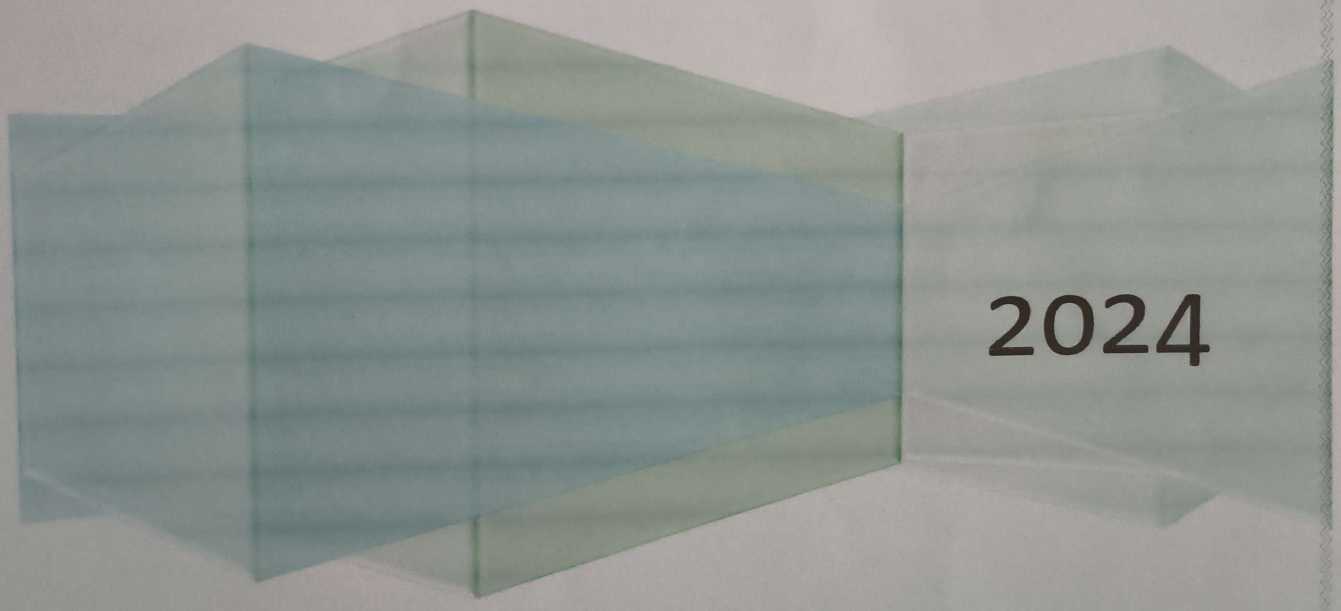
PROJECT NAME – SATYA DARBAR

PROMOTER NAME –DARBAR SQUARE HOMES DEVELOPERS

RERA REGISTRATION NO. BRERAP12712-001/43/R-1737/2024

QUARTERLY PROGRESS REPORT FOR RERA, BIHAR

Period – OCT TO DEC 2024



2024

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FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	REGISTRATION NO. 10CBGPK2064P2ZM	Name of Firm	DARBAR SQUARE HOMES DEVELOPERS
Firm Address :	334/9A, PIT COLONY,NEAR KENDRIYA VIDYALAYA, KANKARBAGH, 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	BRERAP12712-001/43/R-1737/2024	Name of Project/Phase of Registered Project	SATYA DARBAR
Name of Promoter	DARBAR SQUARE HOMES DEVELOPERS	Project Address	EKTAPURAM, GOPALPUR, KAMTACHAK, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	19-01-2029		
Starting date of Project or Phase of the Project	25-07-2024		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	19-01-2029		

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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.	06 07		FLAT-13	FLAT-07 1. Booked / Allotted -NIL 2. Sold-NIL	FLAT-06 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:	
	13	1. Booked/Allotted -	NIL
		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			

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. PMAA/PRN/KAMTACHAK/GOPALPUR/G+03/59/2022

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)	N/A	
2.	Basements (if any)	50%	30-06-2025
3.	Podiums (if any)	0%	31-07-2025
4.	Plinth	50%	30-06-2025
5.	Stilt Floor	0%	30-08-2025
6.	Slabs of Super Structure	0%	30-06-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31-12-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	31-03-2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30-04-2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30-05-2028

