

Regd. No. : Class 'I' "A" (C.P.W.D.) 979 (Civil, New Delhi)
Regd. No. : Class 'I' "A" 10/94 (Building) (Patna, Bihar)
Rera No. :

8373932098
8210024236
8210759520



M/s RAJ CONSTRUCTION

BUILDER AND DEVELOPERS

4th Floor, Shri Tower, Fly Over Column No. 81, Bailey Road, Patna-800014 (Bihar)

Ref.....

Date.....

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending MARCH of 2024.

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00871-004/149/R-1652/2024.	Name of Project/Phase of Registered Project	AJIT HIGHTS APARTMENT (New Project)
Name of Promoter	RAJ CONSTRUCTION	Project Address	City- Lahariasarai, Block- Purab Bhigo, Hospital Road, Darbhanga. (Khesra/Plot No.- 210,188,189,206,211,212,209,208,141 (Old)/ 316, 297,306,304,303 (New), khata No.- 82,93,56,60,95,81 (Old)/ 16,153,130, (New). Darbhanga.
Name of Co-promoter			
Project Registration is valid up to	17-08-2028		
Starting date of Project or Phase of the Project	18-08-2023		
Type of Project or Phase of the Project	Residential		

M/s Raj Construction

Satyendra K. Singh
Partner

Email: satyendra71175@gmail.com | msrajconstruction@gmail.com



Scanned with OKEN Scanner

Period of validity of map by the Competent Authority			
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II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Flat Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Flats -41
2	<u>Block- A</u>				1. Booked/ Allotted- 0 2. Sold - 0
	1. 2 BHK, -	10			
	2. 3 BHK -	5			
	3. 4 BHK -	5			
	<u>Block- B</u>				
	1. 2 BHK -	1			
	2. 3 BHK -	20			

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
2	41	1. Booked/Allotted -	0
		2. Sold -	0

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				N.A
2.	Fire N.O.C.				N.A
3.	Water Supply Permission				N.A
4.	NOC from Airport Authority of India				N.A

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Partner



5.	Other Approval(s), if any, required for the Project.				N.A
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V. Construction Progress of the Project		
1. Plan Case No. _____ (To be filled 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)	100%
2.	Basements (if any)	0%
3.	Podiums (if any)	N/A
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%

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Satyendra K. Sen
 Partner



11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical	0%
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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 me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	
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M/s Raj Construction
Satyendra Jaiswal
 Partner

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	Yes	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No		

Satyendra Prisinga

7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	No		
11.	Energy Management	Yes	0%	
12.	Fire Protection and Fire Safety Requirements	Yes	0%	
13.	Closed Parking	Yes	0%	
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	
16.	Others (Option to Add More)	No		

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			

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 Satyendra K. Singh
 Partner

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.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No. FIRM ACCOUNT NO.- 754903470	

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Satishvara K. Singh
Partner



2.	Estimated Cost of the Project Excluding land cost at the start of the Project	Rs. 7,00,00,000.00
3.	Amount received during the Quarter <i>Partner's Loan</i>	Rs. 41,00,000.00
4.	Actual Cost Incurred during the Quarter	Rs. 44,61,717.00
5.	Net amount at end of the Quarter	Rs. 6,905.93
6.	Total expenditure on Project till date	Rs. 44,61,717.00
7.	Cumulative fund collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

IX. Details of Mortgage or Charge if any created

X. MISCELLANEOUS

A	List of Legal Cases (if any)	N.A
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	0

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?

M/s Raj Construction

Satendra K. Singh
Partner

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.

M/s Raj Construction

Satyendra Kumar Singh
Partner

Signature of Partner

Name: Satyendra
Kumar Singh

Date: 06/04/2024

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)

Date: 06/04/2024

To,

The

RAJ CONSTRUCTION

SHEIKHPURA, PO- BV COLLEGE,

PATNA , BIHAR- 800014.

