FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U45309BR2021PTC053903	Name of Firm	MANJUSUDHA DEVCON PRIVATE LIMITED
Firm Address :	S/O RIKHESHWAR SAH, CHANDAN HERO SERVICE CENTRE ADARSH COLONY BHOOTH NATH ROAD, AGAMKUAN, BAHADURPUR, PATNA, 800026		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA	02 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP12310-001/75/R-1587/2023	Name of Project/Phase of Registered Project	M S DARBI
Name of Promoter	MANJUSUDHA DEVCON PRIVATE LIMITED	Project Address	MAINPURA, PLOT NO-248, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	05-07-2028		
Starting date of Project or Phase of the Project	14-07-2023		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	01-03-2028		

FOR MANJUSUDHA DEVCON PVT. LTD.

DIRECTOR

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - FLAT-16	Total Number of Apartments in Landowner's share - FLAT-12
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. 4 BHK 5. Shop 6. Bungalow 7. Plot etc.	08 16 04		FLAT-28	1. Booked / Allotted -04 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 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.

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:	
		1. Booked/Allotted -	04
	28	2. Sold -	NIL

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.
1.	NOC for Environment	N/A			
2.	Fire N.O.C.	DIRECTOR-CUM STATE FIRE OFFICER, BIHAR , PATNA		31-12-2022	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

FOR MANJUSUDHA DEVCON PVT. LTD.

DIRECTOR

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 159/22-23

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	NO	
2.	Basements (if any)	NO	
3.	Podiums (if any)	NO	
4.	Plinth	100%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	10%	01-12-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	01-06-2026 01-11-2026 01-04-2027 01-05-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	01-06-2027 01-07-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% NO	01-07-2027 01-09-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	01-11-2027 01-11-2027 01-11-2027 01-12-2026

FOR MANJUSUDHA DEVCON PVT. LTD.

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/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	0% 100% 0% 0% 0% 0% 0%	01-12-2027 01-12-2027 01-02-2027 01-03-2027 01-04-2027

VII. 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)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	01-12-2026
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	01-12-2026
4.	Storm Water Drains	YES	0%	01-12-2026
5.	Landscaping & Tree Planting	YES	0%	01-12-2026
6.	Street Lighting	YES	0%	01-12-2026
7.	Community Buildings	NO		

FOR MANJUSUDHA DEVCON PVT. LTD.

DIRECTOR

8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	YES	0%	01-12-2026
10.	Water Conservation / Rain Water Harvesting	YES	0%	01-12-2026
11.	Energy Management	YES	0%	01-12-2026
12.	Fire Protection and Fire Safety Requirements	YES	0%	01-12-2026
13.	Closed Parking	YES	0%	01-12-2026
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station			
16.	Others (Option to Add More)			

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

		PROPOSED YES/NO.	PERCENT AGE 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			

FOR MANJUSUDHA DEVCON PVT. LTD.

