

-FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending December of -2024

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U70109BR2021PTC051699	Name of Firm	NIVAAN HOMES PVT LTD
Firm Address :	FLAT NO-301 GANPATI HEIGHTS,LEKHA NAGAR,NEAR DAV SCHOOL, PATNA-801105		
Total Experience of promoter in Real Estate sector	3 YEARS		
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	N/A	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	N/A	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP12296-002/130/R-1634/2024	Name of Project/Phase Of Registered Project	NIVAAN PARADISE
Name of Promoter	NIVAAN HOMES PVT LTD	Project Address	SARARI PATNA
Name of Co-promoter			
Project Registration is valid up to	06/05/2028		
Starting date of Project or Phase of the Project	25/05/2023		
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	P.M.A.A	5 YEARS	

For NIVAAN HOMES PVT. LTD.

Vishesh Kumar Singh

Director



III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS						
Building/Block Number	Apartment Type		Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - 16	Total Number of Apartments in Landowner's share - 16	
NIVAAN PARADISE	1. 1BHK 2. 2BHK 3. 3BHK 4. Shop 5. Bungalow 6. Plot etc.	2BHK 3BHK	32	1. Booked-3 2. Sold- N/A	3. Booked/ Allotted - 00 Sold -00	
				Percentage of booking- 18.75	Percentage of booking- 0	
If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.						
Association of allottees name						
Details of allottees - Name, Address, Email id (if any), contact number. These details may not be available to common people.						
Name	Address	contact number		Email id (If any)		

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
NIVAAN PARADISE	32	1. Booked-	3
		2. Sold	0

V. DETAILSOFBUILDINGAPPROVALS					
(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.

For NIVAAN HOMES PVT. LTD.

Vijesh Kumar Singh

Director



1.	NOC for Environment	N/A			
2.	Fire N.O.C.	YES		25/07/2022	
3.	Water Supply Permission				
4.	NOC from Airport Authority Of India				
5.	Other Approval(s),if any, Required for the Project.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No PMAA/PRN/SARARI/SHAHPUR/G+4/52/2022 (To be added for each Building/Wing)			
S.No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation(if any)	100%	COMPLETED
2.	Basements(if any)	0%	0
3.	Podiums(if any)	0%	0
4.	Plinth	80%	COMPLETED
5.	Stilt Floor	80%	COMPLETED
6.	Slabs of Super Structure	20%	In Progress
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%	
11.	Installation of Lifts, water	0%	

For NIVAAN HOMES PVT. LTD.

Vishesh Kumar Singh

Director



	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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	
	requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0%	

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. N o.	Common Areas and Facilities	Proposed(Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	10%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	00	
4.	Storm Water Drains	YES	00	
5.	Landscaping & Tree Planting	YES	00	
6.	Street Lighting	NO	00	
7.	Community Buildings	NO	00	

8.	Treatment and Disposal of Sewage and Sullage Water	YES	00	
9.	Solid Waste Management & Disposal	YES	00	
10	Water Conservation /Rain Water Harvesting	YES	00	
11	Energy Management	YES	00	
12	Fire Protection and Fire Safety Requirements	YES	00	
13	Closed Parking	YES	00	
14	Open Parking	NO	00	
15	Electrical Meter Room, Sub- Station, Receiving Station	YES	00	
16	Others (Option to Add More)	N/A	N/A	

For NIVAAN HOMES PVT. LTD.

Vishesh Kumar Singh

Director

1 4.	Open Parking	NO	00	
1 5.	Electrical Meter Room, Sub- Station, Receiving Station	YES	00	
1 6.	Others (Option to Add More)	N/A	N/A	

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date Of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
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			

IX. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT

(A)	Sr.No.		
	1.	Front Elevation	ATTACHED

	2.	Rear Elevation	ATTACHED
	3.	Side Elevation	ATTACHED
(B)		Photograph of each floor	N/A

X. FINANCIAL PROGRESS OF THE PROJECT

S.No (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	248505001647
2.	Estimated Cost of the Project including land cost at The start of the Project	2,59,61,200/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	1,81,61,200/-
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	00/-
6.	Actual Cost Incurred during the Quarter	7,90,000/-
7.	Net amount at end of the Quarter	3,361/-
8.	Total expenditure on Project till date	30,80,000/-
9.	Cumulative fund collected till the end of Quarter in question	00/-
10.	Cumulative expenditure done till the end of Quarter In question	7,90,000/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS

A	List of Legal Cases(if any) – On Project / Promoter	
1	Case No.	N/A
2	Name of Parties	
3	No of Execution Cases against this project	
	Case No.	
	Name of Parties	
4	No of Suo - Moto cases against this project	
	Case No.	
	Name of Parties	

5	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale During the Quarter	
1	Sale Deed	00
2	Agreement for Sale	2
3	No. of possessions given to allottees	00
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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.

