FORM-1

[seeRegulation3]

ARCHITECT'SCERTIFICATE

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

Date: 7/01/2025

To

M/S Alpha Construction
Near Dps School Junior Wing,Hardeo Kunj
,Priya Darshi Nagar,Patna-801503

Subject:-Certificate of Percentage Work of executed in the project **Ram Sawari Enclave** having no. of Building (S)- 1 Wing(s)- of the Phase-nil bearing the registration no. [Bihar RERA Registration Number] BRERAP12455-001/148/R-1673/2024, and being developed on the plot bearing CS No.-- / Khata No-, Survey Plot No-. **134, 135** demarcated by its Boundaries (latitude-25.5892388'N andLongitude-85.1556368'E of the end point) of the land situated in **Pakri** Village – **Gaytri Nagar Malahi Pakri,** Block – Phulwari Division-- District-Patna PIN-800020, Admeasuring- **566.76** sq. mts. Area being developed by the Promoter - Alpha Construction, Near Dps School Junior Wing,Hardeo Kunj,Priya Darshi Nagar,Patna-801503

Sir,

I/We Abhishek Bardhan have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Ram sawari Encalave Building(s)/ One Wing(s) of the……..Phase of the Project, Situated on the plot bearing C.S. No……../ Survey No. Plot. 134, 135 of Village- Pakri Block Phulwari Division …… District Patna PIN 800020, admeasuring 566.76 sq. mts. Area being Developed by [Promoter's Name] Alpha Construction, Patna-801503, as per the approved plan.

Following technical professionals are appointed by Owner / Promoter :-

i. Mr. Abhishek Bardhan as L.S. / Architect;
ii. Mr. Pradeep Kumar as Structural Consultant
iii. Mr. Rajesh Kumar as Mechanical /Electrical/Plumbing Consultant(MEP)
iv. Mr. Chandan 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 fo reach of the building/Wing of the Real Estate Project as registered vide number BRERAP12455-001/148/R-1673/2024 under Real Estate Regulatory Authority, Bihar is as per table A here in below.

The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table A &B.

TABLE-A

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

Sr. No.	Tasks/Activity	Percentage of work done
1.	Excavation	N/A
2.	Number of basement(s) and Plinth	75%
3.	Number of Podiums	N/A
4.	Stilt Floor	0%
5.	Number of Slabs of Super Structure	0%
6.	Internal Walls, Internal Plaster, Floorings within Flat/Premises, Door and Windows to each of the Flat/Premises.	0%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
10.	Installation of lifts, water pumps , Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s plinth protection, paving of areas appurtenant to Building/Wing, Compound Well and all other requirements as may by required to obtain Occupation/Completion Certificate.	0%

TABLE-B

Internal&ExternalDevelopmentWorksinRespectoftheentireRegisteredPhase

Sl. No	Common areas and Facilities, Amenities	Proposed(Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	No	0%	
2.	Water Supply	Yes	100%	Deep boring
3.	Sewerage (chamber, lines, Septic Tank ,STP)	Yes	0%	
4.	Storm Water Drains	No	0%	
5.	Land scoping & Tree Planting	Yes	0%	
6.	Street Lighting	No	0%	
7.	Community Buildings	No	0%	
8.	Treatment and disposal of sewage and silage water	No	0%	
9.	Solid Waste management &Disposal	No	0%	
10.	Water conservation, Rain water harvesting	No	0%	
11.	Energy management	No	0%	
12.	Fire protection and fire safety requirements	Yes	0%	
13.	Electrical meter room, sub-station, Receiving station	Yes	0%	
14.	Others (Option to Add more)	No	0%	

Yours Faith fully

Signature & Name(INBLOCKLETTERS) of

L.S/Architect (Registration No./License No.....)

