FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (year)

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. U45201BR2019PTC042741	Name of Firm	IMPERIAL BUILDERS AND DEVELOPERS PVT. LTD.
Firm Address :	HOUSE NO. H/2, SADHANAPURI, GARDANIBAGH, PATNA, BIHAR-800001		
Total Experience of promoter in Real Estate sector	10 YEARS		
Total Experience in Real Estate after Implementation of RERA	07 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NIL	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP12611-001/15/R-1669/2024	Name of Project/Phase of Registered Project	R.B ENCLAVE
Name of Promoter	IMPERIAL BUILDERS AND DEVELOPERS PVT. LTD.	Project Address	ROAD NO.-10, BABUBAZAR, GARDANIBAGH, PATNA-800002
Name of Co-promoter	N/A		
Project Registration is valid up to	11-12-2028		
Starting date of Project or Phase of the Project	09-04-2024		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	11-12-2028		

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-21	Total Number of Apartments in Landowner's share - FLAT-21
R.B. ENCLAVE	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	30 12		42	1. Booked / Allotted -02 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 10%	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 -	02
R.B. ENCLAVE	42	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.	Sate Fire Services, Patna, Bihar		24/12/2021	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	Airports Authority Of India		10/03/2021	
5.	Other Approval(s), if any, required for the Project.	N/A			

VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No. P/DHIRACHAK/PRN-G+7/480/2022			
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)	100%	
2.	Basements (if any)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	60%	30-11-2025
5.	Stilt Floor	50%	30-12-2025
6.	Slabs of Super Structure	20%	31-12-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	21-05-2027 30-10-2027 30-10-2027 30-10-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	31-12-2027 31-12-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	10% 10% 0%	31-12-2027 31-12-2027 31-12-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	30-01-2028 30-01-2028 30-01-2028 30-01-2028

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% 0% 0% 0% 0% 0% 0%	01-05-2028 01-05-2028 01-05-2028 01-05-2028 01-05-2028 01-05-2028 01-05-2028

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%	10-04-2028
2.	Water Supply	YES	0%	18-02-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	10-02-2028
4.	Storm Water Drains	YES	0%	10-02-2028
5.	Landscaping & Tree Planting	YES	0%	10-04-2028
6.	Street Lighting	YES	0%	10-04-2028
7.	Community Buildings	NO	N/A	

8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	0%	01-01-2028
10.	Water Conservation / Rain Water Harvesting	YES	0%	10-02-2028
11.	Energy Management	YES	0%	10-04-2028
12.	Fire Protection and Fire Safety Requirements	YES	0%	10-09-2028
13.	Closed Parking	YES	0%	10-04-2028
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	10-09-2028
16.	Others (Option to Add More)			

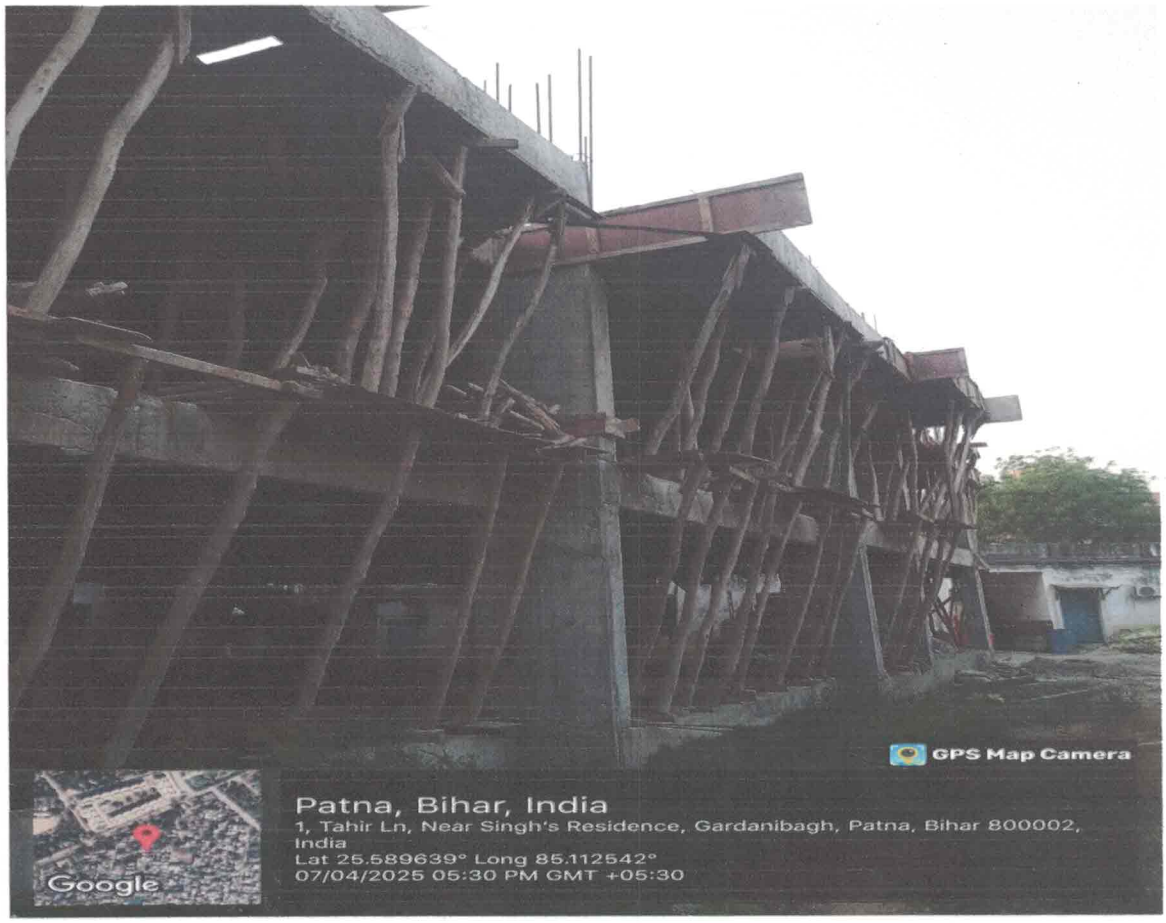
VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		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			