For NIVAAN HOMES PVT. LTD.

Viresh Kumar Singh

Director

Signature of Promoter

Name: Viresh kumar

Singh

Date: 02-01-2025

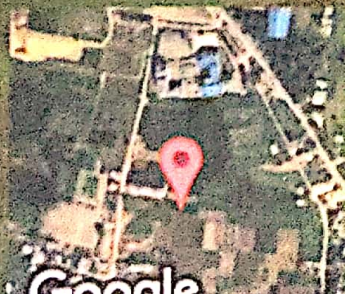
For NIVAAN HOMES PVT. LTD.

Viresh Kumar Singh

Director



GPS Map Camera



Sarari, Bihar, India

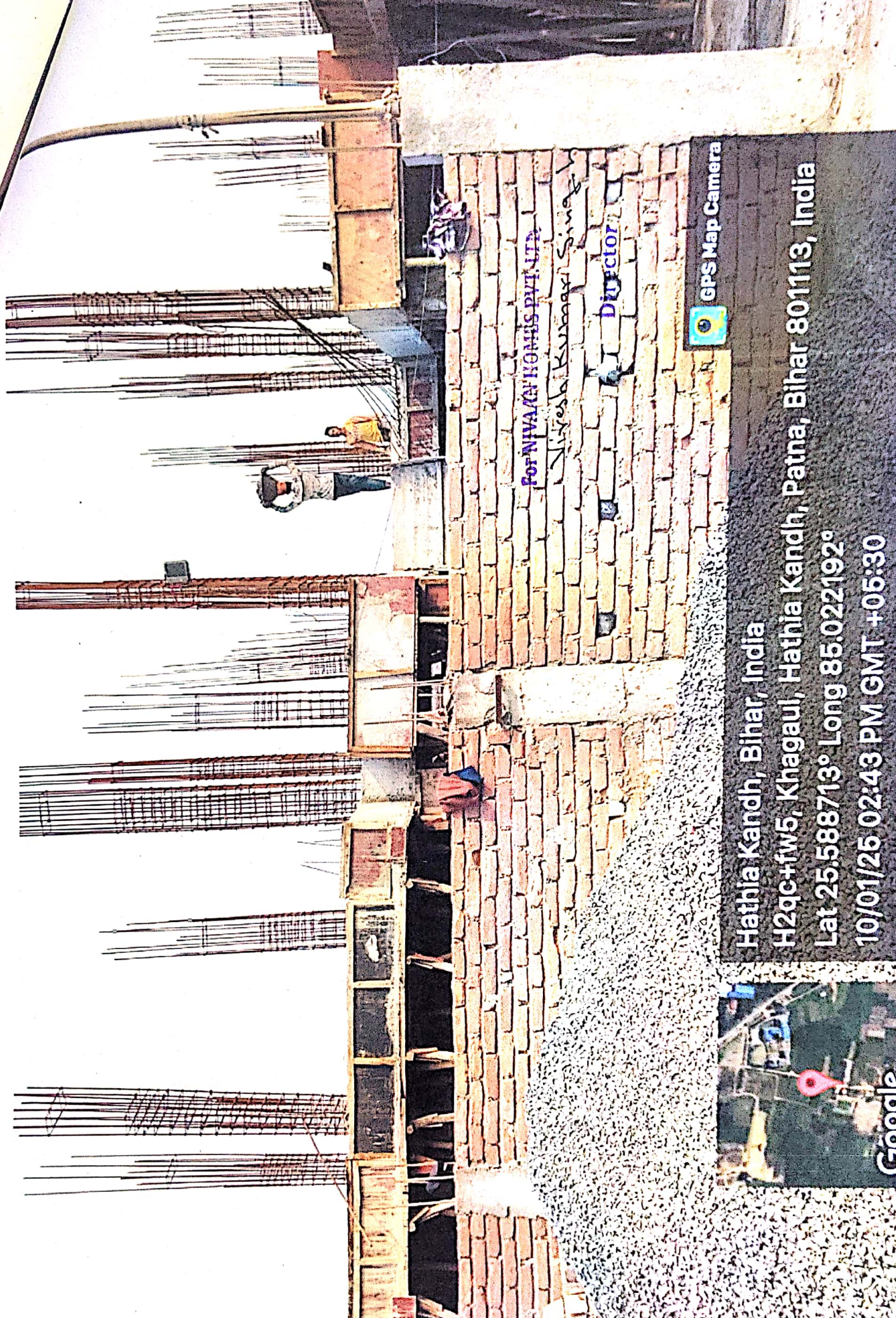
H2qc+8x, 485, Khagaul, Sarari, Patna, Bihar 801105, India