AR. ABHISHEK BARDHAN
ARCHITECT
CA/2024/169652

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of up to DECEMBER 2024 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	F266	Name of Firm	ALPHA CONSTRUCTION
Firm Address :	GROUND FLOOR ,HARDEO KUNJ ,NEAR DPS SCHOOLJUNIOR WING,PRIYARDARSHI NAGAR,P.O.-DANAPUR CANTT,P.S.-RUPASPUR,BAILEY ROAD,PATNA-801503		
Total Experience of promoter in Real Estate sector	10		
Total Experience in Real Estate after Implementation of RERA	1		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	N.A.	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	N.A.	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERA12455\001/148/R16732004	Name of Project/Phase of Registered Project	RAM SAWARIA ENCLAVE
Name of Promoter	DHIRENDRA KUMAR	Project Address	GAYATRI NAGAR,MALAHI PAKRI,SECTOR-F,KANKARBAGH, PATNA
Name of Co-promoter	DHEERAJ KUMAR		
Project Registration is valid up to	25/10/2026		
Starting date of Project or Phase of the Project	10/04/2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	RESIDENTIAL	
Period of validity of map by the Competent Authority	11/04/2023 TO 15/04/2028		

M/S ALPHA CONSTRUCTION

PARTNER

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 -	Total Number of Apartments in Landowner's share -
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	3 9	660 SQFT 850,871,808 SQFT		1. Booked / Allotted -6 2. Sold-NA	3. Booked/ Allotted - 6 Sold -0
					Percentage of booking 1	Percentage of booking 0

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	N.A.
NOT APPLICABLE	NOT APPLICABLE	2. Sold -	

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	NA	NA	NA	NA
2.	Fire N.O.C.	NA	NA	NA	NA
3.	Water Supply Permission	NA	NA	NA	NA
4.	NOC from Airport Authority of India	NA	NA	NA	NA
5.	Other Approval(s), if any, required for the Project.	NA	NA	NA	NA

M/S ALPHA CONSTRUCTION

PARTNER

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____(To beaded for each Building / Wing)

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

M/S ALPHA CONSTRUCTION

PARTNER

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	NA	NA

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)
2.	Water Supply	NA	NA	NA
3.	Sewerage (Chamber, Line, Septic Tank, STP)	NA	NA	NA
4.	Storm Water Drains	NA	NA	NA
5.	Landscaping & Tree Planting	NA	NA	NA
6.	Street Lighting	NA	NA	NA
7.	Community Buildings	NA	NA	NA
8.	Treatment and Disposal of Sewage and Sullage Water	NA	NA	NA
9.	Solid Waste Management & Disposal	NA	NA	NA
10.	Water Conservation / Rain Water Harvesting	NA	NA	NA
11.	Energy Management	NA	NA	NA
12.	Fire Protection and Fire Safety Requirements	NA	NA	NA

M/S ALPHA CONSTRUCTION

PARTNER

13.	Closed Parking	NA	NA	NA
14.	Open Parking	NA	NA	NA
15.	Electrical Meter Room, Sub-Station, Receiving Station	NA	NA	NA
16.	Others (Option to Add More)	NA	NA	NA

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 & Footpaths	NA	NA	NA
1.	Internal Roads and foot paths	NA	NA	NA
2.	Water Supply	NA	NA	NA
3.	Sewerage Chambers Septic Tank	NA	NA	NA
4	Drains	NA	NA	NA
5.	Parks, Land Scaping and Tree Planting	NA	NA	NA
6.	Street Lighting	NA	NA	NA
7.	Disposal of sewage & sullage water	NA	NA	NA
8.	Water conservation/Rain Water Harvesting	NA	NA	NA
9.	Energy Management	NA	NA	NA

M/S ALPHA CONSTRUCTION

PARTNER

IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	NA
	2.	Rear Elevation	NA
	3.	Side Elevation	NA
(B)		Photograph of each floor	NA

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	923020048813536
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received up to the Quarter	RS.11,00,000
6.	Actual Cost Incurred up to the Quarter	RS.8,19,700
7.	Net amount at end of the Quarter	Rs.2,80,300
8.	Total expenditure on Project **till date**	Rs. 8,19,700
9.	Cumulative fund collected till the end of Quarter in question	RS.11,00,000
10.	Cumulative expenditure done till the end of Quarter in question	RS.8,19,700

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
N.A.	

