	**29/12/2028**		

Gharonda Buildcon Pvt. Ltd

Director

GHARONDA BUILDCON PVT. LTD.

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

Startingdateof Project to Ph... of the Proje...	1. Residential 2. Commercial 3. Residential cum Commercial 4. Plotted project	Residential
Type of Project or Phase of the Pr...		
Period of validity of map by the Competent Authority...	29/12/2028	

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

Gharonda Buildcon Pvt. Ltd

Director

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

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS

Building /BlockNumber	ApartmentType	Carpet Area	TotalNumberofsanctionedapartments	TotalNumberofApartmentsin	TotalNumberofApartmentsin
BLOCK-C B+G+8	2 BHK 3 BHK 4 BHK	56	239	Promoter's share-138 1. Booked /Allotted -0 2. Sold-0	Landowner'sshare-101 3.Booked/Allotted-0 Sold -0
BLOCK-D B+G+8	1BHK 2 BHK 3BHK	40			
BLOCK-E (EWS) B+G+8	1BHK 2 BHK 3BHK	63		Percentage ofbooking- 0	Percentageofbooking 0
BLOCK-F B+G+8	3BHK	80			
CLUB HOUSE G+4	HALL Single Room Gym Indoor Stadium	2 6 1 1			

IV. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES

Building/BlockNumber	TotalNumberofSanctionedGarages	TotalNumberofGarages:	
	189	1. Booked/Allotted -	189 0
		2. Sold -	0

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.

CONSTRUCTION PROJECT

Manadev Prasad Singh Lane, East Lohanipur
Kadamkuan, Patna-800 003 (India)

1. PlanCaseNo._____(Tobeadeforeach Building/Wing)

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

S.No.(1)	Tasks/Activity(2)	Percentage ofActual WorkDone (Ason dateoftheCertificate) (3)	ExpectedCompletiondate.....in(dd/mm/yy)Format
1.	Excavation(ifany)Block - F	100%	
2.	Basements(ifany)	100%	
3.	Podiums(ifany)	NO	
4.	Plinth	NO	
5.	StiltFloor	NO	
6.	SlabsofSuperStructure	30 %	
7.	Internalwalls,InternalPlaster,Floorings, Doors and Windows withinFlats/Premises.	NO	
8.	Sanitary Fittings within theFlat/Premises,ElectricalFittingswithinthe Flat/Premises	NO	
9.	Staircases, Lifts Wells andLobbiesateachFloor level, Overhead and UndergroundWaterTanks.	NO	
10.	External plumbing and externalplaster,elevation,completionofterraces with waterproofing ofthe Building/Wing.	NO	
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	NO	

Gharonda Buildcon Pvt. Ltd

Director

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

	requirementsasmu berequiredtocompleteproje ctas per Specifications inAgreementofSale.		
	Anyotheractivities.		

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	0%	
2.	WaterSupply	Yes	0%	
3.	Sewerage (Chamber,Line,SepticTank,STP)	Yes	0%	
4.	StormWaterDrains	Yes	0%	
5.	Landscaping&TreePlanting	Yes	0%	
6.	StreetLighting	Yes	0%	
7.	CommunityBuildings	Yes	0%	
8.	Treatment and Disposal ofSewageandSullageWater	Yes	0%	
9.	SolidWasteManagement& Disposal	Yes	0%	
10.	WaterConservation/Rain WaterHarvesting	Yes	0%	
11.	EnergyManagement	Yes	0%	

Gharonda Buildcon Pvt. Ltd

Director

	FireProtectionandFire&SafetyRequirements	Yes	0%	
13.	Closed Parking	Yes	0%	
14.	OpenParking	NO	-	
15.	ElectricalMeterRoom,Sub-Station,ReceivingStation	Yes	0%	
16.	Others(OptiontoAdd More)			

