

**-FORM-7**  
**[REGULATION-9]**

Quarterly progress report for quarter ending March of -2025

| <b>I. PARTICULARS OF PROMOTERS</b>                                                                                     |                                                                             |              |                      |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|--------------|----------------------|
| 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<br>2. Commercial<br>3. Residential-cum<br>4. Plotted project | N/A          |                      |
| No of Project done After Implementation of RERA                                                                        | 1. Residential<br>2. Commercial<br>3. Residential-cum<br>4. Plotted project | N/A          |                      |

| <b>II. PARTICULARS OF PROJECT</b>                    |                                                                                        |                                             |                 |
|------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------|-----------------|
| Project Registration Number                          | BRERAPI2296-002/130/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<br>2. Commercial<br>3. Residential-cum-Commercial<br>4. Plotted project | RESIDENTIAL                                 |                 |
| Period of validity of map by the Competent Authority | P.M.A.A                                                                                | 5 YEARS                                     |                 |

### 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<br>2. 2BHK<br>3. 3BHK<br>4. Shop<br>5. Bungal<br>6. Plot etc. | 2BHK<br>3BHK   |  | 32                                    | 1. Booked-5<br>2. Sold- N/A                         | 3. Booked/ Allotted - 00<br>Sold -00                |
|                                                                                                                                  |                                                                       |                |  |                                       | Percentage of booking- 31.25                        | 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.<br>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. 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. |
|-------|------------------------------------------------------|-------------------|--------------|---------------|--------------------------|
|       |                                                      |                   |              |               |                          |

For NIVAAN HOMES PVT. LTD.

Viresh 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.N<br>o.<br>(1)                                                                        | Tasks/Activity (2)                                                                                                 | Percentage of Actual Work Done<br>(As on date of the Certificate) (3) | Expected Completion date in<br>(dd/mm/yyyy)<br>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                                                                                           | 25%                                                                   | 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%                                                                    |                                                       |

|  |                                                                                                                                                                                                                                                                                  |    |  |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--|
|  | 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 me be required to complete project as per Specifications in Agreement of Sale.<br><br>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.

Viresh Kumar Singh

Director

| 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<br>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 |

For NIVAAN HOMES PVT. LTD.

Vivesh Kumar Singh

Director

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

| X. FINANCIAL PROGRESS OF THE PROJECT |                                                                                             |                        |
|--------------------------------------|---------------------------------------------------------------------------------------------|------------------------|
| S.No<br>(1)                          | Particulars<br>(2)                                                                          | Amount (In Rs.)<br>(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                                                     | 9,50,000/-             |
| 7.                                   | Net amount at end of the Quarter                                                            | 741/-                  |
| 8.                                   | Total expenditure on Project till date                                                      | 40,30,000/-            |
| 9.                                   | Cumulative fund collected till the end of Quarter in question                               | 13,53,400/-            |
| 10.                                  | Cumulative expenditure done till the end of Quarter In question                             | 9,50,000/-             |

| 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<br>Case No.<br>Name of Parties  |     |
| 4                  | No of Suo - Moto cases against this project<br>Case No.<br>Name of Parties |     |

|                                                                            |                                                                                        |    |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----|
| 5                                                                          | No of Certificate cases /PDR cases against this project<br>Case No.<br>Name of Parties |    |
| <b>B</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 |
| <b>XIII.PERCENTAGEOFWORKALONGWITHMILESTONECHART</b>                        |                                                                                        |    |
| 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: 31-03-2025

FOR NIVAAN HOMES PVT. LTD.

**Director**



27/08/2025 05:17 PM EVT +0530



For NIVAAN HOMES PVT. LTD.

Viresh Kumar Singh

Director

Hathia Kandh, Bihar, India

H290+FW5, Khagaul, Hathia Kandh, Bihar 801113, India

Lat 25.58899° Long 85.022291°

27/03/2025 05:17 PM GMT +05:30

Google

GPS Map Camera

For NIVAAN HOMES PVT. LTD

Vivash Kumar Singh

Director

Sarari, Bihar, India

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

Lat 25.58843° Long 85.022793°

27/03/2025 05:19 PM GMT +05:30

Google



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 : 31-03-2025

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 **PATNA** PIN 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 **SUSHIL 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 **Sushil Kumar** as Structural Consultant
- (iii) M/s /Shri/Smt **Jitendra Kumar** as MEP Consultant
- (iv) M/s /Shri/Smt **Sanjay Kumar** 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

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**For NIVAAN HOMES PVT. LTD.**

**Vivesh 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. **4030000** (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>31-03-2025</u><br>(based on the Estimated cost )                                 | Rs. 40,30,000 |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost )                                       | <u>22 %</u>   |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                | Rs. 40,30,000 |
| 5       | Cost Incurred on Additional /Extra Items as on _____ not included in the<br>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>31-03-2025</u> (based on the Estimated cost).                                                                                                 | Rs. 4030000 |
| 3       | Work done in Percentage (as Percentage of the estimated cost).                                                                                                       | 22%         |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost).                                                                                                               | Rs. 4030000 |
| 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.

