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	PARTNERSHIP DEED NO. 587 DATED-16/07/2018	Name of Firm	RAJDHANI DEVELOPERS
Firm Address :	A/36, ASHOKPURI COLONY, AKASHWANI MARG, RUKUNPURA, PATNA, BIHAR-800014		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
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	BRERAP12637-001/34/R-1682/2024	Name of Project/Phase of Registered Project	RAJDHANI PALACE
Name of Promoter	RAJDHANI DEVELOPERS	Project Address	IN FRONT OF PILLAR 212 & 213, WEST OF PATLIPUTRA SATATION, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	23-06-2028		
Starting date of Project or Phase of the Project	24-04-2024		
Type of Project or Phase of the Project	Residential-cum-Commercial		
Period of validity of map by the Competent Authority	23-06-2028		

For RAJDHANI DEVELOPERS

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 - FLAT-10, SHOP-09	Total Number of Apartments in Landowner's share - FLAT-10, SHOP-08
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	04 16 17		FLAT-20 SHOP-17	1. Booked / Allotted -NIL 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 0%	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 -	NIL
	20	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.	N/A			
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 RAJDHANI DEVELOPERS

PARTNER

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 46/23-24

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)	90%	
3.	Podiums (if any)		
4.	Plinth	90%	25/05/2025
5.	Stilt Floor	0%	27/07/2025
6.	Slabs of Super Structure	0%	21/12/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	26/04/2026 26/06/2026 26/07/2026 26/09/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	18/02/2027 18/02/2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 0%	27/06/2027 27/07/2027 27/08/2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	18/03/2028 18/03/2028 18/03/2028 18/04/2028

For RAJDHANI DEVELOPERS

PARTNER

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%	01/06/2028 01/05/2028 01/06/2028 01/06/2028 01/06/2028 01/06/2028 01/06/2028

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%	15-03-2028
2.	Water Supply	YES	0%	15-03-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	02-05-2028
4.	Storm Water Drains			
5.	Landscaping & Tree Planting	YES	0%	20-04-2028
6.	Street Lighting	YES	0%	25-07-2028
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	

For RAJDHANI DEVELOPERS

PARTNER

9.	Solid Waste Management & Disposal	YES	0%	20-06-2028
10.	Water Conservation / Rain Water Harvesting	YES	0%	02-01-2028
11.	Energy Management	YES	0%	02-01-2028
12.	Fire Protection and Fire Safety Requirements	NO	N/A	
13.	Closed Parking	YES	0%	10-06-2028
14.	Open Parking	YES	0%	
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			
8.	Water conservation/Rain Water Harvesting			

For RAJDHANI DEVELO...

PARTNER

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	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	23970210002094
2.	Estimated Cost of the Project including land cost at the start of the Project	7,65,52,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,82,76,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	NO
5.	Amount received during the Quarter	00=00
6.	Actual Cost Incurred during the Quarter	00=00
7.	Net amount at end of the Quarter	00=00
8.	Total expenditure on Project **till date**	00=00
9.	Cumulative fund collected till the end of Quarter in question	00=00
10.	Cumulative expenditure done till the end of Quarter in question	00=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.	NO

For RAJDHANI DEVELOPERS

PARTNER

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	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
1 BHK- 2 BHK, -04 3 BHK-16 4 BHK- Shop- 17 Bungalow - Plot etc	NO BOOKING	

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : JAI NARAYAN SINHA
Contact No : 8791624260
Email id : rajdhanidevelopers5@gmail.com
Address : A/36, ASHOK PURI, KHAJPURA, NEAR B.V COLLEGE, PATNA

For RAJDHANI DEVELOPERS

PARTNER

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.