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	




GPS Map Camera
Patna, Bihar, India
1, Tahir Ln, Near Singh's Residence, Gardanibagh, Patna, Bihar 800002, India
Lat 25.589639° Long 85.112542°
07/04/2025 05:30 PM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
1, Tahir Ln, Near Singh's Residence, Gardanibagh, Patna, Bihar 800002, India
Lat 25.589647° Long 85.112333°
07/04/2025 05:27 PM GMT +05:30
Google



X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	40180200000490
2.	Estimated Cost of the Project including land cost at the start of the Project	10,79,93,696=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	6,50,93,696=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	4,25,614=00
6.	Actual Cost Incurred during the Quarter	4,18,977=00
7.	Net amount at end of the Quarter	6,637=00
8.	Total expenditure on Project **till date**	67,63,266=00
9.	Cumulative fund collected till the end of Quarter in question	23,45,760=00
10.	Cumulative expenditure done till the end of Quarter in question	67,63,266=00

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	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?		

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1 BHK- 2 BHK -30 3 BHK-12 4 BHK- 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

XV. BROCHURE /Prospectus
XVI Grievance Redressal Officer **Name :** MANISH KUMAR **Contact No :** 7301686951 **Email id :** imperialbuilders.rb@gmail.com **Address :** SMT. KUSUM DEVI, W/O-SRI RAMADHAR YADAV, H.NO-H/2, SADHANAPURI, GARDANIBAGH, PATNA

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.

Imperial Builders and Developers Private Limited

Director

Signature of Promoter

Name: MANISH KUMAR

Date:

FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date: **07/04/2025**

To,
The **IMPERIAL BUILDERS AND DEVELOPERS PVT. LTD**
GARDANIBAGH, PATNA-2

Subject: Certificate of Percentage of Completion of Construction Work of

R.B ENCLAVE No. of Building(s)/---------- Wing(s) of the---------- Phase of the Project [Bihar RERA Registration Number (**BRERAP12611-001/15/R-1669/2024**)] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No **2168, 2170, 2167, 2166** demarcated by its boundaries (latitude and longitude of the end points) **ROAD** to the North **BHARAT CHAUDHARY** to the South **SANJAY YADAV** to the East **DHIRAJ CHAURASIYA** to the West of Division **PATNA** village **BABU BAZAR** Block **PATNA SADAR** District **PATNA** PIN **800002** admeasuring **1578.85** sq.mts. area being developed by **IMPERIAL BUILDERS AND DEVELOPERS PVT. LTD**

Sir,

I/ We. **UMASHANKAR KUMAR** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **R.B ENCLAVE** Building(s)/---------- ----------Wing(s) of the ---------- Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. **2168, 2170, 2167, 2166** of Division **PATNA** Village **BABAU BAZAR** Block **PATNA SADAR** PIN **800002** District **PATNA** admeasuring **1578.85** sq.mts.area being developed by **IMPERIAL BUILDERS AND DEVELOPERS PVT. LTD**

