Arura Infra
Building sustainable future

ARURA INFRA PRIVATE LIMITED

PROGRESS REPORT

Title of Project : Greens Manor

Project Location : Judges Colony, Saguna More

Project Developer : City Greens Infrastructure

Time Duration : OCT 2021 – DEC 2021

I, Ar. Mridul Kumar, Confirm to the related authority that the physical execution on site upto the given time duration is 2.63% (Cumulative 90.06%) of the total project. For any communication or clarification they may communicate with us.

Mridul Kumar

Ar. MRIDUL KUMAR
Registered Architect
Council of Architecture
C.O.A. No: CA/2013/58386

Thanking You,

For Ar. Mridul Kumar

SINGH ROHIT & ASSOCIATES
CHARTERED ACCOUNTANT

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 SOLITITUTE 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 30.09.2021	3rd Quarter Ending 31st DECEMBER, 2021	Amount Incurred Till December 2021 for the Financial Year 2021-22	Amount Incurred from beginning to till 31.12.2021
	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 .	13,678,100.00	11,345,588.00	-	11,345,588.00	11,345,588.00
	(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)	1,987,080.00	1,987,080.00	-	1,987,080.00	1,987,080.00
	(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.)**	**15,665,180.00**	**13,332,668.00**	-	**13,332,668.00**	**13,332,668.00**

	Particular's	Total Estimated Cost	Amount Incurred from beginning to till 30.09.2021	4th Quarter Ending 31st March 2021	Amount Incurred for the Financial Year 2020-21	Amount Incurred from beginning to till 31.03.2021
	1	2	5		-	
	PROJECT CLEARANCE FEES	-	279,628.16	-	279,628.16	279,628.16
	(A) Fees paid to RERA	550,000.00	591,898.24	-	591,898.24	591,898.24
	(B) Fees paid to Local Authority	1,182,126.00	994,500.00	49,500.00	1,044,000.00	1,044,000.00
	(C) Consultant /Architect Fees (directly attributable to project)	250,000.00	360,000.00	88,000.00	448,000.00	448,000.00
	(D) Any Other (GST)					
ROW -II	**SUB TOTAL FEES PAID (In Rs.)**	**1,982,126.00**	**2,226,026.40**	**137,500.00**	**2,363,526.40**	**2,363,526.40**
3A	COST OF DEVELOPMENT AND CONSTRUCTION	137,500,000.00	116,713,391.11	9,243,684.00	125,957,075.11	125,957,075.11
	(A) Cost of service (Water ,Electricity to construction site),Site overheads			-	-	-
	(B) Depreciation cost of machinery and equipment purchased ,or hired and maintenance costs, consumablesetc., (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)	**137,500,000.00**	**116,713,391.11**	**9,243,684.00**	**125,957,075.11**	**125,957,075.11**
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)**	**137,500,000.00**	**116,713,391.11**	**9,243,684.00**	**125,957,075.11**	**125,957,075.11**
ROW -IV	**TOTAL COST OF PROJECT (ROW I+ROW II+ROW III)**	**155,147,306.00**	**132,272,085.51**	**9,381,184.00**	**141,653,269.51**	**141,653,269.51**
ROW -V	Percentage completion of construction work completed **(as per Architect's Certificate)**		87.43	2.63	90.06	90.06
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)%		85.26	6.05	91.30	91.30
ROW -VII	Total amount received from allottees till date since inception of the project (in Rs)		165,591,026.56	10,220,053.00	175,811,079.56	175,811,079.56
ROW -VIII	Amount actually deposited in Bank Account		155,960,807.90	10,220,053.00	166,180,860.90	166,180,860.90
ROW -IX	Amount required to be deposited (ROW -VII *70%)		115,913,718.59	7,154,037.10	123,067,755.69	123,067,755.69
ROW -X	Excess Amount deposited in bank account (ROW VIII- ROW IX)		40,047,089.31	3,066,015.90	43,113,105.21	43,113,105.21
ROW -XI	Cumulative Amount that can be withdrawn from Bank A/c i.e. (Total Estimated cost * Proportionate Cost incurred on the project)		126,947,747.24	9,381,184.00	136,328,931.24	136,328,931.24
ROW -XII	Balance available in Bank Account			406,226.29		

This certficiate is issued on specific request of M/S CITY GREENSS INFRASTRUCTURE for Bihar RERA Complaince . The certificate based on the Information and Records produced before us/me and is true to the best of my knowledge and belief .

NOTE: Due to COVID-19 Pendamic and some unavoidable reasons our Project Cost Estimates are in variaence with last submitted Report. This Report is prepared on the basis of New Escalated Project Cost. According to this Report we are at 30% Completion of our Project at the end of Third Qtr of F.Y. 2021-22.