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.	SewerageChambersSeptic Tank			
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.	**120026664821**
2.	Estimated Cost of the Project including land cost atthestartoftheProject	**Rs 70,00,00,000.00**
3.	EstimatedDevelopmentCostoftheProjectatthe startoftheProject.(ExcludingLandCost)	**Rs 46,00,00,000.00**
4.	Any Variation in Development Costwhich is declaredatthestartoftheProject.	
5.	Amount received during the Quarter • **Opening balance: 19046.74** • **Loan received from directors: 5,40,000** • **Flat booking amount: NIL**	**RS..5,59,194.74**
6.	Actual Cost Incurred during the Quarter Bank Charge Total	**Rs.5,49,270.00** **Rs 59.00** **Rs 5,49,329.00**
7.	Net amount at end of the Quarter	**Rs.9717.74**
8.	Total expenditure on Project **till date**	**Rs. 2,13,72,134.00**
9.	CumulativefundcollectedtilltheendofQuarterin Question	
10.	CumulativeexpendituredonetilltheendofQuarterinques tion	

Gharonda Buildcon Pvt. Ltd

XI.	DETAILSOFMORTGAGEORCHARGEIFANYCREATED

Director

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	**0**
2.	Agreement forSale	**0**
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.

Director

Signature of Promoter

Name: Gopal Sharan Bhartia

FORMNo.1
[*See*Regulation3]

ARCHITECT'SCERTIFICATE
(Tobesubmittedatthe timeofRegistration ofOngoingProjectandforwithdrawalofMoneyfromDesignatedAccount)

Date 12.04.2025

TO,
GHARONDA BUILDCON PVT LTD
Managing Director GOPAL SHARAN BHARTIA,
AT: KENDUAI, BODH GAYA ROAD

SUBJECT: Certificate of Percentage of Work executed **(January 2025 TO March 2025)** in the project "GANGA HEIGHTS PHASE 2" having 04(four)No. of Building bearing the registration no.[Bihar RERARegistrationNumber] BRERAP00113-003/17/R-1700/2024 and being developed on the Plot bearing khata no : **1655,1656 & 1652 (P),1675, 1676, 1679, Khata No.-87, 159, Thana No- 323** demarcated by its boundaries Latitude**24.753486**,andLongitude**85.009088** of the land situated in o**1d Gaya Bodhgaya Road, Kendua, Sadar Gaya (Khesra/ Plot No-1655,1656 & 1652 (P),1675, 1676, 1679, Khata No.-87, 159, Thana No- 323, Mauza- Kendua** admeasuring7526.423 sq m.,area being developed by the Promoter GHARONDA BUILDCON PVT LTD

Sir

IManoj Kumar, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of execution of Work of the **"GANGA HEIGHTS PHASE 2 ", Block- F** Building of the Project,situated on the plot o**1d Gaya Bodhgaya Road, Kendua, Sadar Gaya (Khesra/ Plot No-1655,1656 & 1652 (P), 1675, 1676, 1679, Khata No.-87, 159, Thana No- 323, Mauza- Kendua** bearing,admeasuring7526.423sq.mts area being developed by Promoter GHARONDA BUILDCON PVT LTD

1. Followingtechnicalprofessionalsareappointed byOwner/Promoter:—
   (i) Shri. Manoj Kumar asL.S./Architect;
   (ii) ShriManoj KumarasStructuralConsultant
   (iii)ShriKrishna Gopal PrasadasMechanical/Electrical/PlumbingConsultant(MEP)
   (iv)Shri Nitish Kumar asSiteSupervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real EstateProject,I certify that ason the date of this certificate, the Percentage of Work done for each ofthebuilding/WingoftheRealEstateProjectasregistered*vide*number]BRERAP00113-003/17/R-1700/2024and underBihar RERA is as per table A herein below. The percentage of the work executed with respect toeachoftheactivityoftheentirephaseisdetailedinTableB.

TABLE-A

Building/WingNumber_____(tobepreparedseparatelyforeachBuilding/WingoftheProject)

Sr.No.	Tasks/Activity	Percentageofworkdone
1	Excavation	100%
2	NumberofBasement(s)andPlinth	2
3	NumberofPodiums	N/A
4	StiltFloor	N/A
5	NumberofSlabsofSuperStructure	30%