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. **MANOJ KUMAR** as Structural Consultant
   (iii) M/s /Shri / Smt. **JITENDRA KUMAR** as MEP Consultant
   (iv) M/s /Shri / Smt. **RAVI 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 **BRERAP12611-001/15/R-1669/2024** 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/ Wing number R.B ENCLAVE (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)	**N/A**	
3.	Podiums(if any)	**N/A**	
4.	Plinth	**60%**	**30/11/2025**
5.	Stilt Floor	**50%**	**30/12/2025**
6.	Slabs of Super Structure	**20%**	**31/12/2026**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**0%**	**30/10/2027**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**31/12/2027**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**10%**	**31/12/2027**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**30/01/2028**
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%**	**01/05/2028**

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**	0%	10/04/2028
2.	Water Supply	**YES**	0%	18/02/2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	**YES**	0%	10/02/2028
4.	Storm Water Drains	**YES**	0%	10/02/2028
5.	Landscaping & Tree Planting	**YES**	0%	10/04/2028
6.	Street Lighting	**YES**	0%	10/04/2028
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	**YES**	0%	01/10/2028
10.	Water Conservation/Rain Water Harvesting	**YES**	0%	10/02/2028
11.	Energy Management	**YES**	0%	10/04/2028
12.	Fire Protection and Fire Safety Requirements	**YES**	0%	10/09/2028
13.	Electric Meter Room	**YES**	0%	10/09/2028
14.	Any Other Amenities			

Yours Faithfully,

AR. UMASHANKAR KUMAR
REGISTERED ARCHITECT
REG. NO.- CA/2011/54023

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

(Registration No./License No .....

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 : 08-04-2025

To,
The **IMPERIAL BUILDERS AND DEVELOPERS PVT. LTD**
GARDANIBAGH, PATNA-2

Subject : Certificate of Cost Incurred for Development of [Project Name] **R.B ENCLAVE** for Construction of _____building(s)/_____Wing(s) of the _____Phase

(Bihar RERA Registration Number) **BRERAP12611-001/15/R-1669/2024** situated on the Plot bearing Khesra No/Khata No./Thana No./ Tauzi No../C.N.No./CTSNo./SurveyNo./Final Plot No. **2168, 2170, 2167, 2166** demarcated by its boundaries (latitude and longitude of the end points) **ROAD** to the North **BHARAT CHAUDHARY** to the South **SANJAY YADAV** to the East **DHIRAJ CHAURASIYA** To the West of Division **PATNA** Village **BABU BAZAR** Block **PATNA SADAR** District **PATNA** PIN **800002** admeasuring **1578.85** sq.mts. area being developed by **IMPERIAL BUILDERS AND DEVELOPERS PVT. LTD**

Ref: Bihar RERA Registration Number **BRERAP12611-001/15/R-1669/2024**

Sir,

I/ We **MANOJ KUMAR** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being_____ ___Building(s)/ _____Wing(s) of the **R . B ENCLAVE** Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. **2168, 2170, 2167, 2166** of Division **PATNA**Village **BABU BAZAR** Taluka **GARDANIBAGH** District **PATNA** PIN **800002** admeasuring **1578.85** sq.mts. area being developed by

IMPERIAL BUILDERS AND DEVELOPERS PVT. LTD

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 **MANOJ KUMAR** as Structural Consultant
   (iii) M/s /Shri/Smt **JITENDRA KUMAR** as MEP Consultant
   (iv) M/s /Shri/Smt **RAVI KUMAR** as Quantity Surveyor *

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD,GOVERNMENT OF BIHAR

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 **RAVI KUMAR** 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. **10,79,93,696**(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 **PMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **67,63,266**(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 **PMC** (planning Authority) is estimated at Rs. **10,12,30,430** (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 R B ENCLAVE
(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 09/04/2024 date of Registration is	Rs.10,79,93,696
2	Cost incurred as on 31/03/2025 (based on the Estimated cost)	Rs.67,63,266
3	Work done in Percentage (as Percentage of the estimated cost)	10%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.10,12,30,430
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. 00.00

8/04/25
Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD,GOVERNMENT OF BIHAR

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 09/04/2024 date of Registration is	Rs. 10,79,93,696.00
2	Cost incurred as on 31/03/2025 (based on the Estimated cost).	Rs.67,63,266 .00
3	Work done in Percentage (as Percentage of the estimated cost).	10%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.10,12,30,430 .00
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. 0.00

Yours Faithfully,

Manoj Kumar

Signature of Engineer.

