

ARURA INFRA PRIVATE LIMITED

TO WHOMSOEVER IT MAY CONCERN

PROGRESS REPORT

Title of Project : Greens Manor

Project Location : Judges Colony, Saguna More

Project Developer : City Greens Infrastructure

Time Duration : OCT 2022 – DEC 2022

We ARURA INFRA PVT. LTD. Confirm to the related authority that the physical execution on site upto the given time duration is 0.34% (Cumulative 95.46%) of the total project. For any communication or clarification they may communicate with us.

Thanks & Regards

Pankaj Kumar

Ar. Pankaj Kumar
Senior Architect
Arura Infra Pvt.Ltd.

Ar. PANKAJ KUMAR
Registered Architect
Council of Architects
C.O.A. No CA/2022/749736

ARCHITECTURE'S CERTIFICATE
CITY GREENS INFRASTRUCTURE HAVING RERA REGISTRATION NO BRERAP00198-1/254/R-107/2018

F. Y. 2022-23 QTR 3RD

SR. NO.	TITLE	%	WEIGHTAGE	FOUNDATION		BASEMENT		GROUND FLOOR		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		TERRACE FLOOR		SITE	
				%	WEIGHTAGE	%	WEIGHTAGE	%	WEIGHTAGE	%	WEIGHTAGE	%	WEIGHTAGE	%	WEIGHTAGE	%	WEIGHTAGE	%	WEIGHTAGE	%	WEIGHTAGE
1	BRICKS	100%	8	100%	8	100%	8	100%	8	100%	8	100%	8	100%	8	100%	8	100%	8	100%	0
2	CEMENT	100%	14.5	100%	14.5	100%	14.5	100%	14.5	100%	14.5	100%	14.5	100%	14.5	100%	14.5	100%	14.5	0%	0
a	P.C.C																				
b	R.C.C																				
c	BRICK WORK																				
d	PLASTER																				
e	FLOORING																				
3	STEEL	100%	19.5	100%	19.5	100%	19.5	100%	19.5	100%	19.5	100%	19.5	100%	19.5	100%	19.5	100%	19.5	0%	0
a	COLUMN																				
b	BEAM																				
c	SLAB																				
4	AGRIGRATE	100%	6.5	100%	6.5	100%	6.5	100%	6.5	100%	6.5	100%	6.5	100%	6.5	100%	6.5	100%	6.5	0%	0
a	P.C.C																				
b	R.C.C																				
5	SAND	100%	3	100%	3	100%	3	100%	3	100%	3	100%	3	100%	3	100%	3	100%	3	0%	0
a	P.C.C																				
b	R.C.C																				
c	BRICK WORK																				
d	PLASTER																				
e	FILLING																				
6	FLOORING ITEMS																				
a	VITTRFIELD TILES	50%	2.5	50%	2.5	50%	2.5	50%	2.5	50%	2.5	50%	2.5	50%	2.5	50%	2.5	50%	2.5	0%	0
b	CERAMIC TILES	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	0%	0
c	STONE	30%	1.5	30%	1.5	30%	1.5	30%	1.5	30%	1.5	30%	1.5	30%	1.5	30%	1.5	30%	1.5	0%	0
7	PAINTS	100%	3	100%	3	100%	3	100%	3	100%	3	100%	3	100%	3	100%	3	100%	3	0%	0
8	DOOR & WINDOWS																				
a	DOOR	50%	3.5	50%	3.5	50%	3.5	50%	3.5	50%	3.5	50%	3.5	50%	3.5	50%	3.5	50%	3.5	0%	0
b	WINDOWS	50%	3.5	50%	3.5	50%	3.5	50%	3.5	50%	3.5	50%	3.5	50%	3.5	50%	3.5	50%	3.5	0%	0
9	PIPES																				
a	ELECTRICAL		1.25	100%	1.25	100%	1.25	100%	1.25	100%	1.25	100%	1.25	100%	1.25	100%	1.25	100%	1.25	0%	0
b	PLUMBING		1.25	100%	1.25	100%	1.25	100%	1.25	100%	1.25	100%	1.25	100%	1.25	100%	1.25	100%	1.25	0%	0
10	LAMPS & FANS		4.5	100%	4.5	100%	4.5	100%	4.5	100%	4.5	100%	4.5	100%	4.5	100%	4.5	100%	4.5	0%	0
b	LED BULBS		4	100%	4	100%	4	100%	4	100%	4	100%	4	100%	4	100%	4	100%	4	0%	0
11	WIRES & CABLES	100%	4	100%	4	100%	4	100%	4	100%	4	100%	4	100%	4	100%	4	100%	4	0%	0
13	LABOUR	100%	20	100%	20	100%	20	100%	20	100%	20	100%	20	100%	20	100%	20	100%	20	0%	0
14	ELECTRICAL MACHINERY	100%	2.5	100%	2.5	100%	2.5	100%	2.5	100%	2.5	100%	2.5	100%	2.5	100%	2.5	100%	2.5	0%	0
TOTAL		100%	100		100		100		100		97.75		96.5		100		95.95		74.5		0
AVERAGE				ANNEXURE 1		95.46		95.46		95.46		95.46		95.46		95.46		95.46		95.46	
TOTAL % OF COMPLETED WORK				ANNEXURE 1		95.46		95.46		95.46		95.46		95.46		95.46		95.46		95.46	