M/S ALPHA CONSTRUCTION

PARTNER

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

Undertaking:

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

M/S ALPHA CONSTRUCT

PARTNER

DHEERAJ KUMAR
Signature of Partner
Name : Dheeraj Kumar
Date : 05/01/2025

DHIRENDRA KUMAR
Signature of ~~Promoter~~ Partner
Name: DhirendraKumar
Date:05/01/2025

M/s KUMAR KSHITIJ AND ASSOCIATES
(Chartered Accountants)

TRANSACTION CUM WITHDRAWAL CERTIFICATE

This is to certify that M/s ALPHA CONSTRUCTION A Partnership Firm has started it's residential construction project by name of **"Ram Sawari Enclave"** Vide RERA Registration Number: BRERAP12455-001/148/R-1673/2024 at Gayatri Nagar, Malahi Pakri, F Sector, Kankarbagh, Patna, Bihar. As per Management representation letter received from the Firm, it is evident that it has incurred **Rs.10,98,413/-** in it's pilling work. We have verified the expenditure through invoices and documents presented by them. They are presenting true and correct picture of transactions.

As per above facts it can be construed that they are required to withdraw above amount from the RERA Account Number: 923020048813536 IFSC Code: UTIB0003993 at Axis Bank.

With Regards,

For M/s KUMAR KSHITIJ & ASSOCIATES
Chartered Accountants
FRN No.: 035896C

KSHITIJ KUMAR
(Proprietor)
Mem. No.: 535989

Place: Patna
Date: 17.12.2024
UDIN: 24535989BKEYGF9392

Office Address:
C/o Vijay Kumar Sharma, Ground Floor, H. No. 175, Ram Jaipal Road, Danapur, Patna-801503, Bihar.
E-Mail: kumarkshitijandassociates1@gmail.com






RAM SAWARI ENCLAVE
Contact for 2 BHK & 3 BHK DELUXE FLATS
ALPHA CONSTRUCTION

FORM-1

[seeRegulation3]

ARCHITECT'SCERTIFICATE

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

Date: 7/01/2025

To

M/S Alpha Construction
Near Dps School Junior Wing,Hardeo Kunj
,Priya Darshi Nagar,Patna-801503

Subject:-Certificate of Percentage Work of executed in the project **Ram Sawari Enclave** having no. of Building (S)- 1 Wing(s)- of the Phase-nil bearing the registration no. [Bihar RERA Registration Number] BRERAP12455-001/148/R-1673/2024, and being developed on the plot bearing CS No.-- / Khata No-, Survey Plot No-. **134, 135** demarcated by its Boundaries (latitude-25.5892388'N andLongitude-85.1556368'E of the end point) of the land situated in **Pakri** Village – **Gaytri Nagar Malahi Pakri,** Block – Phulwari Division-- District-Patna PIN-800020, Admeasuring- **566.76** sq. mts. Area being developed by the Promoter - Alpha Construction, Near Dps School Junior Wing,Hardeo Kunj,Priya Darshi Nagar,Patna-801503

Sir,

I/We Abhishek Bardhan have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Ram sawari Encalave Building(s)/ One Wing(s) of the……..Phase of the Project, Situated on the plot bearing C.S. No……../ Survey No. Plot. 134, 135 of Village- Pakri Block Phulwari Division …… District Patna PIN 800020, admeasuring 566.76 sq. mts. Area being Developed by [Promoter's Name] Alpha Construction, Patna-801503, as per the approved plan.

Following technical professionals are appointed by Owner / Promoter :-

i. Mr. Abhishek Bardhan as L.S. / Architect;
ii. Mr. Pradeep Kumar as Structural Consultant
iii. Mr. Rajesh Kumar as Mechanical /Electrical/Plumbing Consultant(MEP)
iv. Mr. Chandan 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 fo reach of the building/Wing of the Real Estate Project as registered vide number BRERAP12455-001/148/R-1673/2024 under Real Estate Regulatory Authority, Bihar is as per table A here in below.