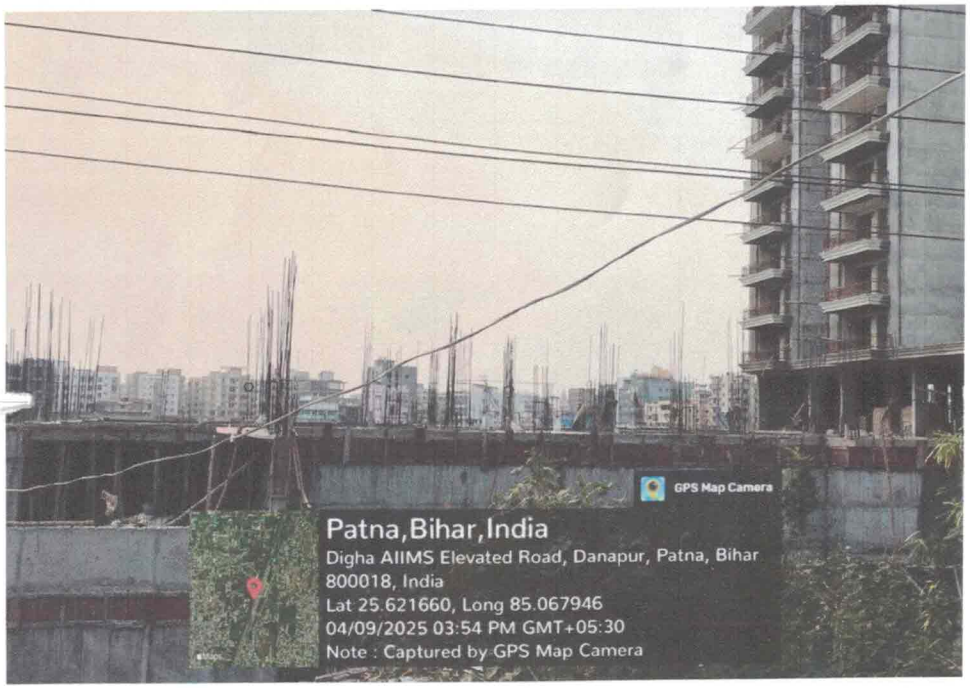
For RAJDHANI DEVELOPERS

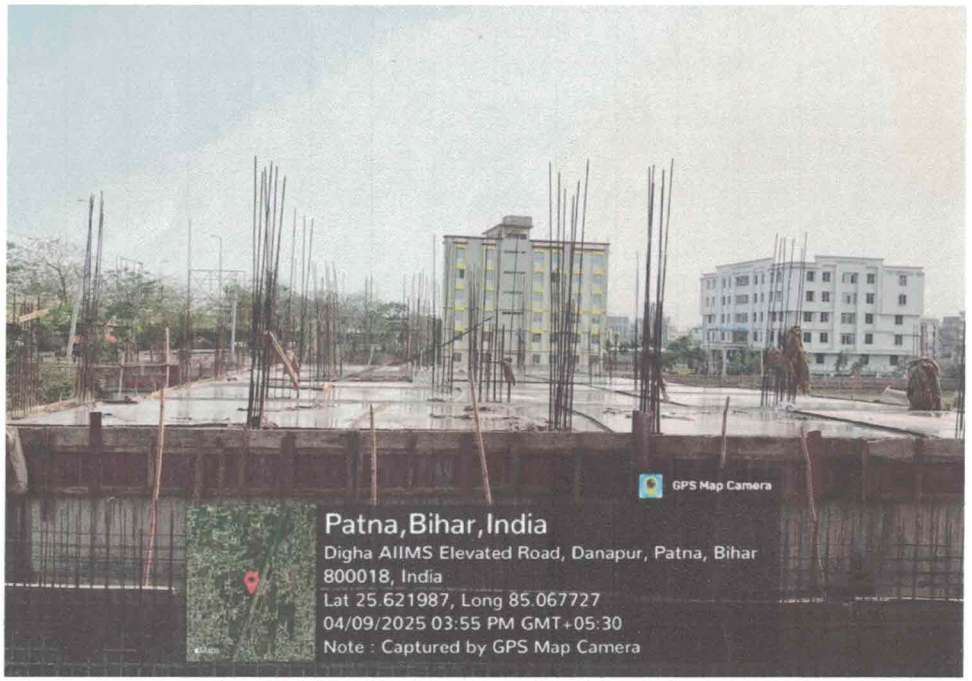
PARTNER

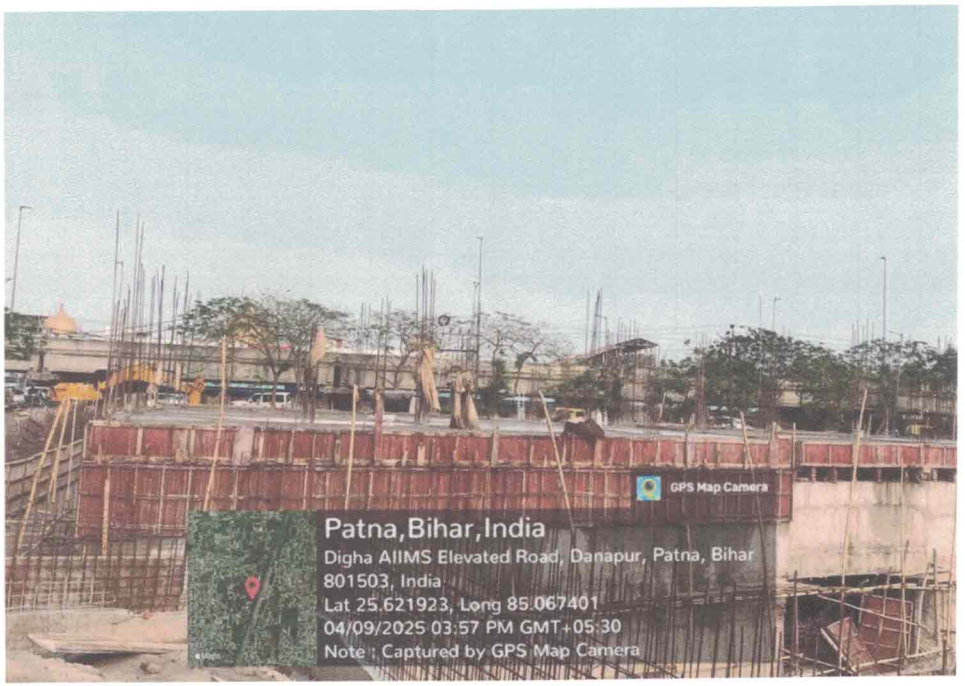
Signature of Promoter

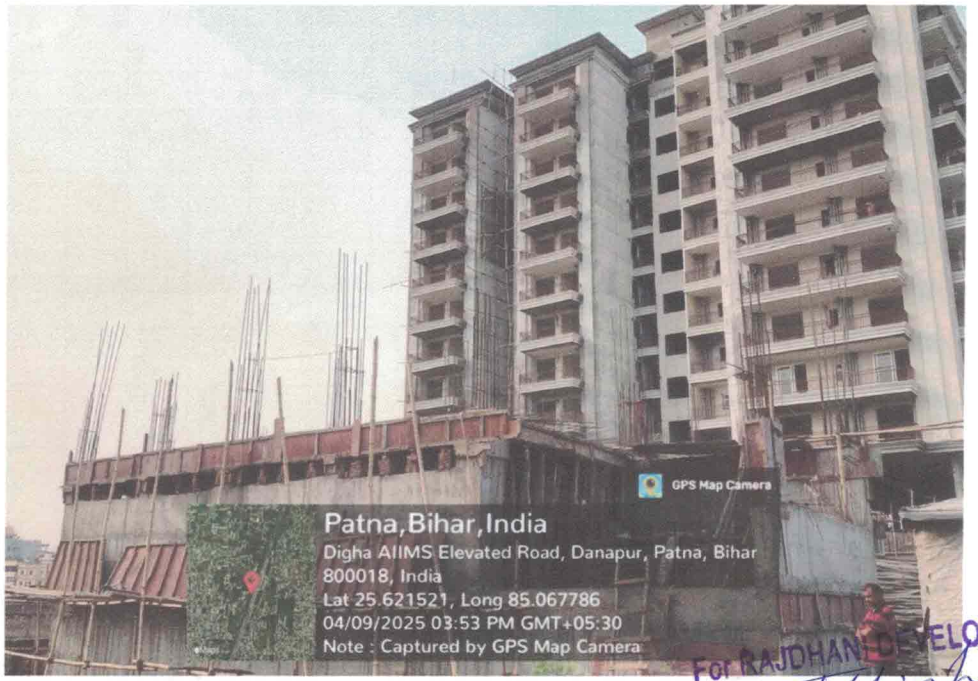
Name: Jai Narayan Sinha

Date: 13/04/2025









For RAJDHANI DEVELOPERS

PARTNER

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-11/04/2025

To,

The **Rajdhani Developers** (Name & Address of Promoter),

A/36, ASHOKPURI COLONY, AKASWANI MARG,

RUKUNPURA, PATNA, BIHAR-800014.

