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. U70100BR2016PTC025876	Name of Firm	ADITYA MANVI INFRA PRIVATE LIMITED
Firm Address :	INDUSTRIAL ESTATE ROAD, NEAR LOYOLA SCHOOL, SARASWATI CHAND MARKET, HOTEL SWETA, KURJI MORE, PATNA		
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	BRERAP12678-001/82/R-1727/2024	Name of Project/Phase of Registered Project	PUSHPENDRA ENCLAVE
Name of Promoter	ADITYA MANVI INFRA PRIVATE LIMITED	Project Address	DIGHA AIIMS LINK ROAD, RUPASPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	13/11/2028		
Starting date of Project or Phase of the Project	08/07/2024		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	13/11/2028		

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 -	Total Number of Apartments in Landowner's share -
BLOCK-A & BLOCK-B	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	16 12		FLAT-28	Booked / Allotted -NIL 1. Sold-one	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 7.14%	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 -	ONE
BLOCK-A & BLOCK-B	28	2. Sold -	NIL

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 73/2023-24			
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)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	80%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	15.09.2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	15.03.2026 15.08.2026 10.05.2027 10.10.2027
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%	15.01.2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	20.01.2028 20.01.2028 20.02.2028 20.02.2028

M. K. Singh

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% 50% 0% 0% 50%	13.09.2028 13.05.2028 11.03.2028

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%	25.07.2028
2.	Water Supply	YES	0%	25.08.2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	25.08.2028
4.	Storm Water Drains	YES	0%	25.07.2028
5.	Landscaping & Tree Planting	YES	0%	10.07.2028
6.	Street Lighting	YES	0%	10.07.2028
7.	Community Buildings	NO	N/A	

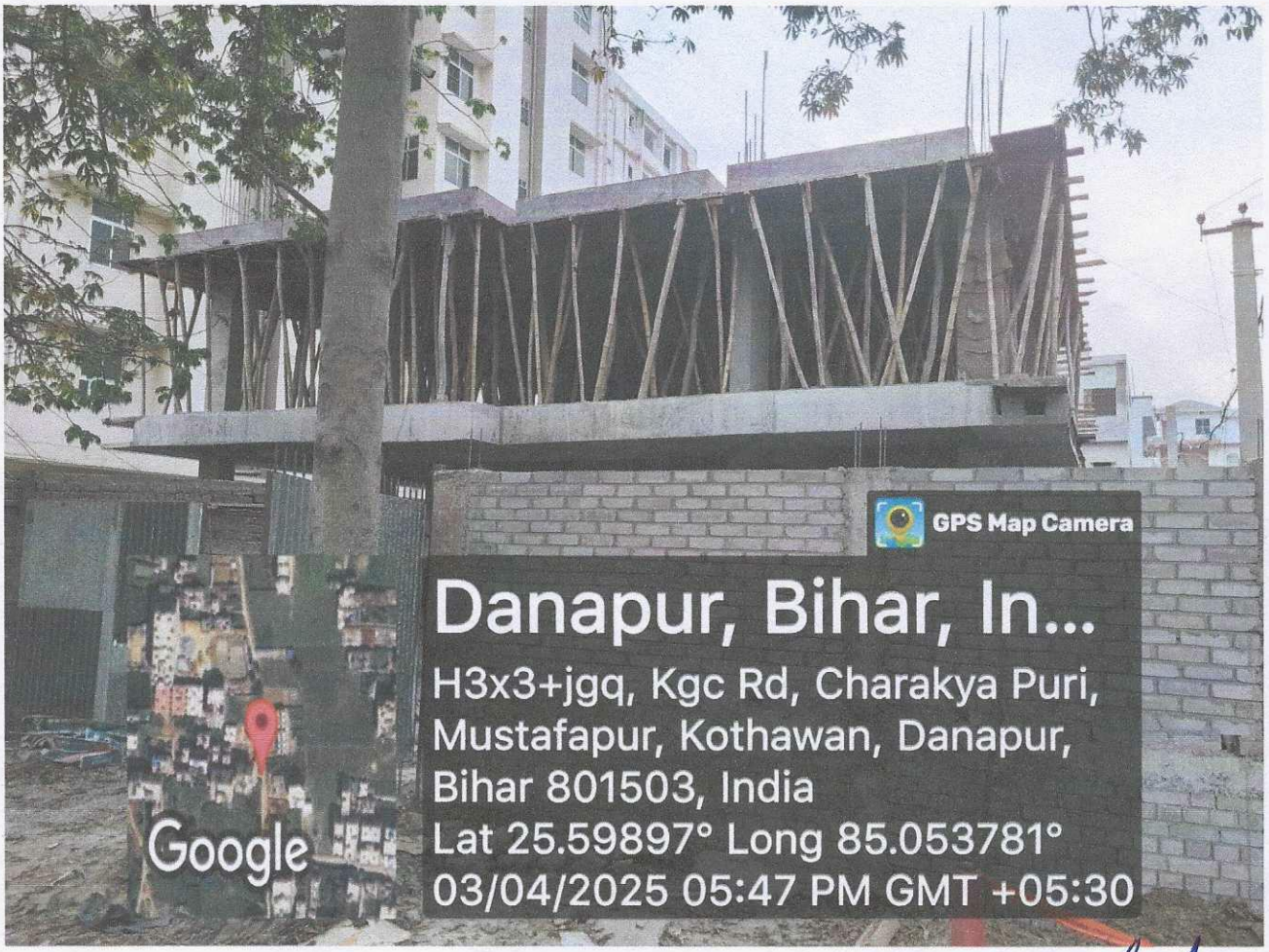
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	05.04.2028
9.	Solid Waste Management & Disposal	YES	0%	30.08.2028
10.	Water Conservation / Rain Water Harvesting	YES	0%	24.08.2028
11.	Energy Management	YES	0%	24.09.2028
12.	Fire Protection and Fire Safety Requirements	YES	0%	24.09.2028
13.	Closed Parking	YES	0%	24.09.2028
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	24.09.2028
16.	Others (Option to Add More)	NO	N/A	