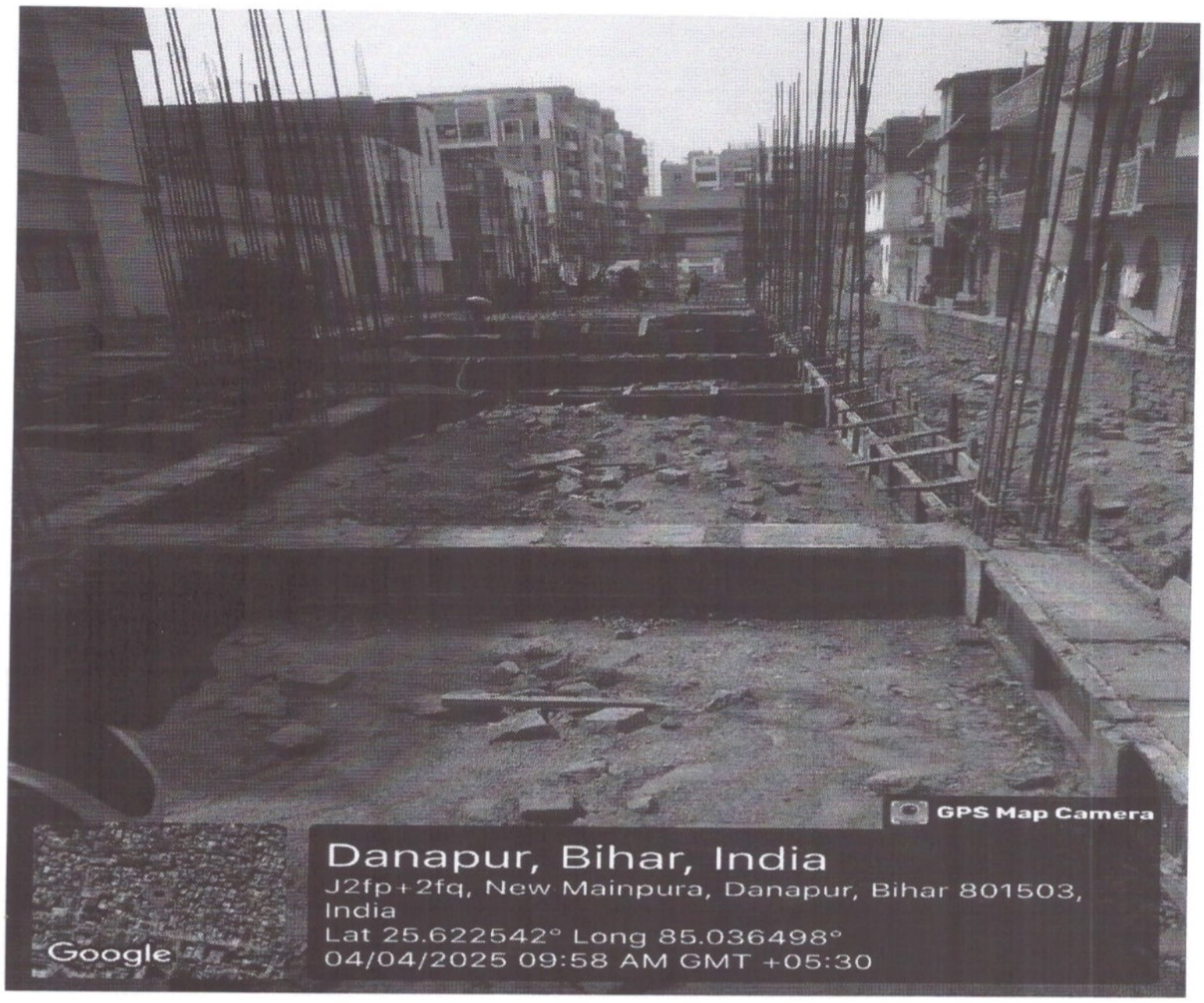
DIRECTOR

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	ATTACH
	2.	Rear Elevation	ATTACH
	3.	Side Elevation	ATTACH
(B)		Photograph of each floor	

FOR MANJUSUDHA DEVCON PVT. LTD.

DIRECTOR



X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	923020068210328
2.	Estimated Cost of the Project including land cost at the start of the Project	8,05,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,53,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	10,40,270=00
6.	Actual Cost Incurred during the Quarter	22,00,000=00
7.	Net amount at end of the Quarter	1,47,000=00
8.	Total expenditure on Project **till date**	82,00,000=00
9.	Cumulative fund collected till the end of Quarter in question	30,71,225=00
10.	Cumulative expenditure done till the end of Quarter in question	82,00,000=00

FOR MANJUSUDHA DEVCON PVT. LTD.

DIRECTOR

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind?

XIV UNITS ALLOCATION DETAILS

Total Number of sanctioned apartments 1 BHK- 2 BHK, -08 3 BHK-16 4 BHK-04 Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc

FLAT NO	TYPE OF FLAT
206	2 BHK
105	3 BHK
207	3 BHK
307	3 BHK

XV. BROCHURE /Prospectus

FOR MANJUSUDHA DEVCON PVT. LTD.

DIRECTOR

XVI Grievance Redressal Officer

Name : AMIT KUMAR

Contact No :9431034162

Email id : manjusudhadevcon@gmail.com

Address : S/O Rikheshwar Sah, Chandan Hero Service Centre Adarsh Colony Bhooth Nath Road, Agamkuan, Bahadurpur, Patna, 800026

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 MANJUSUDHA DEVCON PVT. LTD.