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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%	31-10-2028

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%	30-06-2028
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30-06-2028
4.	Storm Water Drains	YES	0%	30-06-2028
5.	Landscaping & Tree Planting	YES	0%	30-06-2028
6.	Street Lighting	YES	0%	30-10-2028
7.	Community Buildings	NO	N/A	

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8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	30-10-2028
9.	Solid Waste Management & Disposal	YES	0%	30-10-2028
10.	Water Conservation / Rain Water Harvesting	YES	0%	30-10-2028
11.	Energy Management	YES	0%	30-10-2028
12.	Fire Protection and Fire Safety Requirements	NO	N/A	
13.	Closed Parking	YES	0%%	30-10-2028
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO		

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			

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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	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	42658547373
2.	Estimated Cost of the Project including land cost at the start of the Project	2,05,42,056=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	1,67,92,056=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	
6.	Actual Cost Incurred during the Quarter	
7.	Net amount at end of the Quarter	
8.	Total expenditure on Project **till date**	
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

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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	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, -06 3 BHK-07 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

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XVI Grievance Redressal Officer

Name : RACHNA KUMARI

Contact No : 8873693526

Email id : darbarifirst@gmail.com

Address : 334/9A, PIT COLONY,NEAR KENDRIYA VIDYALAYA, KANKARBAGH, 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.

DARBAR SQUARE HOMES DEVELOPER

Rachna Kumari

Director

Signature of Promoter

Name:

Date:

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प्रोजेक्ट का नाम - SATYA DARBAR
कम्पनी का नाम - DARBAR SQUARE HOMES DEVELOPER
पंजीकरण संख्या - (RERA NO) BRERAP 12712-001/43/R-1737/2024
पंजीकरण की तिथि - 25/07/2024
रजिस्ट्रेशन द्वारा जारी QR code
टावरों की संख्या - 01
मंजिलों की संख्या (टावर के अनुसार) - G+3
Contact Number - 8873693526
Latitude & longitude of Project 25.552936° &85-145116
End date - 19/01/2029
GPS Map Camera
Ektapuram, Bihar, India
H43W+F6V, Ramkrishna Nagar Main Rd, Kamta Chak, Ektapuram, Bihar 804453, India
Lat 25.55273°
Long 85.145158°
09/01/25 11:26 AM GMT +05:30
Google


प्रोजेक्ट का नाम- SATYA DARBAR
कम्पनी का नाम- DARBAR SQUARE HOMES DEVELOPER
पंजीकरण संख्या- (RERA NO) BRERAP 12712-001/43/R-1737/2024
पंजीकरण की तिथि- 25/07/2024
रजिस्ट्रेशन द्वारा जारी QR code
टावरों की संख्या- 01
मंजिलों की संख्या (टावर के अनुसार)- G+3
Contact Number- 8873693526
Latitude & longitude of Project 25.552936°&85.145116
End date- 19/01/2029
GPS Map Camera
Ektapuram, Bihar, India
H43w+f6v, Ramkrishna Nagar Main Rd, Kamta Chak,
Ektapuram, Bihar 804453, India
Lat 25.552757° Long 85.145197°
09/01/25 11:33 AM GMT +05:30
Google


प्रोजेक्ट का नाम - SATYA DARBAR
कम्पनी का नाम - DARBAR SQUARE HOMES DEVELOPER
पंजीकरण संख्या - (RERA NO) BRERAP 12712-001/43/R-1737/2024
पंजीकरण की तिथि - 25/07/2024
रजिस्ट्रेशन द्वारा जारी QR code
टावरों की संख्या - 01
मंजिलों की संख्या (टावर के अनुसार) - G +3
Contact Number - 8873693526
Latitude & longitude of Project 25.552936° & 85.145116
End date - 19/01/2029
GPS Map Camera
Ektapuram, Bihar, India
H43w+f6v, Ramkrishna Nagar Main Rd, Kamta Chak,
Ektapuram, Bihar 804453, India
Lat 25.552757° Long 85.145197°
09/01/25 11:33 AM GMT +05:30
Google

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: 13/01/2025

To
Darbar Square Homes Developer
V334/9A , Opp L2/35
P.I.T Colony, Kankarbagh
Patna -800020.