08-04-2025

(Licence No.....)

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD,GOVERNMENT OF BIHAR

*** 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

R K B Y & CO
Chartered Accountants

LG 11 Ground Floor, Adison Arced
Frazer Road, Patna-800001 (Bihar)
: 9810857805, 7277602775
Carajeev@rediffmail.com

(FOR REGISTRATION OF TA PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project State RERA Registration Number BRERAP12611-001/15/R-1669/2024

Project Name

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		
	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	Amount 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.		
	e	Land Premium payable as per annual statement of rats (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		

R K B Y & CO. PATNA FRN-022629C CHARTERED ACCOUNTANTS

Branch Office :

1. Prem Sandesh Bhawan, Gali No-2, Line Par, Mirazapur Nawadah, Bihar 805110
Mob.: 9300448164, Email : ravindra.rkyadav@gmail.com

2. House No- D1, Friends Complex, Rahamat Colony, Doranda, Ranchi, Jharkhand 834002
Mob.: 9065348392, Email : cafaisalkhan@gmail.com

	(iii)	Cost towards clearance of land of all or any encumbrance including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation of rent in lieu of transit Accommodation, overhead cost		
	(iv)	Cost of ASR linked premium, fees, charges, and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation		
		Sub-Total of Land Cost		
	ii	Development Cost/Cost of Construction:		
	a (i)	Estimated Cost of Construction as certified by Engineer (Column – A)		
	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)		
	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, 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.		
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.		
	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		
2		Total Estimated Cost of the Real Estate Project (1 (i) + (ii) of Estimated) Column – A		
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + (ii) of Incurred) Column - B		

R K B Y & CO. * CHARTERED ACCOUNTANTS * PATNA FRN 022629C

4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)		
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)		
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		
8		Net amount which can be withdrawn from the Designated Bank Account under this certificate.		

This certificate is being issued for RERA compliance for Company The Imperial Builders and Developers Pvt. Ltd. for R.B ENCLAVE and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For R K B Y & CO.

Chartered Accountants

FRN No.:- 022629C

PLACE: PATNA

DATE 11.04.2025

R K B Y & CO. PATNA FRN-022629C CHARTERED ACCOUNTANTS

(RAJEEV KUMAR BHARATI)
Partner
M.No. –518038
UDIN 25518038BMJAWK6205

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr.No.		Particulars	Block A	
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred	10,79,93,696	
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)	63,42,240	
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts	23295 Sqft.	
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	6,52,26,000	
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	7,15,68,240	
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.	70%	

This certificate is being issued for RERA compliance for the Company The Imperial Builders and Developers Pvt. Ltd. for R.B ENCLAVE and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For R K B Y & CO.

Chartered Accountants

FRN No.:- 022629C

PLACE: PATNA

DATE 11.04.2025

R K B Y & CO. PATNA FRN 022629C CHARTERED ACCOUNTANTS

(RAJEEV KUMAR BHARATI)
Partner
M.No. –518038
UDIN 25518038BMJAWK6205

Annexure - A

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

Sold Inventory

(Amount in Rs.)

Sr. No.	Flat No.	Carpet Area (in Sq. Ft.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	203	626	43,44,000	11,72,880	31,71,120
2	403	626	43,44,000	11,72,880	31,71,120
					0
					0
					0
Total		1252	86,88,000	23,45,760	63,42,240



(Unsold Inventory Valuation)

Of the Residential/commercial premises Rs. 2,800/- per sqft.* (Super Build-up)

(Amount in Rs.)

Sr. No.	Flat/Shop No.	Carpet Area (in Sq. Ft.)	Super Build-up Area (in Sq. Ft.)	Unit Consideration as per* Minimum Circle Value
1	201	910	1586	44,40,800
2	202	686	1086	30,40,800
3	204	640	1163	32,56,400
4	205	763	1406	39,36,800
5	206	770	1206	33,76,800
6	207	600	956	26,76,800
7	401	910	1586	44,40,800
8	402	686	1086	30,40,800
9	404	640	1163	32,56,400
10	405	763	1406	39,36,800
11	406	770	1206	33,76,800
12	407	600	956	26,76,800
13	501	910	1586	44,40,800
14	502	686	1086	30,40,800
15	503	626	1086	30,40,800
16	504	640	1163	32,56,400
17	505	763	1406	39,36,800
18	506	770	1206	33,76,800
19	507	600	956	26,76,800
Total		13,733	23,295	6,52,26,000

*** As per minimum circle value**

R K & CO. PATNA FRN 022629C CHARTERED ACCOUNTANTS