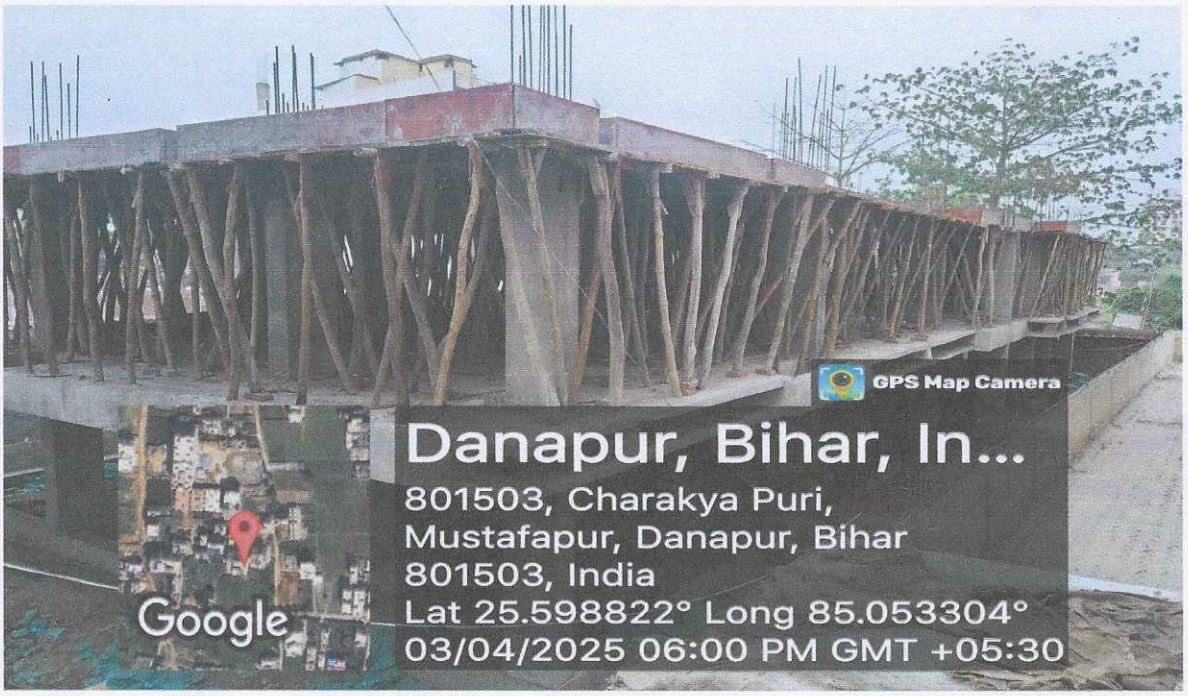
VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		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
Danapur, Bihar, In...
801503, Charakya Puri,
Mustafapur, Danapur, Bihar
801503, India
Lat 25.598822° Long 85.053304°
03/04/2025 06:00 PM GMT +05:30
Google