Subject: Certificate of Percentage of Completion of Construction Work of **Rajdhani Palace** No. of Building(s)/ **01** Wing(s) of the---------- Phase of the Project [Bihar RERA Registration Number: **BRERAP12637-001/34/R-1682/2024**] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. **569 & 576** demarcated by its boundaries (latitude and longitude of the end points) **LAT 25°37'18"N LONG 85°04'03"E** to the North, **LAT 25°37'17"N LONG 85°04'03"E** to the South , **LAT25°37'17"N LONG85°04'03"E** to the East, **LAT25°37'18"N, LONG85°04'03"E** to the West of Division: **Danapur** village: **Sikandarpur** Block: **Danapur** District: **Patna** PIN: **800018** admeasuring: **870.13** sq.mts. area being developed by [Promoter's Name] **Rajdhani Developers.**

Sir,

I/ We **Uma Shankar Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **Rajdhani Palace** Building(s)/**01**Wing(s) of the ---------- Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. **569 & 576** of Division: **Danapur** Village: **Sikanderpur**, Block:**Danapur,** District: **Patna**: **800014** admeasuring:**870.13** sq.mts.area being developed by [Promoter's Name] **Rajdhani Developers.**

1. Following technical professionals are appointed by Owner / Promoter:—

(i) M/s/Shri / Smt. **Uma Shankar Kumar**	as L.S. / Architect;
(ii) M/s /Shri / Smt. **Sushil Kumar**	as Structural Consultant
(iii) M/s /Shri / Smt. **Jitendra Kumar**	as MEP Consultant
(iv) M/s /Shri / Smt. **R. S. Singh**	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 **BRERAP12637-001/34/R-1682/2024** Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE 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%**	**15/03/28**
2.	Water Supply	**Yes**	**0%**	**15/03/28**
3.	Sewerage (Chamber, Line, Septic Tank, STP)	**Yes**	**0%**	**02/05/28**
4.	Storm Water Drains	**Yes**	**0%**	-
5.	Landscaping & Tree Planting	**Yes**	**0%**	**20/04/28**
6.	Street Lighting	**Yes**	**0%**	**25/05/28**
7.	Community Buildings	**No**	**0%**	-
8.	Treatment and Disposal of Sewage and Sullage Water	**Yes**	**0%**	-
9.	Solid Waste Management & Disposal	**Yes**	**0%**	**20/05/28**
10.	Water Conservation/Rain Water Harvesting	**Yes**	**0%**	**02/01/28**
11.	Energy Management	**Yes**	**0%**	**02/01/28**
12.	Fire Protection and Fire Safety Requirements	**No**	**0%**	-
13.	Electric Meter Room	**Yes**	**0%**	**02/01/28**
14.	Any Other Amenities	-	-	-

Table-A

Building/ Wing number **Rajdhani Palace** (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	**100%**	**Completed on 24/05/24**
2.	Basements(if any)	**90%**	**23/03/25**
3.	Podiums(if any)	---	
4.	Plinth	**90%**	**25/05/25**
5.	Stilt Floor	**0%**	**27/07/25**
6.	Slabs of Super Structure	**0%**	**21/12/25**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**0%**	**26/09/26**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**18/02/27**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**0%**	**27/07/27**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**18/03/28**
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%**	**01/06/28**

Yours Faithfully,

(UMA SHANKAR KUMAR)

ARCHITECT
UMA SHANKAR KUMAR
Urban Development & Housing Dept.
Govt. of Bihar
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 :-10/04/2025

To,
The **Rajdhani Developers** (Name & Address of Promoter),
A/36, Ashokpuri Colony, Akaswani Marg
Rukunpura, Patna, Bihar-800018