Subject: Certificate of Percentage of Work executed in the project

Having 1 No. of Building(s)/ 1 Wing(s) of the Phase bearing the registration no. [Bihar RERA Registration Number] – **BRERAP12712-001/43/R-1737/2024** and being developed on the plot bearing CS No/Khata No. - **44** Keshra/Plot No.- **150** demarcated by its boundaries (latitude and longitude of the end points) **25.552936 & 85.145116** of the land **SATYA DARBAR APARTMENT** situated in **Ektapuram**, Village-**Kamtachak**, District: **Patna** PIN - 804453.

Admeasuring **867.54** Sq.mts. Area being developed by the promoter [Name] : **Darbar Square Homes Developer.**

Sir,

I, We **AJIT SINGH** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the **Satya Darbar Apartment** Building (s)/Wing (s) of the Phase of the Project, Situated on the plot bearing C.S. No./Survey No. Khata No: **44**, /Plot No.: **150** of Village **Kamtachak**, District: **Patna** ,PIN: **804453** admeasuring: **867.54 Sq.mts.** area being developed by [Promoter's Name: **Darbar Square Homes Developer.**.]

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

(i)M/s/Shri/Smt. **AJIT SINGH** as L.S./ Architect.

(ii)M/s/Shri/Smt. **KUMAR UJJWAL** as Structural Consultant.

(iii) M/s/Shri/Smt._____ as Mechanical/Electrical/Plumbing Consultant (MEP).

(iv) M/s /Shri/Smt. **VIRENDRA PRASAD** 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: **BRERAP12712-001/43/R-1737/2024** 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.

AJIT SINGH
ARCHITECT
EMP. No.-CA/2012/56055
UDHD. BIHAR

TABLE - A

Building / Wing Number Building/Wing (to be prepared separately for each of the Project **Satya Darbar Apartment.**

Sr.No.	Tasks/Activity	Percentage of Actual work done(%)	Expected Completion Date (DD/MM/YY)
1	Excavation	N/A	N/A
2	Number of basement(s)	N/A	30/06/2025
3	Number of Podiums	0%	31/07/2025
4	Plinth	40%	
5	Stilt Floor	0%	30/08/2025
6	Number of Slabs of Super Structure	0%	30/06/2026
7	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%	31/12/2027
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%	31/03/2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%	30/04/2028
10	The external plumbing and external plaster, elevation, completion of terraces waterproofing of the Building/Wing.	0%	30/05/2028
11	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate.	0%	31/10/2028

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	Expected Completion Date (DD/MM/YY)
1	Internal Roads & Foot-Paths	Yes	0%	30/06/2028

AJIT SINGH
ARCHITECT
TMR No.-CA/2012/56055
UDHD, BIHAR

2	Water Supply	Yes	0%	Self Boring
3	Sewerage (Chamber, lines, Septic Tank, STP)		0%	30/06/2028
4	Storm Water Drains		0%	30/06/2028
5	Landscaping & Tree Planting.		0%	30/06/2028
6	Street Lighting		0%	30/10/2028
7	Community Buildings		0%	N/A
8	Treatment and disposal of sewage and Sullage water		0%	30/10/2028
9	Solid Waste management & Disposal.		0%	30/10/2028
10	Water conservation, Rain water harvesting.		0%	30/10/2028
11	Energy management		0%	30/10/2028
12	Fire protection and fire safety requirements		0%	N/A
13	Electrical meter room, sub-station, receiving station.		0%	N/A
14	Others (Option to Add more).		0%	

Yours Faithfully,

AJIT SINGH
ARCHITECT
EMP. No.-CA/2012/56055
UDHD, BIHAR

Signature and 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)

To,

Date: 13/01/2025

Darbar Square Homes Developer
V334/9A , Opp L2/35
P.I.T Colony, Kankarbagh
Patna -800020.