GPS Map Camera
Danapur, Bihar, In...
801503, Charakya Puri,
Mustafapur, Danapur, Bihar
801503, India
Lat 25.598851° Long 85.053519°
03/04/2025 05:49 PM GMT +05:30
Google

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	60486868454
2.	Estimated Cost of the Project including land cost at the start of the Project	6,06,75,496=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	4,73,93,496=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
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	
10.	Cumulative expenditure done till the end of Quarter in question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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

1.	Sale Deed	NIL
2.	Agreement for Sale	YES
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, -16 3 BHK-12 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc FLAT NO 102 BLOCK A	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
XV. BROCHURE /Prospectus		
XVI Grievance Redressal Officer **Name :** MANISH KUMAR SINGH **Contact No :**7004112180 **Email id :** adityamanviprojects@gmail.com **Address :** INDUSTRIAL ESTATE ROAD, NEAR LOYOLA SCHOOL, SARASWATI CHAND MARKET, HOTEL SWETA, KURJI MORE, PATNA		

Undertaking:

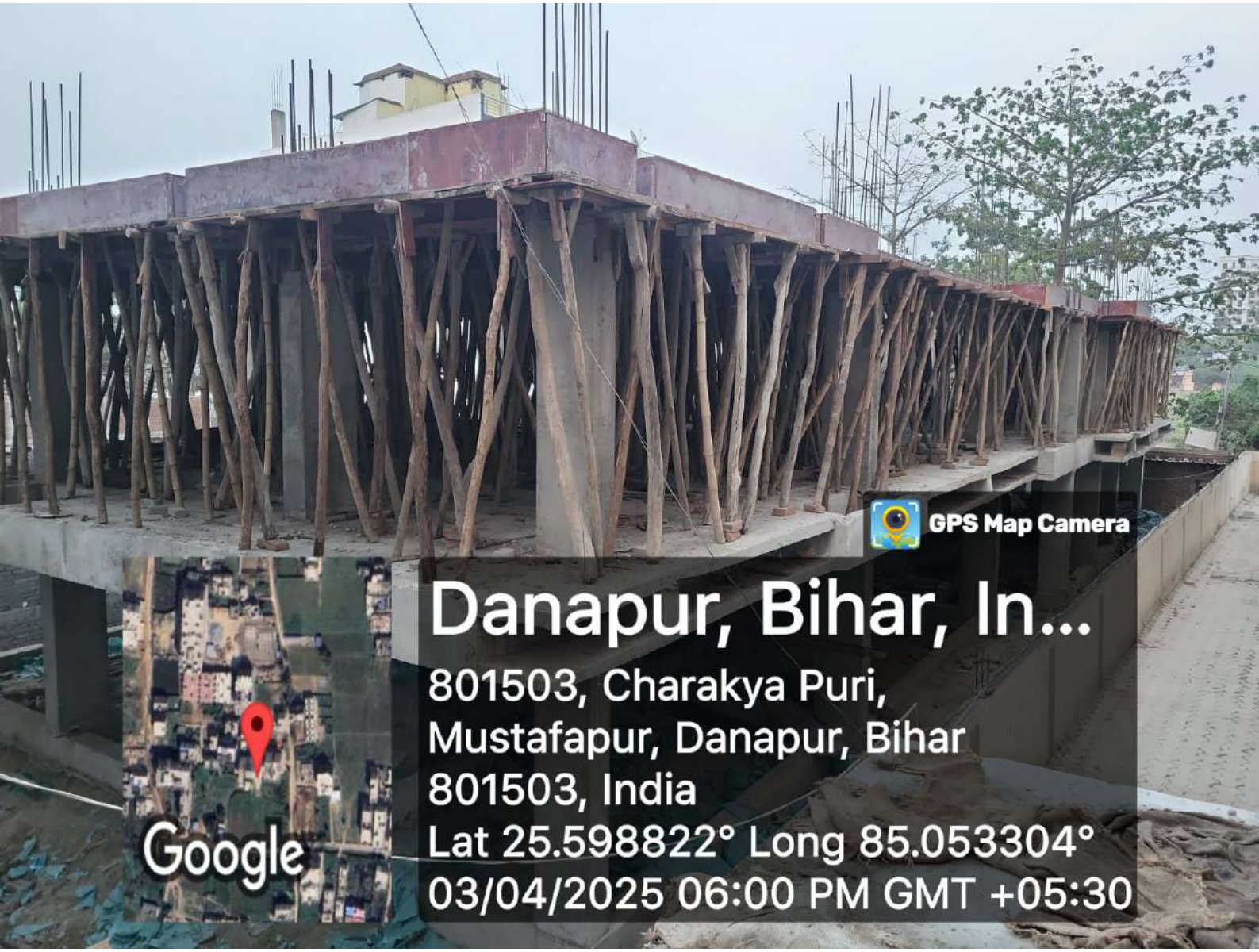
I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned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