DIRECTOR

Signature of Promoter

Name: AMIT KUMAR

Date: 08/04/2025

FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 04/04/2025

To,

MANJUSUDHA DEVCON PRIVATE LIMITED
ADARSH COLONY, BHOOTNATH ROAD,
BAHADURPUR, PATNA – 800 026

Subject: Certificate of Percentage of Completion of Construction Work of **M S DARBI,** No. of Building(s) **1,** of the Project M S DARBI (**BRERAP12310-001/75/R-1587/2023, dated 14/07/2023**) situated on the Plot no 248, New Mainpura, Saguna More, Danapur, Patna - 801503 (Khesra/Plot No. 248, Khata No. 93, thana No. 24, Mauza – MAINPURA) and measuring 1296.78 sq.mts. area being developed by MANJUSUDHA DEVCON PRIVATE LIMITED

Ref: Bihar RERA Registration Number - **BRERAP12310-001/75/R-1587/2023**

Sir,

I Pawan Kumar have undertaken assignment as Architect certifying percentage of Completion of Construction Work of the **M S DARBI**, situated on the plot bearing Plot no 248, New Mainpura, Saguna More, Danapur, Patna - 801503 (Khesra/Plot No. 248, Khata No. 93, thana No. 24, Mauza – MAINPURA) and measuring 1296.78 sq.mts. area being developed by MANJUSUDHA DEVCON PRIVATE LIMITED

1. Following technical professionals are appointed by Promoter: —

   (i) Shri Pawan Kumar as Architect.
   (ii) Shri Amrendra Kumar as Structural Consultant.
   (iii) Shri Avinash Kumar as Quantity Surveyor.

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 **BRERAP12310-001/75/R-1587/2023** 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 – M S DARBI
(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%	
2.	Basements (if any)	-	-
3.	Podiums (if any)	-	-
4.	Plinth	100%	
5.	Stilt Floor	-	- -
6.	Slabs of Super Structure	10%	01/12/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	01/06/2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	01/11/2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	01/09/2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	01/12/2027
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%	01/04/2027

Your Faithfully,

Ar. Pawan Kumar
UDHD Reg. No.- CA/2008/43276

Pawan Kumar
License no - **CA/2008/43276**

Table-B
Building – M S DARBI
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	0%	01/12/2026
2.	Water Supply	Yes	Completed	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	01/12/2026
4.	Storm Water Drains	Yes	0%	01/12/2026
5.	Landscaping & Tree Planting	Yes	0%	01/12/2026
6.	Street Lighting	No	NA	NA
7.	Community Buildings	No	NA	NA
8.	Treatment and Disposal of Sewage and Sullage Water	No	NA	NA
9.	Solid Waste Management & Disposal	Yes	0%	01/12/2026
10.	Water Conservation/Rain Water Harvesting	Yes	0%	01/12/2026
11.	Energy Management	No	NA	NA
12.	Fire Protection and Fire Safety Requirements	Yes	0%	01/12/2026
13.	Electric Meter Room	No	NA	NA
14.	Any Other Amenities	-	-	-

Your Faithfully,

Ar. Pawan Kumar
UDHD Reg. No.- CA/2008/43276

Pawan Kumar
License no - **CA/2008/43276**

FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 04/04/2025

To,

MANJUSUDHA DEVCON PRIVATE LIMITED
ADARSH COLONY, BHOOTNATH ROAD,
BAHADURPUR, PATNA – 800 026

Subject: Certificate of Cost Incurred for Development of **M S DARBI,** No. of Building(s) **1,** of the Project M S DARBI (**BRERAP12310-001/75/R-1587/2023, dated 14/07/2023**) situated on the Plot no 248, New Mainpura, Saguna More, Danapur, Patna - 801503 (Khesra/Plot No. 248, Khata No. 93, thana No. 24, Mauza – MAINPURA) and measuring 1296.78 sq.mts. area being developed by MANJUSUDHA DEVCON PRIVATE LIMITED

Ref: Bihar RERA Registration Number - **BRERAP12310-001/75/R-1587/2023**

Sir,

I Amrendra Kumar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being **BRERAP12310-001/75/R-1587/2023,** of the **M S DARBI**, situated on the plot bearing Plot no 248, New Mainpura, Saguna More, Danapur, Patna - 801503 (Khesra/Plot No. 248, Khata No. 93, thana No. 24, Mauza – MAINPURA) and measuring 1296.78 sq.mts. area being developed by MANJUSUDHA DEVCON PRIVATE LIMITED

1. Following technical professionals are appointed by Promoter: —

   (i) Shri Pawan Kumar as Architect.
   (ii) Shri Amrendra Kumar as Structural Consultant.
   (iii) Shri Avinash Kumar as Quantity Surveyor.

