RAJKUNWAR CONSTRUCTION PVT. LTD.

Rajkunwar Construction Pvt. Ltd.

Add : Khojaimlay, House No-23, Phulwari Sharif, Patna-801505
Mob.: 9334413109, 7992231976 | Email : sonyk109@gmail.com

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending **March 2024**

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP12437-001/140/R-1651/2024	Name of Project/Phase of Registered Project	SUMINTRA RESIDENCY
Name of Promoter	RAJKUNWAR CONSTRUCTION PRIVATE LIMITED	Project Address	Khesra No.-690, Khata No.-81, Thana No.-33, Mauza-Beur, Thana – Phulwari Sharif, Patna
Name of Co-promoter			
Project Registration is valid up to	27 Aug 2028		
Starting date of Project or Phase of the Project	28 Aug 2023		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 1 BHK - 1 2. 2 BHK, - 15 3. 3 BHK - 10 -		26	1. Booked/ Allotted- 00 2. Sold- 00

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

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Director

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IV. Construction Progress of the Project

1. Building / Wing / Layout Number_____(To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	0%
3.	Podiums (if any)	0%
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%

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V. Amenities and Common Area and External Infrastructure Development Works)				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO	Nothing	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	NO	Nothing	
5.	Landscaping & Tree Planting	NO	Nothing	
6.	Street Lighting	NO	Nothing	
7.	Community Buildings	NO	Nothing	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	Nothing	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking	NO	Nothing	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO	Nothing	

Rajkunwar Construction Pvt. Ltd.

Director

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VI.	PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING
S. No.	Particulars
1.	Front Elevation.
2.	Rear Elevation
3.	Side Elevation

VII.	Financial Progress of the Project	
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	2078102000006798
2.	Estimated Cost of the Project including land cost at the start of the Quarter	Rs. 7,38,11,000.00
3.	Amount received during the Quarter	Rs. 00.00
4.	Actual Cost Incurred during the Quarter • **Expenses incurred during the Quarter:** • **Pre- Incorporation Expenses(Account No: 50200034648444)** ➢ DEVELOPMENT AGREEMENT- 6,92,750.00 ➢ STAMP PAPER- 5000.00 ➢ PMC LABOUR CESS- 6,31,500.00 ➢ SHELTER FUND- 2,28,800.00	Rs. 0.00 Rs. 15,58,050.00
5.	Net amount at end of the Quarter	Rs.10,999.42
6.	Total expenditure on Project **till date**	Rs. 15,58,050.00
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	

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

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Director

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Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Rajkunwar [illegible] Pvt. Ltd.

Director

Signature of Promoter

Name: **SONU KUMAR**

Date : 14-04-2024

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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)
For the Project **SUMINTRA RESIDENCY**
For the Quarter ending March 2024

Date.....

To,
RAJKUNWAR CONSTRUCTION PRIVATE LIMITED,
DIRECTOR –SONU KUMAR,
Address: HOUSE NO.- 23, C/O SONU KUMAR, KHOJAIMLAY, PHULWARI SHARIF, KHAGAUL, PATNA, BIHAR- 801505

Subject: Certificate of Percentage of Work executed in the project **SUMINTRA RESIDENCY** bearing the registration no. [**BRERAP12437-001/140/R-1651/2024**]
and being developed on the Plot bearing CS No...../khata No **81**/Survey No...../ Plot No. **690** demarcated by its boundaries (latitude **25.571094** and longitude **85.088578**) of the land situated in **Plot No. 690, Khata No 81, Thana No.- 33, Mauza- Beur, Thana – Phulwari Sharif, Patna** admeasuring **1264.94** sq.mts. Area Being developed by the Promoter **RAJKUNWAR CONSTRUCTION PRIVATE LIMITED , DIRECTOR –SONU KUMAR**

I/ We_____have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Biharof_____Building(s)/_____ Wing(s) of the_____Phase_____situated on the plot bearing /CTS No./Survey No./ Plot No. **690** of **Khata No 81, Thana No.- 33, Mauza- Beur, Thana – Phulwari Sharif, Patna** admeasuring **1264.94** sq.mts. Area being developed by **RAJKUNWAR CONSTRUCTION PRIVATE LIMITED , DIRECTOR –SONU KUMAR**

Following technical professionals are appointed by Owner / Promoter: —
(i) M/s/Shri/Smt. SIDHARTH KUMAR as L.S. / Architect;
(ii) M/s /Shri / Smt. _____ as Structural Consultant
(iii) M/s /Shri / Smt. _____ as Mechanical/Electrical/Plumbing Consultant (MEP)
(iv) M/s /Shri / Smt. _____ 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 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.