M. K. Singh

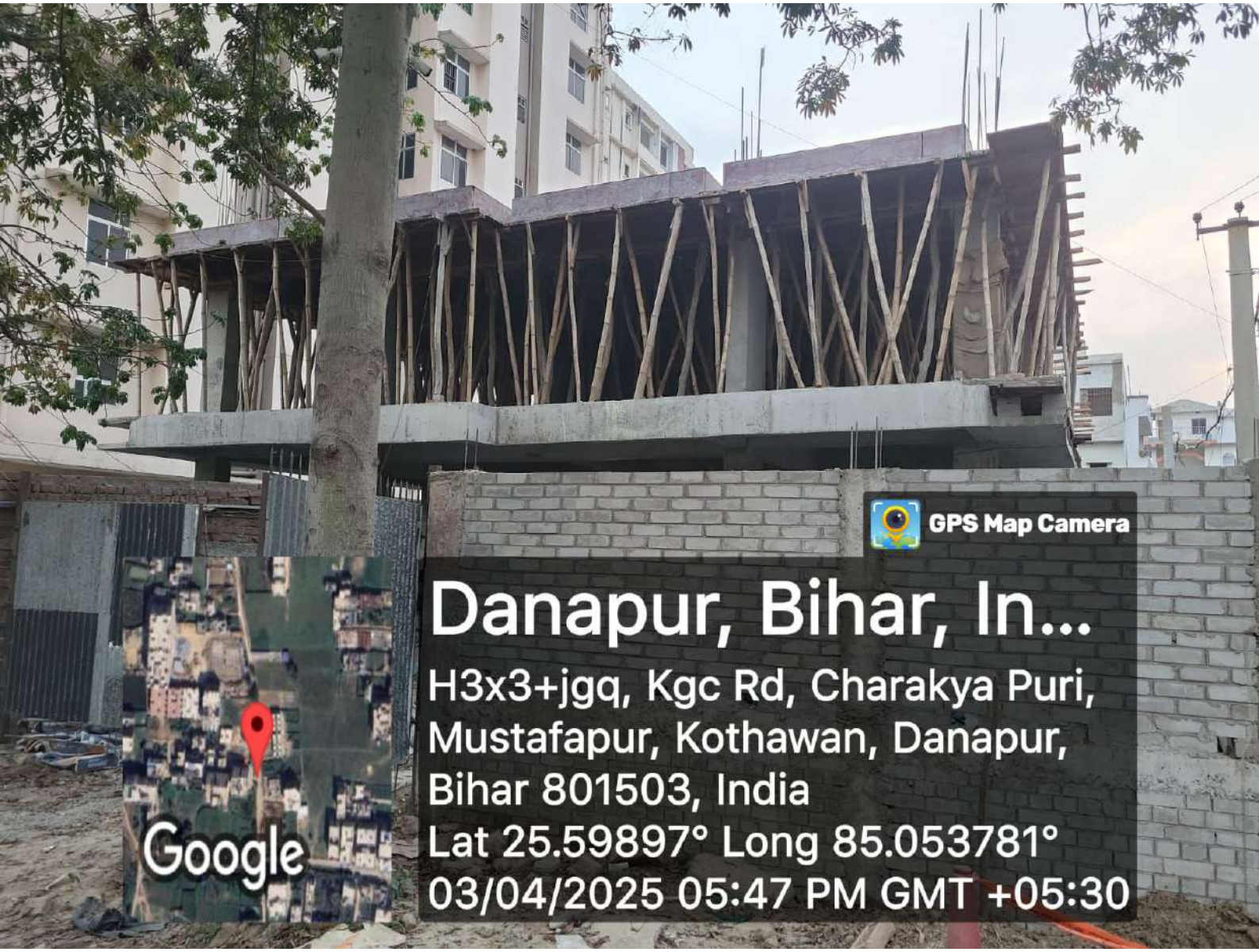
Signature of Promoter

Name:

Date:


GPS Map Camera
Danapur, Bihar, In...
801503, Charakya Puri,
Mustafapur, Danapur, Bihar
801503, India
Lat 25.598822° Long 85.053304°
03/04/2025 06:00 PM GMT +05:30
Google


GPS Map Camera
Danapur, Bihar, In...
801503, Charakya Puri,
Mustafapur, Danapur, Bihar
801503, India
Lat 25.598877° Long 85.053419°
03/04/2025 05:49 PM GMT +05:30
Google


GPS Map Camera
Danapur, Bihar, In...
H3x3+jgq, Kgc Rd, Charakya Puri, Mustafapur, Kothawan, Danapur, Bihar 801503, India
Lat 25.59897° Long 85.053781°
03/04/2025 05:47 PM GMT +05:30
Google

FORM NO. I
[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: **09.04.2025**

To,

The Aditya Manvi Infra Pvt Ltd,
Saraswati Chandra Market, Industrial Estate Road,
Kurji, Patna - 800010

Subject : Certificate of Percentage of Work executed in the project having PUSHPENDRA ENCLAVE No. of Building(s) Two Block (BLOCK A & BLOCK B) bearing the registration no. [BRERAP12678-001/82/R-1727/2024] and being developed on the plot bearing Thana No. 37 Khata no 145 & 66 Plot No. 177 &181 demarcated by its boundaries (latitude 25.598991 and longitude 85.053636 of the end points) BRANCH ROAD to the North APARNA APARTMENT, SURVEY PLOT NO 180 to the South BRANCH ROAD to the East BRANCH ROAD & PRIVATE HOUSE to the West of the land situated in Village Kothwan Block Nagar Parishad Danapur Nizamat Division Danapur District Patna PIN 801503 admeasuring 1035.18 sq.mts. area being developed by ADITY MANVI INFRA PVT LTD.

Sir,

I, We Manish Kumar Singh have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the PUSHPENDRA ENCLAVE Building(s) Two Block of the Project, situated on the plot bearing C.S. No./Survey No./Plot No. 177 & 81 of Village Kothwan Block Nagar Parishad Danapur Nizamat Division Danapur District Patna PIN 801503 admeasuring 1035.18 sq.mts. area being developed by ADITY MANVI INFRA PVT LTD.

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) Shri UMASHANKAR KUMAR as L.S. / Architect;
   (ii) Shri SUSHIL KUMAR as Structural Consultant
   (iii) Shri JITENDRA KUMAR as Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) Shri VICKY KUMAR as Site Supervisor

Based on site Inspection, with respect to reach 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 BRERAP12678-001/82/R- 1727/2024 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 BLOCK A (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	80%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	20%	15.09.2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	15.03.2026 15.08.2026 10.05.2027 10.10.2027
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%	15.01.2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	20.01.2028 20.01.2028 20.02.2028 20.02.2028
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% 50% 0% 0% 50%	13.09.2028 13.05.2028 11.03.2028

Table-A

Building/ Wing number BLOCK B (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	100%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	20%	15.09.2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	15.03.2026 15.08.2026 10.05.2027 10.10.2027
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%	 15.01.2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	20.01.2028 20.01.2028 20.02.2028 20.02.2028
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% 50% 0% 0% 50%	13.09.2028 13.05.2028 11.03.2028

TABLE-B

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

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Actual work done (As on date of the certificate)	Projected date of completion (dd/mm/yyyy)
1	Internal Roads & Foot-Paths	YES	0%	25.07.2028
2	Water Supply	YES	0%	25.08.2028
3	Sewerage (Chamber, lines, Septic Tank, STP)	YES	0%	25.08.2028
4	Storm Water Drains	YES	0%	25.07.2028
5	Landscaping & Tree Planting.	YES	0%	10.07.2028
6	Street Lighting	YES	0%	10.07.2028
7	Community Buildings	NA		
8	Treatment and disposal of sewage and Sullage water	YES	0%	05.04.2028
9	Solid Waste management & Disposal.	YES	0%	30.08.2028
10	Water conservation, Rain water harvesting.	YES	0%	24.08.2028
11	Energy management	YES	0%	24.09.2028
12	Fire protection and fire safety requirements	YES	0%	24.09.2028
13	Electrical meter room, sub-station, receiving station.	YES	0%	24..09.2028
14	Others (Option to Add more).			