The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table A &B.

TABLE-A

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

Sr. No.	Tasks/Activity	Percentage of work done
1.	Excavation	N/A
2.	Number of basement(s) and Plinth	75%
3.	Number of Podiums	N/A
4.	Stilt Floor	0%
5.	Number of Slabs of Super Structure	0%
6.	Internal Walls, Internal Plaster, Floorings within Flat/Premises, Door and Windows to each of the Flat/Premises.	0%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
10.	Installation of lifts, water pumps , Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s plinth protection, paving of areas appurtenant to Building/Wing, Compound Well and all other requirements as may by required to obtain Occupation/Completion Certificate.	0%

TABLE-B

Internal&ExternalDevelopmentWorksinRespectoftheentireRegisteredPhase

Sl. No	Common areas and Facilities, Amenities	Proposed(Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	No	0%	
2.	Water Supply	Yes	100%	Deep boring
3.	Sewerage (chamber, lines, Septic Tank ,STP)	Yes	0%	
4.	Storm Water Drains	No	0%	
5.	Land scoping & Tree Planting	Yes	0%	
6.	Street Lighting	No	0%	
7.	Community Buildings	No	0%	
8.	Treatment and disposal of sewage and silage water	No	0%	
9.	Solid Waste management &Disposal	No	0%	
10.	Water conservation, Rain water harvesting	No	0%	
11.	Energy management	No	0%	
12.	Fire protection and fire safety requirements	Yes	0%	
13.	Electrical meter room, sub-station, Receiving station	Yes	0%	
14.	Others (Option to Add more)	No	0%	

Yours Faith fully

Signature & Name(INBLOCKLETTERS) of

L.S/Architect (Registration No./License No.....)

AR. ABHISHEK BARDHAN
ARCHITECT
CA/2024/169652

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of up to DECEMBER 2024 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	F266	Name of Firm	ALPHA CONSTRUCTION
Firm Address :	GROUND FLOOR ,HARDEO KUNJ ,NEAR DPS SCHOOLJUNIOR WING,PRIYARDARSHI NAGAR,P.O.-DANAPUR CANTT,P.S.-RUPASPUR,BAILEY ROAD,PATNA-801503		
Total Experience of promoter in Real Estate sector	10		
Total Experience in Real Estate after Implementation of RERA	1		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	N.A.	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	N.A.	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERA12455\001/148/R16732004	Name of Project/Phase of Registered Project	RAM SAWARIA ENCLAVE
Name of Promoter	DHIRENDRA KUMAR	Project Address	GAYATRI NAGAR,MALAHI PAKRI,SECTOR-F,KANKARBAGH, PATNA
Name of Co-promoter	DHEERAJ KUMAR		
Project Registration is valid up to	25/10/2026		
Starting date of Project or Phase of the Project	10/04/2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	RESIDENTIAL	
Period of validity of map by the Competent Authority	11/04/2023 TO 15/04/2028		

M/S ALPHA CONSTRUCTION

PARTNER

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 -	Total Number of Apartments in Landowner's share -
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	3 9	660 SQFT 850,871,808 SQFT		1. Booked / Allotted -6 2. Sold-NA	3. Booked/ Allotted - 6 Sold -0
					Percentage of booking 1	Percentage of booking 0

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	N.A.
NOT APPLICABLE	NOT APPLICABLE	2. Sold -	

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	NA	NA	NA	NA
2.	Fire N.O.C.	NA	NA	NA	NA
3.	Water Supply Permission	NA	NA	NA	NA
4.	NOC from Airport Authority of India	NA	NA	NA	NA
5.	Other Approval(s), if any, required for the Project.	NA	NA	NA	NA

M/S ALPHA CONSTRUCTION

PARTNER

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____(To beaded for each Building / Wing)