2. We have estimated the cost of the completion to obtain Occupancy 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 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 Shri Avinash Kumar Quantity Surveyor appointed by 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. 7,03,56,610/- (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 Occupancy Certificate/Completion Certificate for the building(s) from the **Nagar Parishad Danapur Nizamat** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 62,00,000 (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 Occupancy Certificate/Completion Certificate from **Nagar Parishad Danapur Nizamat** (planning Authority) is estimated at Rs. 6,41,56,610 (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 – M S DARBI
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on 14/07/2023 date of Registration is 14/07/2023	Rs. 7,03,56,610/-
2	Cost incurred as on 04/01/2025 (based on the Estimated cost)	Rs. 82,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,21,56,610
5	Cost Incurred on Additional /Extra Items as on 04/04/2025 not included in the Estimated Cost (Annexure A)	

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 15/01/2025 date of Registration is 14/07/2023	Rs. 7,03,56,610/-
2	Cost incurred as on 04/04/2025 (based on the Estimated cost)	Rs. 82,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,21,56,610
5	Cost Incurred on Additional /Extra Items as on 04/04/2025 not included in the Estimated Cost (Annexure A)	

Yours Faithfully,

Author

Er. Amrendra Kumar

(Structural Engineer)

Reg. No.-BR/UDHD/SE/230120

S. K. DHAR & CO.

CHARTERED ACCOUNTANTS
(SINCE 1970)

Regd. Address: 4-P, NAKTALA ROAD, KOLKATA-7000 47.
Admin. Office Address: 4A/1A/34, NAKTALA ROAD, KOLKATA – 700 047.
Email: sandipkrdhar@yahoo.co.in

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWL OF MONEY)

Cost of Real Estate Project State RERA Registration Number - BRERAP12310-001/75/R-1587/2023

Project Name M S DARBI

Sr. No		Particulars	Amount (in Rs.)	
			Estimated	Incurred & Paid
			(Column - A)	(Column - B)
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	1,51,00,000	1,00,59,000
	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.	8,27,500	8,27,500
	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 **(in Column-A)**		
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA **(in Column-B) 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		

S. K. DHAR & CO. KOLKATA Chartered Accountants

	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		1,59,27,500	1,08,86,500
ii	**Development Cost/Cost of Construction:**		
a (i)	Estimated Cost of Construction as certified by Engineer **(Column - A)**	7,03,56,610	48,00,000
a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA **(Column - B)** **Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**	ongoing construction	
a (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.	ongoing construction	ongoing construction
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	11,09,449	5,78,000
c	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		7,14,66,059	53,78,000

S.K. DHAR & CO. KOLKATA Chartered Accountants

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column - A	8,73,93,559
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B	1,62,64,500
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	boundary work 100% completed soil filling completed 80% pile work completed
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 and paid (Sr. number 2 *Sr. number 5)	8,73,93,559
7	**Less:**	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	0 all self funded
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	8,73,93,559

This certificate is being issued for RERA compliance for the Company (MANJUSUDHA DEVCON PVT. LTD for M S DARBI) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	7,11,29,059
2		Balance amount of receivables from sold apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records And books of Accounts)	ONGOING CONSTRUCTIO N
3	**(i)**	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	ONGOING CONSTRUCTIO N
	(ii)	Estimated amount of sales proceeds in respect ofunsold apartments as er Annexure-A to this certificate.	ONGOING CONST.
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	ONGOING CONST.
5		Amount to be deposited in Designated Account - 70% or 100%If 4 is greater than **1,** then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than **1,** then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	**100.00%**

This certificate is being issued for RERA compliance for the Company (MANJUSUDHA DEVCON PVT. LTD for M S DARBI) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Annexure – A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory

(Amount in Rs)

Sr. No	Flat/ Bunglow/ Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	204	77.30	60,00,000	5,24,985	54,75,015
2	205	77.15	60,00,000	5,26,000	54,74,000
Total				10,50,985	1,09,49,015

(Unsold Inventory Valuation)
Of the Residential/commercial premises Rs. not sold yet **per sm.**

(Amount in Rs.)

Sr. No	Flat/ Bunglow/ Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment
1	total unsold flats	1220.523 sq. mt	not sold yet
Total			

For S. K. Dhar & Co.
Chartered Accountants

(CA Sandip Kumar Dhar)
Proprietor
M. No. - 065056
UDIN:- 24065056BKADHZ6410
Place: Kolkata
Firm Registration No: 307041E