SIDHARTH KUMAR
COA Reg.- CA/2012/56978

Siddharth Kumar

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TABLE-A

Building /Wing Number_____(to be prepared separately for each Building /Wing of the Project)

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s)	0%
3	Number of Podiums	0%
4	Plinth	
5	Stilt Floor	0%
6	Number of Slabs of Super Structure	0%
7	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/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 connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate.	0%

SIDHARTH KUMAR
COA Reg.- CA/2012/56978

Sidharth Kumar

TABLE-B

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

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-paths.	NO	Nothing	
2	Water Supply	NO	Nothing	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	0%	
4	Storm Water Drains	NO	Nothing	
5	Landscaping & Tree Planting.	NO	Nothing	
6	Street Lighting	NO	Nothing	
7	Community Buildings	NO	Nothing	
8	Treatment and disposal of sewage and sullage water	NO	Nothing	
9	Solid Waste management & Disposal.	YES	0%	
10	Water conservation, Rain water harvesting.	YES	0%	
11	Energy management	YES	0%	
12	Fire protection and fire safety requirements	YES	0%	
13	Closed Parking	YES	0%	
14	Open Parking	NO	Nothing	
15	Electrical meter room, sub-station, receiving station.	YES	0%	
16	Others (Option to Add more).	NO	Nothing	

Yours Faithfully,

SIDHARTH KUMAR

Siddharth Kumar

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No..CA/2112/56178)

SIDHARTH KUMAR

COA Reg - ... 2012/56178

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FORM No. 2

[Regulation 3]

ENGINEER'S CERTIFICATE

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

For the Quarter ending **March 2024**

Project **SUMINTRA RESIDENCY**

Date: .....

To,

The

RAJKUNWAR CONSTRUCTION PRIVATE LIMITED,

DIRECTOR –SONU KUMAR,

Address: HOUSE NO.- 23, C/O SONU KUMAR, KHOJAIMLAY, PHULWARI SHARIF, KHAGAUL, PATNA, BIHAR- 801505

Subject: Certificate of Cost Incurred for Development of **Project SUMINTRA RESIDENCY** bearing the registration no. **[BRERAP12437-001/140/R-1651/2024]** for Construction of _____ building(s)/_____Wing(s) of thePhase (Bihar RERA Registration Number) situated on the Plot bearing khata No **81**/Survey No...../ Plot No. **690** demarcated by its boundaries (latitude **25.571094** and longitude **85.088578**) of the land situated in - **Plot No. 690, Khata No 81, Thana No.- 33, Mauza- Beur, Thana – Phulwari Sharif, Patna** admeasuring **1264.94** sq.mts. Area Being developed by the Promoter **RAJKUNWAR CONSTRUCTION PRIVATE LIMITED , DIRECTOR –SONU KUMAR**

Ref: Bihar RERA Registration Number **BRERAP12437-001/140/R-1651/2024**

Sir,

I/ We_____have' undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Biharof_____Building(s)/_____ Wing(s) of the_____Phase_____situated on the plot bearing /CTS No./Survey No./ Plot No. **690** of **Khata No 81 Thana No.- 33, Mauza- Beur, Thana – Phulwari Sharif, Patna** admeasuring **1264.94** sq.mts. Area being developed by **RAJKUNWAR CONSTRUCTION PRIVATE LIMITED DIRECTOR –SONU KUMAR**

Following technical professionals are appointed by Owner / Promoter: —

i. M/s /Shri/Smt_____as L.S. / Architect;
ii. M/s /Shri/Smt RAJU KUMAR as Structural Consultant
iii. M/s /Shri/Smt _____as MEP Consultant
iv. M/s /Shri/Smt_____as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimated cost calculations are based on the Schedule of rates (name of the schedule of Rates) ---------- and

ER. RAJU KUMAR
STRUCTURAL ENGINEER
EMP NO - BR/UDHD/SE/23-0104
UDHD BIHAR (PATNA)

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Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by _____ Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.4,00,00,000 (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. **Rs. 15,58,050.00** (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. 3,84,41,950 (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_____or called _____

(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 28/02/2024 date of Registration is	**Rs. 4,00,00,000.00**
2	Cost incurred as on 31/03/2024 (Based on the Estimated cost)	**Rs. 15,58,050.00**
3	Work done in Percentage (As Percentage of the estimated cost)	**3.895%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 3,84,41,950**
5	Cost Incurred on Additional /Extra Items as on _____not included in theEstimated Cost (Annexure A)	Rs.0.00

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 _____date of Registration is	Rs. _____

ER. RAJU KUMAR
STRUCTURAL ENGINEER
EMP NO - BR/UDHD/SE/23-0104
UDHD

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2	Cost incurred as on _____ (Based on the Estimated cost).	Rs. _____
3	Work done in Percentage (As Percentage of the estimated cost).	_____%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. _____
5	Cost Incurred on Additional /Extra Items as on_____not included in the Estimated Cost (Annexure A).	Rs. _____

ER. RAJU KUMAR
STRUCTURAL ENGINEER
EMP NO - BR/UDHD/SE/23-0104
UDHD BIHAR (PATNA)

Yours Faithfully, BR/UDHD/SE/23-0104
Signature of Engineer.(License 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 Occupancy Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

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