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

M/S ALPHA CONSTRUCTION

PARTNER

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	NA	NA

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)
2.	Water Supply	NA	NA	NA
3.	Sewerage (Chamber, Line, Septic Tank, STP)	NA	NA	NA
4.	Storm Water Drains	NA	NA	NA
5.	Landscaping & Tree Planting	NA	NA	NA
6.	Street Lighting	NA	NA	NA
7.	Community Buildings	NA	NA	NA
8.	Treatment and Disposal of Sewage and Sullage Water	NA	NA	NA
9.	Solid Waste Management & Disposal	NA	NA	NA
10.	Water Conservation / Rain Water Harvesting	NA	NA	NA
11.	Energy Management	NA	NA	NA
12.	Fire Protection and Fire Safety Requirements	NA	NA	NA

M/S ALPHA CONSTRUCTION

PARTNER

13.	Closed Parking	NA	NA	NA
14.	Open Parking	NA	NA	NA
15.	Electrical Meter Room, Sub-Station, Receiving Station	NA	NA	NA
16.	Others (Option to Add More)	NA	NA	NA

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 & Footpaths	NA	NA	NA
1.	Internal Roads and foot paths	NA	NA	NA
2.	Water Supply	NA	NA	NA
3.	Sewerage Chambers Septic Tank	NA	NA	NA
4	Drains	NA	NA	NA
5.	Parks, Land Scaping and Tree Planting	NA	NA	NA
6.	Street Lighting	NA	NA	NA
7.	Disposal of sewage & sullage water	NA	NA	NA
8.	Water conservation/Rain Water Harvesting	NA	NA	NA
9.	Energy Management	NA	NA	NA

M/S ALPHA CONSTRUCTION

PARTNER

IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	NA
	2.	Rear Elevation	NA
	3.	Side Elevation	NA
(B)		Photograph of each floor	NA

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	923020048813536
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received up to the Quarter	RS.11,00,000
6.	Actual Cost Incurred up to the Quarter	RS.8,19,700
7.	Net amount at end of the Quarter	Rs.2,80,300
8.	Total expenditure on Project **till date**	Rs. 8,19,700
9.	Cumulative fund collected till the end of Quarter in question	RS.11,00,000
10.	Cumulative expenditure done till the end of Quarter in question	RS.8,19,700

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
N.A.	

M/S ALPHA CONSTRUCTION

PARTNER

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

Undertaking:

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

M/S ALPHA CONSTRUCT

PARTNER

DHEERAJ KUMAR
Signature of Partner
Name : Dheeraj Kumar
Date : 05/01/2025

DHIRENDRA KUMAR
Signature of ~~Promoter~~ Partner
Name: DhirendraKumar
Date:05/01/2025

M/s KUMAR KSHITIJ AND ASSOCIATES
(Chartered Accountants)

TRANSACTION CUM WITHDRAWAL CERTIFICATE

This is to certify that M/s ALPHA CONSTRUCTION A Partnership Firm has started it's residential construction project by name of **"Ram Sawari Enclave"** Vide RERA Registration Number: BRERAP12455-001/148/R-1673/2024 at Gayatri Nagar, Malahi Pakri, F Sector, Kankarbagh, Patna, Bihar. As per Management representation letter received from the Firm, it is evident that it has incurred **Rs.10,98,413/-** in it's pilling work. We have verified the expenditure through invoices and documents presented by them. They are presenting true and correct picture of transactions.

As per above facts it can be construed that they are required to withdraw above amount from the RERA Account Number: 923020048813536 IFSC Code: UTIB0003993 at Axis Bank.

With Regards,

For M/s KUMAR KSHITIJ & ASSOCIATES
Chartered Accountants
FRN No.: 035896C

KSHITIJ KUMAR
(Proprietor)
Mem. No.: 535989

Place: Patna
Date: 17.12.2024
UDIN: 24535989BKEYGF9392

Office Address:
C/o Vijay Kumar Sharma, Ground Floor, H. No. 175, Ram Jaipal Road, Danapur, Patna-801503, Bihar.
E-Mail: kumarkshitijandassociates1@gmail.com