ANNEXURE 1	WEIGHTAGE (%)
FOUNDATION	20%
BASEMENT	10%
GROUND FLOOR	10%
FIRST FLOOR	10%
SECOND FLOOR	10%
THIRD FLOOR	10%
FOURTH FLOOR	10%
TERRACE FLOOR	5%
SITE	5%
TOTAL	100%

Pankaj Kumar
Ar. PANKAJ KUMAR
Registered Architect
Council of Architects
C.O.A. No CA/2022/749736

CHARTERED ACCOUNTANTS CERTIFICATE

SUBJECT: CERTIFICATE OF AMOUNT ON **GREEN MANOR** FOR CONSTRUCTION 02 TOWER /BLOCK/ BUILDING(S) SITUATED IN JUDGES COLONY , NEAR RPS SCHOOL DANAPUR , PATNA, KHASRA NO / PLOT NO-519 , KHATA NO 82 MAUZA SAGUNA DEMARCATED BY ITS BOUNDARIES (25.36 SOLITUDE AND 85.02.44 LONGITUDE OF THE END POINT) TO NORTH, TO THE SOUTH, TO EAST TO ME, WEST OF TEHSIL PHULWARISHARIF. COMPETENT AUTHORITY/DEVELOPMENT AUTHORITY DISTRICT DANAPUR PIN- 801503 ADMESURING 4483.83 SQ METER AREA BEING DEVELOPED BY CITY GREENSS INFRASTRUCTURE HAVING RERA REGISTRATION NO BRERAP00198-1/254/R-107/2018, DESIGNATED AC NO 3891002100007920 BANK NAME - PUNJAB NATIONAL BANK

Amount in (RS)