Subject : Certificate of Cost Incurred for Development of [Project Name]**Rajdhani Palace** for Construction of Mixed building(s)/ 01 Wing(s) of the - Phase (**BRERAP12637-001/34/R-1682/2024**) situated on the Plot bearing Khesra No:**569&576**/ Khata No: **198** /Thana No./ Tauzi No../C.N.No./CTSNo./SurveyNo./Final Plot No: **569&576** demarcated by its boundaries (latitude and longitude of the end points) **LAT 25°37' 18"N LONG 85°04' 03"E** _to the North, **LAT 25°37' 17"N LONG 85°04' 03"E** to the South, **LAT 25°37' 17"N LONG 85°04' 03"E** to the East, **LAT 25°37' 18"N LONG 85°04' 03"E** to the West of Division: **Danapur** _ Village: **Sikanderpur** Block: **Danapur** District: **Patna,** PIN: **800018** admeasuring **870.13**sq.mts. area being developed by [Promoter]**Rajdhani Developers**
Ref: Bihar RERA Registration Number(**BRERAP12637-001/34/R-1682/2024**)

Sir,

I/ We **Sushil Kumar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being Mixed Building(s)/ 01 Wing(s) of the - - Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No.**569 & 576** of Division **Danapur** Village **Sikanderpur** Taluka _____ District **Patna** PIN **800018** admeasuring **870.13**sq.mts. area being developed by [Owner/Promoter] **Rajdhani Palace.**

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 **Sushil Kumar**	as Structural Consultant
(iii) M/s /Shri/Smt **Jitendra Kumar**	as MEP Consultant
(iv) M/s /Shri/Smt **R. S. Singh**	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 **Mr. R.S. Singh** Quantity Surveyor* 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. 4,00,000/- (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 Occupancy Certificate / Completion Certificate for the building(s) from the Danapur Nagar Parishad being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 4,00,00,000/- (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 Danapur Nagar Parishad (planning Authority) is estimated at Rs. 2,93,40,385/- (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 Rajdhani Palace
(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 24/06/23 date of Registration is	Rs. 4,00,00,000/-
2	Cost incurred as on 31 Mar 2025 (based on the Estimated cost)	Rs. 1,06,59,615/-
3	Work done in Percentage (as Percentage of the estimated cost)	25%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,93,40,385/-
5	Cost Incurred on Additional /Extra Items as on — not included in the Estimated Cost (Annexure A)	Rs. —

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. _____
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. _____

Yours Faithfully,

Signature of Engineer

(Licence No .....)

SUSHIL KUMAR
Registration No.
BR/UDHD/SE/23-0111
UDHD, Govt. 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

G Gunjan & Associates
Chartered Accountants
FRN-029128C

CA Gaurav Gunjan
Partner, M.N. 446918
CA Amit Kumar
Partner, M.N. 470239

FORM-3
(See Regulation 7(a))

CHARTERED ACCOUNTANT'S CERTIFICATE
(For registration of a project and subsequent withdrawal of money)

Name of the Project and location details: RAJDHANI PALACE

Name of the Promoter of the Project with address: M/s Rajdhani Developers

Cost of Real Estate Project State RERA Registration Number

RERA Registration No.- BRERAP12637-001/34/R-1682/2024.

Sl. No.	Particulars	Amount (in Rs.)	
		Estimated (column-A)	Incurred and Paid (Column-B)
1	(I) **Land Cost:**		
(a)	Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	1,82,76,000/-	
(b)	Amount of Premium payable to obtain development rights, FSI, additional FSI, and any other incentive under DR from Local Authority or State Government or any Statutory Authority	NIL	NIL
(c)	Acquisition cost of TDR (if any)	NIL	NIL
(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. and	NIL	NIL
(e)	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	NIL	NIL
(f)	Under Redevelopment / Rehabilitation Scheme:	NOT APPLICABLE	NOT APPLICABLE

Add- F-102, 1st Floor, Chandrakanta Apartment, Subhjeet Path, Pandooi Kothi,
Boring Road, Patna-800001
Mo-8804726438, Email:- caggunjan@gmail.com; cagauravgunjan@hotmail.com