Subject : Certificate of Cost Incurred for Development of **AJIT HIGHTS APARTMENT**

For Construction of building(s)/ Block- 2 of the Project RERA

REGISTRATION No.- **BRERAP00871-004/149/R-1652/2024** situated on the Plot bearing Khata no.- 82,93,56,60,95,81 (Old)/ 16,153,130,(New)., khesra no.- Plot NO. 210,188,189,206,211,212,209,208,141(Old)/ 316, 297,306,304,303(New), demarcated by its

Boundaries (latitude and longitude of the end points) i.e 26.144653 and 85.914637 to the East - B. K. Saphi, West - Amit Kumar Jha, North - Sitaram Koiri, South - Main Road, Project address – City- Lahariasarai, Block- Purab Bhigo, Hospital Road, District- Darbhanga, Bihar and measuring 3937 Sq. Mts. being developed by RAJ CONSTRUCTION.

Ref: Bihar RERA Registration Number - **BRERAP00871-004/149/R-1652/2024**.

Sir,

I/ We SUSHIL KUMAR have undertaken assignment of

Certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Building(s)/Block- 2 of the Project, situated on the Plot bearing Khata no.- 82,93,56,60,95,81 (Old)/ 16,153,130,(New)., khesra no.- Plot NO. 210,188,189,206,211,212,209,208,141(Old)/ 316, 297,306,304,303(New), Project address – City- Lahariasarai, Block- Purab Bhigo, Hospital Road, District- Darbhanga, Bihar and measuring 3937 Sq. Mts. Being developed by RAJ CONSTRUCTION.

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

- | | |
|-------------------------|----------------------------|
| i. M/s /Shri/Smt | as L.S. / Architect; |
| ii. M/s /Shri/Smt | 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 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 project under reference as Rs. **7,00,00,000.00** . 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. **44,61,717.00**. 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. **6,55,38,283.00**.
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 below:

TABLE A

Building /Wing bearing RERA Registration No- BRERAP00871-004/149/R-1652/2024

(To be prepared separately for each Building of the Real Estate Project)

Sr. No.	Particulars	Amounts(in Lakhs)
1	Total Estimated cost of the building/wing as on 18-08-2023 date of Registration is	Rs. 7,00,00,000.00
2	Cost incurred as on 31/3/2024 (Based on the Estimated cost)	Rs. 44,61,717.00
3	Work done in Percentage (As Percentage of the estimated cost)	6.37%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,55,38,283.00
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____

Yours
Faithfully,

Signature of Engineer.

(License No. **SUSHIL KUMAR**.)

Registration No. **06/04/24**

BR/UDHD/SE/23-0111

UDHD, Govt. 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 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 No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date.....

TO,
The
RAJ CONSTRUCTION
SHEIKHPURA, PO- BV COLLEGE,
PATNA , BIHAR- 800014.

Subject: Certificate of Percentage of Work executed till 31st MARCH, 2024 in the project "**AJIT HIGHTS APARTMENT**

For Construction of building(s)/ Block- 2 of the Project RERA REGISTRATION No.- **BRERAP00871-004/149/R-1652/2024** situated on the Plot bearing Khata no.- 82,93,56,60,95,81 (Old)/ 16,153,130,(New)., khesra no.- Plot NO. 210,188,189,206,211,212,209,208,141(Old)/ 316, 297,306,304,303(New), demarcated by its Boundaries (latitude and longitude of the end points) i.e 26.144653 and 85.914637 to the East - B. K. Saphi, West - Amit Kumar Jha, North - Sitaram Koiri, South - Main Road, Project address - City- Lahariasarai, Block- Purab Bhigo, Hospital Road, District- Darbhanga, Bihar and measuring 3937 Sq. Mts. being developed by RAJ CONSTRUCTION.