Lat 25.588359° Long 85.02292°

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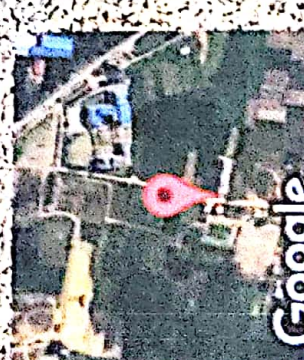
FOR NIVA/KN HOMES PVT. LTD.

Nitesh Kumar Singh

Director



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H2qc+fw5, Khagaul, Hathia Kandh, Patna, Bihar 801113, India
Lat 25.588713° Long 85.022192°
10/01/25 02:43 PM GMT +05:30



FOR NIVAN KOTEC PVT. LTD.
Vishu Kumar Singh
Director



Sarari, Bihar, India
H2qc+8X, 485, Khagaul, Sarari, Patna, Bihar 801105, India
Lat 25.588436° Long 85.022403°
10/01/25 02:43 PM GMT +05:30



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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-04-01-2025

To,
The NIVAAN HOMES PRIVATE LIMITED

Add: Flat No-301, Ganpati Heights, Lekha Nagar, Near Dav

School Patna-801105

Subject: Certificate of Percentage of Completion of Construction Work of **NIVAAN PARADISE** No. of Building(s)/----- Wing(s) of the----- Phase of the Project [Bihar RERA Registration Number-BRERAP12296-002/130/R-1634/2024] situated on the Plot bearing Survey Plot No. 593,594 demarcated by its boundaries (latitude and longitude of the end points) **25.588579** and **85.022765** to the North **BADRI BHAGAT** to the South **BHULAN BHAGAT** to the East **NAGESWAR PRASAD** to the West of Division **ROAD** village **SERARI** Block **DANAPUR** District **PATNA** PIN **801503** admeasuring **1052.46** sq.mts. area being developed by [Promoter's Name] **NIVAAN HOMES PRIVATE LIMITED**

Sir,

I/ We **UmaShankar Kumar** have undertaken assignment as Architect /Licensed Surveyor

of certifying Percentage of Completion of Construction Work of the **NIVAAN PARADISE**

---- Building(s)/-----Wing(s) of the -----Phase of the Project, situated

on the plot bearing Survey Final Plot No. 593, 594 of Division **DANAPUR** Village **SERARI** Block

DANAPUR District **PATNA** PIN **801503** admeasuring **1052.46** sq.mts.area being developed by

[Promoter's Name] **NIVAAN HOMES PRIVATE LIMITED**

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

(i) M/s/Shri/Smt. **UmaShankar Kumar** as L.S. / Architect;

(ii) M/s /Shri / Smt. **Dhananjay Kumar** as Structural Consultant

(iii) M/s /Shri / Smt. **Jitendra Kumar** as MEP Consultant

(iv) M/s /Shri / Smt. **Sanjay 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 under **BRERAP12296-002/130/R1634/2024** 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

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For NIVAAN HOMES PVT. LTD.

Vijesh Kumar Singh

Director



Table-A
Building/ Wing number NIVAAN PARADISE (to be prepared separately for each building /wing of the project)

S. N o.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	COMPLETED
2.	Basements(if any)	0	0
3.	Podiums(if any)	0	0
4.	Plinth	80%	COMPLETED
5.	Stilt Floor	80%	COMPLETED
6.	Slabs of Super Structure	20%	In Progress
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%	

For NIVAAN HOMES PVT. LTD.