(i)	Estimated construction cost of redeveloped / rehab building including site development and infrastructure for the same as certified by Engineer(Column-A)	NIL	NIL
(ii)	Actual Cost of construction of redeveloped / rehab building incurred as per the books of accounts as verified by the CA(Column-B) **Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**	NIL	NIL
(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal or legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.	NIL	NIL
(iv)	Fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	NIL	NIL
	Sub-Total of LAND COST	1,82,76,000	NIL

Sl. No.	Particulars	Amount (in Rs.)	
		Estimated (column-A)	Incurred and Paid (Column-B)
(II)	**Development Cost/Cost of Construction:**		
a.	(i) Estimated Cost of Construction as certified by Engineer (Column-A)	5,82,76,000/-	
	(ii) Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column-B) Note: (for adding cost of construction incurred, Minimum of (i) or (ii) is to be considered)		1,10,93,660.47
	(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.	NIL	NIL
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority	NIL	NIL



c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution on construction funding or money borrowed for construction:	NIL	NIL
	Sub-Total of =Development Cost	5,82,76,000/-	1,10,93,660.47

1.	Total Estimated Cost of the Real Estate Project (1(I)+1(II))of Estimated column –A	5,82,76,000/-	
2.	Total Cost Incurred and Paid of the Real Estate Project (1(I)+1(II)) of Incurred and Paid Column –B		1,10,93,660.47
3.	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)____%		19.03%
4.	Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated cost (Sl.No.3/2)		19.03%
5.	Amount which can be withdrawn from the Designated Account: Total Estimated Cost x Proportion of cost incurred and paid (Sl. number 2 x Sl. number 5)		1,10,93,660.47
6.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement **(Customer Collection Not Being Done – No Booking Made)**		NIL
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,10,93,660.47

For G Gunjan & Associates
Chartered Accountant
FRN-029128C

CA Gaurav Gunjan
Partner
M.N. 446918
UDIN **25446918BMJPWJ3289**
Patna, 14-04-2025

(ADDITIONAL INFORMATION)

1. Estimated Balance Cost to complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	4,71,82,339.53
2. Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts) **(NO BOOKING YET MADE)**	NIL
3. (i) Balance Unbooked area (to be certified by Management and to be verified by CA from the records and books of accounts)	16,589 SQ FEET
(ii) Estimated amount of sales proceeds in respect of unbooked apartments as per Annexure-A to this certificate	6,30,82,300/-
4. Estimated receivables of the project. Sum of 2+3 (ii)	6,30,82,300/-
5. Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of the 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.	4,41,57,610/-

For G Gunjan & Associates
Chartered Accountant
FRN-029128C

CA Gaurav Gunjan
Partner
M.N. 446918
UDIN **25446918BMJPWJ3289**
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Annexure-A

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

Booked/Sold Inventory

Sl. No.	Block/Type/ Bungalow/ Category (as per Form 1)	Flat/Bungalow/ Office /Plot No.	Carpet Area (in Sq. Mts.)	Area of exclusive balcony/ verandah (Sq.Mts)	Unit Amount Consideration as per Agreement (as per Clause 1 (b) of the Model Form of Agreement to be entered between Promoter and Allottee (s))	Received Amount	Balance Amount
NOT BOOKED TILL DATE							

	Total Proposed	Total Booked
No. of Covered Parking		
No. of Open Parking		

(Unbooked Inventory Valuation)

Of the Residential/commercial premises Rs. per Sq.Mts.

Sl. No.	Block/Type (as per Form 1)	Flat/Office /Plot No.	Carpet Area (in Sq. Mts.)	Area of exclusive balcony/verandah (Sq. Mts.)	Estimated Amount of Sale Proceeds
01	102		60.1083	9.6619	
02	103		80.6398	9.2903	
03	105		71.8140	11.3342	
04	204		96.4334	14.3091	
05	205		71.8140	11.3342	
06	301		76.4592	10.8697	
07	304		96.4334	14.3091	
08	401		76.4592	10.8697	
09	402		60.1083	9.6619	
10	403		80.6398	9.2903	
11		01	11.5200		
12		02	10.3122		
13		03	5.2026		
14		04	13.0064		
15		10	15.1432		
16		11	18.9522		
17		12	14.6787		
18		13	16.2580		
19		14	13.0993		

G Gunjan & Associates * Chartered Accountants * HANSA