I, **UMA SHANKAR KUMAR**, have undertaken assignment as Architect/ Licensed Surveyor of certifying Percentage of execution of Work of the **AJIT HIGHTS APARTMENT**

For Construction of building(s)/ Block- 2 of the Project RERA REGISTRATION No.- **BRERAP00871-004/149/R-1652/2024** situated on the Plot bearing Khata no.- 82,93,56,60,95,81 (Old)/ 16,153,130,(New)., khesra no.- Plot NO. 210,188,189,206,211,212,209,208,141(Old)/ 316, 297,306,304,303(New), demarcated by its Boundaries (latitude and longitude of the end points) i.e 26.144653 and 85.914637 to the East - B. K. Saphi, West - Amit Kumar Jha, North - Sitaram Koiri, South - Main Road, Project address - City- Lahariasarai, Block- Purab Bhigo, Hospital Road, District- Darbhanga, Bihar and measuring 3937 Sq. Mts. being developed by RAJ CONSTRUCTION.



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

(i) Shri. Umashankar kumar as L.S. / Architect;

(ii) Shri _____ as Structural Consultant

_____ Sushil kumar _____

(iii) Shri _____ as
Mechanical/Electrical/Plumbing Consultant (MEP)

_____jitendra kumar

(iv) Shri _____ 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 **BRERAP00871-004/149/R-1652/2024** 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.

TABLE-A

Building /Block Number A (to be prepared separately for each Building /Wing of theProject)

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	0%
2	Number of Basement(s) and Plinth	0%
3	Number of Podiums	N/A
4	Stilt Floor	0%
5	Number of Slabs of Super Structure	0%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%

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%
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TABLE-A

Building /Block Number—**B** (to be prepared separately for each Building /Wing of theProject)

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	0%
3	Number of Podiums	NA
4	Stilt Floor	0%
5	Number of Slabs of Super Structure	0%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%

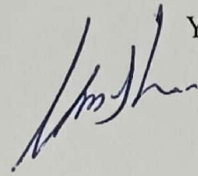
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate.	0%
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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	0%	
2	Water Supply	YES	0%	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	0%	
4	Storm Water Drains	YES		
5	Landscaping & Tree Planting.	YES	0%	
6	Street Lighting	NO		
7	Community Buildings	NO		
8	Treatment and disposal of sewage and sullage water	NO		
9	Solid Waste management & Disposal.	NO		
10	Water conservation, Rain water harvesting.	YES		
11	Energy management	YES	0%	
12	Fire protection and fire safety requirements	YES	0%	
13	Electrical meter room, sub-station, receiving station.	YES	0%	

14	Others (Option to Add more).	NO		
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Yours Faithfully,



AR. Umashankar Kumar
Registered Architect
Reg. No.-CA/2011/54023

Signature & Name (IN BLOCK LETTERS) of L.S/
Architect
(Registration No./License No

FORM-3

[See section 4(2) (I) (D) of RERA Act]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration number BRERAP00871-004/149/R-1652/2024 of 2024 dated 29.02.2024 (Project Name - AJIT HIGHTS APARTMENT) being developed by RAJ CONSTRUCTION having its address at SHEIKHPURA, PO- BV COLLEGE, PATNA, BIHAR- 800014.

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	-	-
	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	-	-

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred
1(ii)	Development Cost/ Cost of Construction :			700.00	44.61
	a	(i)	Estimated Cost of Construction as certified by Engineer		
		(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 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	700.00	44.61
Sr. No.	Particulars		Amount (Rs. In Lakh)	
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column		700.00	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		44.61	
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 %)		6.37 %	



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	44.61
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 AJIT HIGHTS APARTMENT being developed by Partnership Firm RAJ CONSTRUCTION . for project with AJIT HIGHTS APARTMENT Project RERA Registration number BRERAP00871-004/149/R-1652/2024 of 2024 for 3937 Sq. Mts. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	655.39

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
For **SUDHANSHU JHA & ASSOCIATES**
Chartered Accountants
FRN: **329598E**

Sudhanshu Kumar Jha

CA **SUDHANSHU KUMAR JHA**



Date: **08/04/2024**
UDIN: **24309596BKETPH4455**

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