	Particular's	Total Estimated Cost	Amount Incurred from beginning to till 30.09.2022	1ST Quarter Ending 31st December, 2022	Amount Incurred Till December 2022 for the Financial Year 2021-22	Amount Incurred from beginning to till 31.12.2022
	Column. 1	Column. 2	Column. 3	Column. 7	Column. 8	Column. 9
	Land Cost					
	(A) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction,					
	(B) Amount Payable to obtain development rights ,additional FAR and any other incentive under Local Authority or State Government or Any Statutory Authority ,if any .	1,36,78,100.00	1,13,45,588.00	-	1,13,45,588.00	1,13,45,588.00
	(C) Acquisition cost of TDR (Transfer of Development Rights), If any .	-	-	-	-	-
	(D) Amount 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 (if not included in para (a) above)	19,87,080.00	19,87,080.00	-	19,87,080.00	19,87,080.00
	(E) Interest (Other than penal Interest ,penalties etc) Paid to F1 , Scheduled Banks , NBFC and " Unsecured Loan at State Bank of India . Marginal cost of fund based lending Rate (SBI-MCLR) " on money borrowed for purchase of land and also to Competent Authority.	-	-	-	-	-
ROW - I	SUB TOTAL LAND COST (in Rs.)	1,56,65,180.00	1,33,32,668.00	-	1,33,32,668.00	1,33,32,668.00
	PROJECT CLEARANCE FEES					
	(A) Fees paid to RERA	-	2,79,628.16	1,00,000.00	3,79,628.16	3,79,628.16
	(B) Fees paid to Local Authority	5,50,000.00	5,91,898.24	-	5,91,898.24	5,91,898.24
	(C) Consultant /Architect Fees (directly attributable to project)	11,82,126.00	11,44,000.00	1,00,000.00	12,44,000.00	12,44,000.00
	(D) Any Other (GST)	2,50,000.00	4,48,000.00	-	4,48,000.00	4,48,000.00
ROW - II	SUB TOTAL FEES PAID (in Rs.)	19,82,126.00	24,63,526.40	2,00,000.00	26,63,526.40	26,63,526.40
	COST OF DEVELOPMENT AND CONSTRUCTION					
3A	(A) Cost of service (Water ,Electricity to construction site),Site overheads	14,50,00,000.00	13,97,00,251.11	5,21,000.00	14,02,21,251.11	14,02,21,251.11
	(B) Depreciation cost of machinery and equipment purchased ,or hired and maintenance costs, consumable etc. , (so long as these costs are directly Incurred in the construction of the concerned project);			-	-	-
	(C) Cost of material actually purchased;			-	-	-
	(D) Cost of Salary and wages (Excluding Cost of salaries of employees of the Company not directly attached to project);			-	-	-
	TOTAL OF CONSTRUCTION COST (IN RS.) (SUM OF A TO D OF ROW 3A)	14,50,00,000.00	13,97,00,251.11	5,21,000.00	14,02,21,251.11	14,02,21,251.11
3B	Interest (Other Than Penal Interest and Penalties etc) paid to Financial institution scheduled banks, NBFC and Unsecured Loans at "SBI -MCLR" on money borrowed for Construction)	-	-	-	-	-
ROW - III	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3A +3B)	14,50,00,000.00	13,97,00,251.11	5,21,000.00	14,02,21,251.11	14,02,21,251.11
ROW - IV	TOTAL COST OF PROJECT (ROW I+ROW II+ROW III)	16,26,47,306.00	15,54,96,445.51	7,21,000.00	15,62,17,445.51	15,62,17,445.51
ROW - V	Percentage completion of construction work completed (as per Architect's Certificate)		95.12	0.34	95.46	95.46
ROW - VI	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col. 3 of Row IV / Col 2 of Row IV)%		95.60	0.44	96.05	96.05
ROW - VII	Total amount received from allottees till date since inception of the project (in Rs)		18,57,19,789.56	4,45,045.00	18,61,64,834.56	18,61,64,834.56
ROW - VIII	Amount actually deposited in Bank Account		17,60,89,570.90	4,45,045.00	17,65,34,615.90	17,65,34,615.90
ROW - IX	Amount required to be deposited (ROW -VII *70%)		13,00,03,852.69	3,11,531.50	13,03,15,384.19	13,03,15,384.19
ROW - X	Excess Amount deposited in bank account (ROW VIII- ROW IX)		4,60,85,718.21	1,33,513.50	4,62,19,231.71	4,62,19,231.71
ROW - XI	Cumulative Amount that can be withdrawn from Bank A/c i.e. (Total Estimated cost * Proportionate Cost incurred on the project)		14,67,65,107.24	7,21,000.00	14,74,86,107.24	14,74,86,107.24
ROW - XII	Balance available in Bank Account			1,31,024		
	This certificate is issued on specific request of M/S CITY GREENSS INFRASTRUCTURE for Bihar RERA Compliance . The certificate based on the Information and Records produced before us/me and is true to the best of my knowledge and belief .					