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

6	InternalWalls,InternalPlaster,FlooringswithinFlats/ Premises,DoorsandWindows toeachoftheFlat/Premises.	0%	
7	SanitaryFittingswithintheFlat/Premises, ElectricalFittingswithintheFlat/Premises.	0%	
8	Staircases,LiftsWellsandLobbiesateachFloorlevelconnectingStaircasesandLifts, OverheadandUndergroundWaterTanks.	0%	
9	Theexternalplumbingandexternalplaster,elevation, completion of terraces with Water proofingoftheBuilding/Wing.	0%	
10	Installationoflifts,waterpumps,FireFighting Fittings and Equipment as per NOCfromtheconcerneddepartment,Electricalfittingstocommon Areas,electro,mechanicalequipment,Compliancetoconditionsofenvironment/CRZNOC,finishingtoentrancelobby/s,plinthprotection,pavingofareasappurtenanttoBuilding/Wing,CompoundWallandallotherrequirementsasmayberequiredto obtainOccupation/CompletionCertificate.	0%	

TABLE-B

Internaland ExternalDevelopmentWorksinrespectoftheentireRegistered Phase.

Sr.No.	Commonareasand Facilities,Amenities	Proposed (Yes/No)			Percentage of Workdone	Details
1	InternalRoads&Foot-paths.	Yes			0%	
2	WaterSupply	Yes			0%	
3	Sewerage (chamber, lines,SepticTank,STP)	Yes			0%	
4	StormWaterDrains	Yes			0%	
5	Landscaping & Tree Planting.	Yes			0%	
6	StreetLighting	Yes			0%	
7	CommunityBuildings	Yes			0%	
8	Treatmentanddisposal ofsewageandsullagewater	Yes			0%	
9	Solid Waste management&Disposal.	Yes			0%	
10	Water conservation, Rainwaterharvesting.	Yes			0%	
11	Energymanagement	Yes			0%	

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

12	Fireprotectionandfire Safetyrequirements	Yes			0%	
13	Electrical meterroom, sub-station, receiving station.	Yes			0%	
14	Others(OptiontoAdd more).					

YoursFaithfully,

Manoj Kr (MANOJ KUMAR)

Signature&Name(INBLOCK LETTERS)
of L.S/ Architect(RegistrationNo./LicenseNo

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

FORMNo.2

[Regulation3]

ENGINEER'SCERTIFICATE

(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 Private Limited,

SUBJECT :Certificate of Cost Incurred for Development of **GANGA HEIGHTS PHASE 2** for Construction of building bearing the registration number Bihar RERA Registration Number BRERAP00113-003/17/R-1700/2024 situated on the Plot bearing by its demarcated by its Latitude (N) **24.753486** and Longitude (E)**85.009088** of the land situated at old Gaya Bodhgaya Road, Kendua, Sadar Gaya (Khesra/ Plot No-1655,1656 & 1652 (P),
1675, 1676, 1679, Khata No.-87, 159, Thana No- 323, Mauza- Kendua) area being developed by the GHARONDA BUILDCON PRIVATE LIMITED.

Ref: BiharRERARegistrationNumber [BRERAP00113-003/17/R-1700/2024)] .

Sir,

I, VIJAY KUMAR, have undertaken assignment of Structure Engineer Architect/ Licensed surveyor of certificate percentage of completion of construction work of **GANGA HEIGHTS PHASE 2** / Gharonda Buildcon Private Limited of project situated on the plot wherein building [(BRERAP00113-003/17/R-1700/2024] Gaya Bodhgaya Road, Kendua, Sadar Gaya (Khesra/ Plot No-1655,1656 & 1652 (P),1675, 1676, 1679, Khata No.-87, 159, Thana No- 323, Mauza- Kendua admeasuring 2023 sq. mts. area being developed by Gharonda Buildcon Private Limited.

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

   i. Shri Manoj Kumar as L.S./Architect;
   ii. Shri Vijay Kumar _____as Structural Consultant
   iii. M/s/Shri/Smt_____as MEP Consultant
   iv. M/s/Shri/Smt_____as Quantity Surveyor*

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

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

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,andtheassumptionofthecostofmaterial,labou randotherinputsmadebydeveloper,andthesiteinspectioncarriedoutbyus.