SINGH ROHIT & ASSOCIATES ★ PATNA ★ CHARTERED ACCOUNTANTS

Add :- 201, Flat No. 2, Block C, Laxmikant Niketan Parisar, Jamal Road, Patna – 800001
Contract No :- 09582898715, Email ID :- casinghinfo@gmail.com

ARCHITECTURE'S CERTIFICATE

F. Y. 2021-22 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	95%	7.6	0%		0%	0
2	CEMENT		100%	14.5	100%	14.5	100%	14.5	100%	14.5	100%	14.5	100%	14.5	100%	14.5	95%	13.775	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	AGRRIGATE		100%	6.5	100%	6.5	100%	6.5	100%	6.5	100%	6.5	100%	6.5	100%	6.5	100%	6.5	92%	6	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	95%	2.85	67%	2	0%	0
	a	P.C.C.																				
	b	R.C.C.																				
	c	BRICK WORK																				
	d	PLASTER																				
	e	FILLING																				
6	FLOORING ITEMS																					
	a	VITRIFIELD TILES	50%	2.5	50%	2.5	50%	2.5	50%	2.5	45%	2.25	25%	1.25	50%	2.5	0%	0	0%	0	0%	0
	b	CERAMIC TILES	20%	1	20%	1	20%	1	20%	1	10%	0.5	10%	0.5	20%	1	0%	0	0%	0	0%	0
	c	STONE	30%	1.5	30%	1.5	30%	1.5	30%	1.5	15%	0.75	15%	0.75	30%	1.5	0%	0	0%	0	0%	0
7	PAINTS		100%	3	100%	3	100%	3	100%	3	100%	3	100%	3	100%	3	0%	0	0%	0	0%	0
8	DOOR & WINDOWS																					
	a	DOOR	50%	3.5	50%	3.5	50%	3.5	100%	3.5	100%	3.5	100%	3.5	100%	3.5	0%	0	0%	0	0%	0
	b	WINDOWS	50%	3.5	50%	3.5	50%	3.5	100%	3.5	100%	3.5	100%	3.5	100%	3.5	0%	0	0%	0	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	50%	0.625	50%	0.625	0%	0
	b	PLUMBING		1.25	100%	1.25	100%	1.25	100%	1.25	100%	1.25	100%	1.25	100%	1.25	50%	0.625	50%	0.625	0%	0
10	LAMPS & FANS																					
	b	LED BULBS	100%	4.5	100%	4.5	100%	4.5	100%	4.5	100%	4.5	100%	4.5	100%	4.5	0%	0	100%	4.5	0%	0
11	WIRES & CABLES		100%	4	100%	4	100%	4	100%	4	100%	4	100%	4	100%	4	50%	2	100%	4	0%	0
13	LABOUR		100%	20	100%	20	100%	20	80%	16	80%	16	80%	16	100%	20	60%	12	75%	15	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	70%	1.75	0%	0
	TOTAL		100%	100		100		100		96		94.5		93.5		100		67.975		68.5		0
	AVEREGE		ANNEXURE 1											90.06								
	TOTAL % OF COMPLETED WORK													90.06								

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

Mridul Kumar

Ar. MRIDUL KUMAR
Registered Architect
Council of Architecture
C.O.A. No: CA/2013/58386

ANNEXURE-A

Quarterly Progress Report for quarter ending December of 2021

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	26th 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 – Booked - 66 Sold - NIL
BLOCK A & B	1. 1 BHK -	28 Flats	11,200 Sq. Ft.		
	2. 2 BHK	18 Flats	14,040 Sq. Ft.	134	
	3. 3 BHK	20 Flats	17,000 Sq. Ft.		

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES		
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted- 66 2. Sold - NIL
BLOCK A	33	
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.	90%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90%
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.	90%
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 my 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	60%	Under Process

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	50%	Under Construction
7.	Community Buildings	Yes	100%	Under Construction
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	Yes	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 at the start of the Quarter	15,51,47,306/-
3.	Amount received during the Quarter	1,02,20,053/-/-
4.	Actual Cost Incurred during the Quarter	93,81,184/-
5.	Net amount at end of the Quarter	8,38,869/-
6.	Total expenditure on Project **till date**	15,51,47,306/-
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)	
1.	Case No.	N.A.
2.	Name of Parties	N.A.
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.

CITY GREENSS INFRASTRUCTURE
Arvind Sharma
Signature of Promoter
PARTNER

Name: Arvind Sharma
Date : 24th Mar 2022