[Handwritten Signature]

ANNEXURE-A

Quarterly Progress Report for quarter ending December of 2022

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00198-1/254/R-107/2018	Name of Project/Phase of Registered Project	Greenss Manor
Name of Promoter	City Greenss Infrastructure	Project Address	Judges Colony, Near RPS School, Danapur, Patna
Name of Co-promoter	N.A.		
Project Registration is valid up to	26 th March 2022		
Starting date of Project or Phase of the Project	Nov 2017		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Residential	
Period of validity of map by the Competent Authority	Upto March 2022		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
	1. 1 BHK - 28 Flats 2. 2 BHK, - 18 Flats 3. 3 BHK - 20 Flats 4. Shop - N.A. 5. Bungalow - N.A. 6. Plot etc. - N.A.	11,200 Sq. Ft. 14,040 Sq. Ft. 17,000 Sq. Ft. N.A. N.A. N.A.	134	1. Booked/ Allotted -66 2. Sold - NIL

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:
BLOCK A	33	1. Booked/Allotted - 66 2. Sold - NIL
BLOCK B	33	

IV. Construction Progress of the Project

1. Building (Block A & B)		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	100%

3.	Podiums (if any)	N.A.
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	95%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	95%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Lift – 33% Staircase – 100% Water Tank – 100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	95%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specifications in Agreement of Sale. Any other activities.	Lift 1 : Completed Lift 2 : Completed Lift 3 : Under Construction Lift 4 : Under Construction Lift 5 : Under Construction Lift 6 : Under Construction Fire Fighting Fittings : All Installed

V. 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	Yes	90%	Under Process
2.	Water Supply	Yes	100%	Completed

3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	Completed
4.	Storm Water Drains	N.A.	N.A.	
5.	Landscaping & Tree Planting	N.A.	N.A.	
6.	Street Lighting	Yes	100%	Completed
7.	Community Buildings	Yes	100%	Completed
8.	Treatment and Disposal of Sewage and Sullage Water	N.A.	N.A.	
9.	Solid Waste Management & Disposal	N.A.	N.A.	
10.	Water Conservation / Rain Water Harvesting		Under Construction	
11.	Energy Management	N.A.	N.A.	
12.	Fire Protection and Fire Safety Requirements	Yes	100%	Completed
13.	Closed Parking	Yes	100%	Completed
14.	Open Parking	NO	N.A.	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	-	-
16.	Others (Option to Add More)	-	-	-

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars
1.	Front Elevation (Attached at the Last Page)
2.	Rear Elevation (Attached at the Last Page)
3.	Side Elevation (Attached at the Last Page)

VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)

(1)	(2)	(3)
1.	Project Account No.	3891002100007920
2.	Estimated Cost of the Project including land cost at the start of the Quarter	16,26,47,306.00
3.	Amount received during the Quarter	4,45,045.00
4.	Actual Cost Incurred during the Quarter	7,21,000.00
5.	Net amount at end of the Quarter	1,310.24
6.	Total expenditure on Project till date	15,62,17,445.51
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	N.A.

VIII. MISCELLANEOUS

A List of Legal Cases (if any)

Title Suit (For Cancellation of Registered Agreement)

S. No.	Case No.	Name of Parties
1.	TitleSuit/357/2022	M/s City Greenss Infrastructure Through Arvind Sharma vs Pradeep Kumar and Smt. Divya Kumari
2.	TitleSuit/336/2022	M/s City Greenss Infrastructure Through Arvind Sharma vs Dinesh Kumar Yadav
3.	TitleSuit/322/2022	M/s City Greenss Infrastructure Through Arvind Sharma vs Rajesh Kumar Chaudhary
4.	TitleSuit/321/2022	M/s City Greenss Infrastructure Through Arvind Sharma vs Ashutosh Kumar
5.	TitleSuit/312/2022	M/s City Greenss Infrastructure Through Arvind Sharma vs Sanjay Kumar Prasad and Smt. Sabita Devi
6.	TitleSuit/311/2022	M/s City Greenss Infrastructure Through Arvind Sharma vs Navin Kumar
7.	TitleSuit/306/2022	M/s City Greenss Infrastructure Through Arvind Sharma vs Priyaranjan

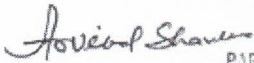
B Sale/Agreement for Sale during the Quarter

1.	Sale Deed	N.A.
2.	Agreement for Sale	N.A.

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our 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.

For, CITY GREENSS INFRASTRUCTURE
CITY GREENSS INFRASTRUCTURE


PARTNER

Place: PATNA

Date : 1st March 2023