Viresh Kumar Singh

Director

Yours Faithfully

SUSHIL KUMAR

Registration No.

Signature of Engineer.

BR/UDHD/SE/23-0111

UDHD, Govt. of Bihar

(Licence No .....)

\* 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)

**ARCHITECT'S CERTIFICATE**

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

Date-31-03-2025

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

Table-A

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

| S. No. | 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                                                                                           | 22%                            | 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.

Vivesh 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% |  |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--|

**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                                                             |                                           |

**For NIVAAN HOMES PVT. LTD.**

*Viresh Kumar Singh*

**Director**

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

*And L...*

Yours Faithfully,

MR. UMASHANKAR KUMAR  
REGISTERED ARCHITECT  
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



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**For NIVAAN HOMES PVT. LTD.**

*Viresh Kumar Singh*  
**Director**



**KOMAL TIBREWALLA****Chartered Accountants**Regd. Office: MORAN, JYOTIPUR, WARD NO 6, PO- MORANHAT, DISTRICT-CHARAIDEO, MORANHAT  
ASSAM, INDIA, 785670e-mail: [ktibrewallaandco@gmail.com](mailto:ktibrewallaandco@gmail.com)

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.<br>No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Amount (₹)<br>Estimated<br>Incurred |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| 1.i        | <b>Land Cost:</b><br>a. Acquisition of Land or Development rights, lease Premium, lease rent, interest cost incurred or payable of Land Cost and legal Cost.<br>b. Amount of Premium payable to obtain development rights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 78,00,000/-                         |
|            | FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority<br>c. Acquisition cost of TDR (if any)<br>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<br>e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.<br>f. Under Rehabilitation Scheme:<br>(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.<br><br>(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.<br>Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).<br>(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,<br>(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. |                                     |
|            | <b>Sub-Total of Land Cost</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 78,00,000/-                         |

**For NIVAAN HOMES PVT. LTD.**Vishesh Kumar Singh  
**Director**

## Chartered Accountants

e-mail: [ktibrewallaandco@gmail.com](mailto:ktibrewallaandco@gmail.com)



|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
|    | <p>Maintenance costs, consumables etc.<br/> All costs directly incurred to complete the<br/> (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.</p> <p>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;"><b>Sub-Total of Development Cost</b></p> | <p><b>1,81,61,200/-</b></p> |
| 2. | Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>2,59,61,200</b>          |
| 3. | Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>40,30,000/-</b>          |
| 4. | % completion of Construction Work (as per Project Architect's Certificate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>22%</b>                  |
| 5. | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2 %)                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                             |
| 6. | <p>Amount Which can be withdrawn from the Designated Account.</p> <p><b>Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5)</b></p>                                                                                                                                                                                                                                                                                                                                                                                           |                             |
| 7. | Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                             |

Viresh Kumar Singh  
Director

# KOMAL TIBREWALLA

Chartered Accountants

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|    |                                                                                                                                                                                                                                                                                                                     |  |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 8. | Net Amount which can be withdrawn from the Designated Bank Account under this certificate.<br>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. |  |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

For and on behalf of

**K Tibrewalla & Co**

Chartered Accountants

Firm Registration No. - 333660E

*Komal Tibrewalla*



CA. Komal Tibrewalla

(Proprietor) Membership No. - 301900

UDIN- 25301900BMHXDF5496

DATE:14.04.2025

**For NIVAAN HOMES PVT. LTD.**

*Vivash Kumar Singh*

**Director**



# KOMAL TIBREWALLA

Chartered Accountants

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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 31-03-2025 and hereby certify that:
  - i. M/s NIVAAN HOMES PRIVATE LIMITED (Promoter) have completed 22% 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. 39,42,200 and amounts collected till date is Rs. 57,58,202/-
  - iii. Amount withdrawn during the year for this project is Rs. 28,30,000/- and amount withdrawn till date is Rs. 40,30,000/-
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).

For and on behalf of

**K Tibrewalla & Co**

Chartered Accountants

Firm Registration No. - 333660E

*Komal Tibrewalla*



CA. Komal Tibrewalla

(Proprietor) Membership No. - 301900

UDIN- 25301900BMHXDF5496

DATE: 14.04.2025

**For NIVAAN HOMES PVT. LTD.**

*Viresh Kumar Singh*  
**Director**