Yours Faithfully,

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

Signature & Name (UMASHANKAR KUMAR) of L.S./Architect
(Registration No./license No CA/2011/54023)

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 : 09.04.2025

To,

The Aditya Manvi Infra Pvt Ltd,
Saraswati Chandra Market, Industrial Estate Road,
Kurji, Patna - 800010

Subject : Certificate of Cost Incurred for Development of **PUSHPENDRA ENCLAVE** for Construction of building(s) of Two Block (BLOCK A & BLOCK B) of them (BRERAP12678-001/82/R-1727/2024) situated on the Plot bearing Khesra No 177 & 181/ Khata No. 145 & 66 /Thana No. 37 / Tauzi No.. /C.N.No ./CTSNo. /SurveyNo. /Final Plot No. 177 & 181 demarcated by its boundaries (latitude 25.598991 and longitude 85.053636 of the end points) BRANCH ROAD to the North APARNA APARTMENT, SURVEY PLOT NO 180 to the South BRANCH ROAD to the East BRANCH ROAD & PRIVATE HOUSE to the West of Division Danapur Village Kothwan Block Danapur District Patna PIN 801503 admeasuring 1035.18 sq. mts. area being developed by **ADITY MANVI INFRA PVT LTD.**

Ref: Bihar RERA Registration Number BRERAP12678-001/82/R-1727/2024

Sir,

I, MANISH KUMAR SINGH have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, PUSHPENDRA ENCLAVE Building(s) Two Wing(s) Block A & Block B of the situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 180 of Division Danapur Village Kothwan District Patna PIN 801503 Admeasuring1035.18 sq.mts. area being developed by ADITYA MANVI INFRA PVT LTD.

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

   (i) Shri UMASHANKAR KUMAR as L.S. / Architect;
   (ii) Shri SUSHIL KUMAR as Structural Consultant
   (iii) Shri JITENDRA KUMAR as Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) Shri Anis Kumar as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri Anis 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. 4,73,93,496.00 (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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 10426000.00 (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 Occupancy Certificate / Completion Certificate from 36967496.00 (planning Authority) is estimated at Rs. 47393496.00 (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 BLOCK A
(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 08.07.2024 date of Registration is	Rs. 30975140
2	Cost incurred as on 31.03.2025 (based on the Estimated cost)	Rs. 6814159
3	Work done in Percentage (as Percentage of the estimated cost)	22%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 24160981
5	Cost Incurred on Additional /Extra Items as on ----not included in the Estimated Cost (Annexure A)	Rs. NA

TABLE A

Building /Wing bearing Number_____or called BLOCK B
(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 08.07.2024 date of Registration is	Rs. 1,64,18,356
2	Cost incurred as on 31.03.2025 (based on the Estimated cost)	Rs. 36,11,845
3	Work done in Percentage (as Percentage of the estimated cost)	22%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,28,06,515
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. NA

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 08.07.2024 date of Registration is	Rs. 4,73,93,496
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. 10426000
3	Work done in Percentage (as Percentage of the estimated cost).	22%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 36967496
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. NA

Yours Faithfully,

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

Signature of Engineer. (Licence 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

R K B Y & CO
Chartered Accountants

CA INDIA

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 BRERAP12678-001/82/R/1727/2024

Project Name: **PUSHPENDRA ENCLAVE**

Sr. No.		Particulars	Amount (in Rs.) Estimated Column - A	Amount (in Rs.) Incurred & Paid 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		
4	Percentage of completion of Construction		

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

		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 Aditya Manvi Infra Pvt. Ltd. for PUSHPENDRA 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

(RAJEEV KUMAR BHARATI)

Partner

M.No. –518038

UDIN 25518038BMJAWP4223

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

PLACE: PATNA

DATE 14.04.2025

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr.No.		Particulars	Block A	Block B
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred	3,09,75,140	1,64,18,356
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)	68,14,159	36,11,845
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts	2,41,69,981	1,28,06,515
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	2,41,69,981	1,28,06,515
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,09,75,140	1,64,18,356
5		Amount to be deposited in Designated Account – 70% or 100% if 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	100%	100%

This certificate is being issued for RERA compliance for the Company Aditya Manvi Infra Pvt. Ltd. for PUSHPENDRA 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

(RAJEEV KUMAR BHARATI)

Partner

M.No. –518038

UDIN 25518038BMJAWP4223

PLACE: PATNA

DATE 14.04.2025

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

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	102	903	95,18,000	5,00,000	90,18,000
					0
					0
Total		903	95,18,000	5,00,000	90,18,000



(Unsold Inventory Valuation)

Of the Residential/commercial premises (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

* As per minimum circle value