Viresh Kumar Singh

Director

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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	
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TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads & Footpaths	YES	00	
2.	Water Supply	YES	10%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	00	
4.	Storm Water Drains	YES	00	
5.	Landscaping & Tree Planting	YES	00	
6.	Street Lighting	NO	00	
7.	Community Buildings	NO	00	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	00	
9.	Solid Waste Management & Disposal	YES	00	
10.	Water Conservation/Rain Water Harvesting	YES	00	
11.	Energy Management	YES	00	

12.	Fire Protection and Fire Safety Requirements	YES	00	
13.	Closed Parking	YES	00	

Yours Faithfully,

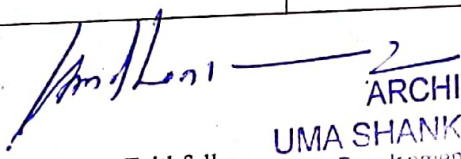
ARCHITECT
UMA SHANKAR KUMAR
 Urban Development & Housing Dept.
 Govt. of Bihar
 Reg. No. - CA/2011/54023

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

For NIVAAN HOMES PVT. LTD.

Viresh Kumar Singh
Director

12.	Fire Protection and Fire Safety Requirements	YES	00	
13.	Closed Parking	YES	00	

Yours Faithfully,  ARCHITECT
UMA SHANKAR KUMAR
Urban Development & Housing Dept.
Govt. of Bihar
Reg. No. - CA/2011/54023

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

For NIVAAN HOMES PVT. LTD.

Vivash Kumar Singh
Director

FORM No. 2
[See 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 : 04-12-2025

To,
The NIVAAN HOMES PRIVATE LIMITED

Add: Flat No-301, Ganpati Heights, Lekha Nagar, Near Dav School
Patna-801105

Subject :Certificate of Cost Incurred for Development of [Project
Name] NIVAAN PARADISE for Construction of _____
building(s)/_____Wing(s) of the _____Phase (BRERAP12296-002/130/R-
1634/2024)situated on the Plot bearing Khesra No-593,594 Khata No.-02 Thana No.-44
Fina Plot No.-593,594 demarcated by its boundaries (latitude and longitude of the end
points) 25.588579 and 85.022765 to the North **BADRI BHAGAT** to the South
BHULAN BHAGAT to the East **NAGESWAR PRASAD** to the West of
Division ROAD Village SERARI Block DANAPUR District PATNAPIN 801105
admeasuring 1052.46 sq.mts. area being developed by [Promoter's Name]
NIVAAN HOMES PRIVATE LIMITED

Ref: Bihar RERA Registration Number BRERAP12296-002/130/R-1634/2024

Sir,
I/ We **DHANANJAY KUMAR** have undertaken assignment of certifying Estimated Cost for the
Subject Real Estate Project proposed to be registered under Bihar RERA, **NIVAAN PARADISE**
Building(s)/-----Wing(s) of the -----Phase of the Project, situated
on the plot bearing Survey Final Plot No. 593, 594 of Division DANAPUR Village SERARI Block
DANAPUR District PATNA PIN 801503 admeasuring 1052.46 sq.mts.area being developed by
[Promoter's Name] NIVAAN HOMES PRIVATE LIMITED

- (i) M/s /Shri/Smt **UmaShankar Kumar L.S.** / Architect ;
- (ii) M/s /Shri/Smt **Dhananjay Kumar** as Structural Consultant
- (iii) M/s /Shri/Smt **Jitendra Kumar** 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

For NIVAAN HOMES PVT. LTD.
Vijesh Kumar Singh
Director



calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and 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. **25961200** (Total of Table A and B). 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. **3080000** (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. **25961200** (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 /Wing bearing Number BRERAP12296-002/130/R-1634/2024
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>18-01-2024</u> date of Registration is	Rs. 25961200
2	Cost incurred as on <u>31-12-2024</u> (based on the Estimated cost)	Rs. 3080000
3	Work done in Percentage (as Percentage of the estimated cost)	15 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3361
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. N/A

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 <u>18-01-2024</u> date of Registration is	Rs 25961200
2	Cost incurred as on <u>30-09-2024</u> (based on the Estimated cost).	Rs. 3080000
3	Work done in Percentage (as Percentage of the estimated cost).	15%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 3361
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. N/A

For NIVAAN HOMES PVT. LTD.