3. WeestimateTotalEstimatedCostofcompletionofthebuilding(s)oftheaforesaidprojectunderreferen ceasRs. **46,00,00,000**(TotalofTableAandB).TheestimatedTotal Cost of project is with reference to the Civil, MEP and allied works required to becompleted for the purpose of obtaining occupation certificate / completion certificate for thebuilding(s)fromthe_ beingthePlanningAuthorityunderwhosejurisdictiontheaforesaidprojectisbeingimplemented.

4. The Estimated CostIncurred till date is calculated at Rs. **2,13,72,134.00** (Total of Table Aand 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 thesubject project to obtain Occupation Certificate / Completion Certificatefrom_____(planningAuthority)isestimatedatRs.**43,86,27,866.00** (TotalofTableAandB).

6. IcertifythattheCostoftheCivil,MEPandalliedworkfortheaforesaidProjectascompletedonthedate ofthiscertificateisasgiveninTableAandBbelow:

TABLEA
BuildingGANGA HEIGHTS PHASE 2 (Block - F)
(Tobepreparedof theRealEstateProject)

Sr.No.	Particulars	Amounts
1	TotalEstimatedcostofthebuilding/wingason **07/06/2024**__dateofRegistrationis	Rs.**46,00,00,000.00**
2	Cost incurredason**31-03-2025**_____ (BasedontheEstimatedcost)	Rs. **2,13,72,134.00**
3	WorkdoneinPercentage (AsPercentageoftheestimatedcost)	**4 .64%**
4	BalanceCosttobeIncurred (BasedonEstimatedCost)	Rs.**43,91,77,195.00**
5	CostIncurredonAdditional/Extraltemsason _____notincludedintheE stimatedCost(AnnexureA)	Rs._____

v

TABLEB
(Tobepreparedfortheentireregisteredphaseof the RealEstateProject)

Sr.No.	Particulars	Amounts
1	TotalEstimatedcostoftheInternalandExternalDevelopm ent Works including amenities and Facilitiesinthelayoutason_____dateof Registrationis	Rs._____

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

2	Cost incurredason_____ (BasedontheEstimatedcost).	Rs._____
3	WorkdoneinPercentage (AsPercentageoftheestimatedcost).	_____%
4	BalanceCosttobeIncurred (BasedonEstimatedCost).	Rs._____
5	CostIncurredonAdditional/ExtraItems ason _____notincludedintheEstimatedCost(AnnexureA).	Rs._____

YoursFaithfully,

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

SignatureofEngineer.(LicenseNo.....)

***Note:**

1. ThescopeofworkistocompleteentireRealEstateProjectasperdrawings 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. Theestimatedcostincludesalllabour,material,equipmentandmachineryrequiredtocarryoutentirework.
4. As this is an estimated cost, any deviation in quantity required fordevelopmentoftheRealEstateProjectwillresultinamendmentofthe costincurred/tobeincurred.
5. Allcomponentsofworkwithspecifications areindicativeandnotexhaustive.

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 BRERAP00113-003/17/R-1700/2024 dated 10.6.24 Project Name- GANGA HEIGHTS PHASE 2 being developed by M/S GHARONDA BUILDCON PRIVATE LIMITED having its Registered Office at 01d Gaya Bodhgaya Road, Kendua, Sadar Gaya (Khesra/ Plot No-1655,1656 & 1652 (P), 1675, 1676, 1679, Khata No.-87, 159, Thana No- 323, Mauza- Kendua),

For the quarter ending 31ST March, 2025

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred
1(i)	**Land Cost :**				2400.00
	A	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost		2400.00	
	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	-	-

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 toany authorities towards and inproject of rehabilitation.	-	-
			Sub-Total of Land Cost	**2400.00**	**2400.00**

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	**4600.00**	**213.72**
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	**-**	
	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 andmaintenance 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	**4,600.00**	**213.72**

Sr. No.	Particulars	Amount (Rs. In Lakh)
2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**7,000.00**
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	**2613.72**
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 %)**	**37.33%**

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**	**213.72**
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 PHASE 2** being developed by **M/S GHARONDA BUILDCON PRIVATE LIMITED RERA Registration number BRERAP00113-003/17/R-1700/2024 dated 10.6.24** is based on the records and documents produced before me and explanations provided to me by the management of the Company.	**4386.27**

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: - **25480324BMODIU1560**

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