Vivash Kumar Singh

Director

Yours Faithfully,

Signature of Engineer.

(Licence No.)
ER. DHANANJAY KUMAR, M.I.E
 CIVIL ENGINEER
 EMP No. - BR/UDHD/CE/23-0123
 BOND, DATED FROM

* 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 Occupation 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

Annexure A

List of Extra/Additional Items executed with Cost
 (which were not part of the original Estimate of Total Cost)



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For NIVAAN HOMES PVT. LTD.

Viresh Kumar Singh
Director

FORM No. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project NIVAAN PARADISE
Bihar RERA Registration Number BRERAP12296-
002/130/R-1634/2024

Sr. No.	Particulars	Amount (₹) Estimated Incurred
1.i	Land Cost: a. Acquisition of Land or Development rights, lease Premium, lease rent, interest cost incurred or payable of 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 Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfercharges, registration fees etc; and 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. <p align="right">Sub-Total of Land Cost</p>	78,00,000/-
		78,00,000/-



For NIVAAN HOMES PVT. LTD.

Vishesh Kumar Singh

Director

Sr. No	Particulars	Amount (₹)	
		Estimated	Incurred
ii	Development Cost/ Cost of Construction : 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). (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	1,81,61,200/-	30,80,000/-

	<p>Maintenance costs, consumables etc. All costs directly incurred to complete the (i) construction of the entire phase of the project registered.</p> <p>a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority. b) 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;</p> <p style="text-align: right;">Sub-Total of Development Cost</p>	<p>1,81,61,200/-</p>
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	2,59,61,200
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	30,80,000/-
4.	% completion of Construction Work (as per Project Architect's Certificate)	15%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	
6.	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	



For NIVAAN HOMES PVT. LTD.

Virish Kumar Singh
Director

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 Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	
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Yours Faithfully,

K Tibrewalla & Co
Chartered Accountants
Firm Registration No. - 333660E
Komal Tibrewalla
CA. Komal Tibrewalla
(Proprietor) Membership No. - 301900
Date-16/01/2025
UDIN: 25301900BMHUAL3595



For NIVAAN HOMES PVT. LTD.
Viresh Kumar Singh
Director

FORM No. 4
[See Regulation 9 (1)]

**ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS NOT STATUTORY
AUDITOR**

OF THE PROMOTER'S COMPANY/FIRM)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To [NIVAAN HOMES PRIVATE LIMITED]

Add: Flat No-301, Ganpati Heights, Lekha Nagar, Near Dav

School Patna-801105

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by
[Promoter-NIVAAN HOMES PRIVATE LIMITED] for the period from 25-09-
2023 to 31-12-2024 with respect to Bihar RERA Reg. Number BRERAP12296-
002/130/R-1634/2024

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) Rules, 2017.
2. I/We have obtained all necessary information and explanation from the Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of [Promoter] for the period ended 31-12-2024 and hereby certify that:
 - i. M/s NIVAAN HOMES PRIVATE LIMITED (Promoter) have completed 15% of the project titled NIVAAN PARADISE (Name) Bihar RERA Reg. No. BRERAP12296-002/130/R-1634/2024 located at Sarari
 - ii. Amount collected during the year for this project is Rs. 25,88,000/- and amounts collected till date is Rs. 25,88,000/-
 - iii. Amount withdrawn during the year for this project is Rs. 30,80,000/- and amount withdrawn till date is Rs. 30,80,000/-



For NIVAAN HOMES PVT. LTD.
Viresh Kumar Singh
Director



KOMAL TIBREWALLA
Chartered Accountants

4. I/We certify that the [NIVAAN HOMES PRIVATE LIMITED] has utilized the amounts collected for NIVAAN PARADISE project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.
(If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions).

K Tibrewalla & Co
Chartered Accountants
Firm Registration No. – 333660E

Komal Tibrewalla

CA. Komal Tibrewalla
(Proprietor) Membership No. – 301900
Date-16/01/2025
UDIN: 25301900BMHUAL3595



For NIVAAN HOMES PVT. LTD.

Viresh Kumar Singh

Director