Subject Certificate of Cost Incurred for Development of [Project Name :- **SATYA DARBAR APARTMENT** for Construction of building(s) (Bihar RERA Registration Number) **BRERAP12712-001/43/R-1737/2024** situated on the plot bearing C.S.No./ Khata No. - **44** /Survey No. Thana No. **103**, Tauzi No. – **382** , Plot No. - **150** demarcated by its boundaries (latitude and longitude) **25.552936 & 85.145116** , **Ektapuram** Village: **Kamtachak** District: **Patna** PIN: **804453** Admeasuring **867.54** Sq.mts. area being developed by [Promoter] **Darbar Square Homes Developer.**

Ref: Bihar RERA Registration Number **BRERAP12712-001/43/R-1737/2024.**

Sir,

I, We **KUMAR UJJWAL** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **SATYA DARBAR APARTMENT** Building (s) situated on the plot bearing/ CTS No./Survey No./ Plot No. **150** of Village **Kamtachak**, District: **Patna** PIN: **804453** admeasuring: **867.54** Sq.mts. area being developed **Darbar Square Homes Developer.**

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

(i) M/s/Shri/Smt. **AJIT SINGH** as L.S./ Architect;

(ii) M/s/Shri/Smt. **KUMAR UJJWAL** as Structural Consultant

(iii) M/s/Shri/Smt. _____ as MEP Consultant

(iv) M/s/Shri/Smt. **RAKESH KUMAR** as Quantity Surveyor*

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimated cost calculations are based on the Schedule of rates (name of the schedule of Rates) and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by **RAKESH KUMAR** Quality 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.

Kumar Ujjwal
Structure Engineer
UDHD Bihar Reg. No:-
BR/UDHD/SE/23-0069

3. We estimate Total Estimated Cost of completion of the building(s) Excluding the land Cost of the aforesaid project under reference as Rs **20542056.00** (Two Crores five Lakhs forty two Thousand fifty six Only) (Total of Table A and B). The estimated Total Costof project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **PATNA MUNICIPAL AREA AUTHORITY** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 8,11005.00** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from **PATNA MUNICIPAL AREA AUTHORITY** is estimated at **Rs.1,97,31051.00** (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 Bishundeo Saraswati Apartment (To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amont
1	Total Estimated cost of the building/wing Excluding Land Cost as on 25/07/2024 date of Registration is	**Rs. 2,05,42,056.00**
2	Cost incurred up to 31-12-2024 (Based on the Estimated cost)	**Rs. 8,11005.00**
3	Work done in Percentage (As Percentage of the estimated cost)	**4%**
4	Balance Cost to be Incurred Based on Estimated Cost	**Rs.1,97,31051.00**
5	Cost Incurred on Additional/Extra Items as on ---------- not included in the Estimated Cost (Annexure A)	**N/A**

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	**N/A**
2	Cost incurred as on (Based on the Estimated cost).	**4%**
3	Work done in Percentage (As Percentage of the estimated cost).	**4%**

Kumar Ujjwal
Structure Engineer
UDHD Bihar Reg. No:-
BR/UDHD/SE/23-0069

4	Balance Cost to be Incurred (Based on Estimated Cost).	N/A
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	N/A

Yours Faithfully,

Kumar Ujjwal
Structure Engineer
UDHD Bihar Reg. No:-
BR/UDHD/SE/23-0069

Signature of Engineer (License No :

*Note:

1.The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate/Completion Certificate.

2.(*)Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated 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.

Annexure A
List of Extra/Additional Items executed with cost
(Which were not Part of the original Estimate of Total Cost)

Kumar Ujjwal
Structure Engineer
UDHD Bihar Reg. No:-
BR/UDHD/SE/23-0069

A A PATHAK AND COMPANY
(Chartered Accountants)

H. O. : 204, B-Block, Ambition Business Centre, Jamal Road, Patna - 800 001
B. O. : Radha Mohan Nagar, Near-Purnendu Nagar, Shive Mandir, Khoja Imli, Phulwari-Sharif, Patna-801505
Mob. : 7549462505, 8877615000
E-mail : acapathak@gmail.com

FORM No. 3

CHARTERED ACCOUNTANT'S CERTIFICATE

(Project – SATYA DARBAR, FY – 2024-25, Qr.-3rd)

Cost of Real Estate Project (in Rs.): Development – Rs. **2,05,42,056.00**

Bihar RERA Registration Number: BRERAP12712-001/43/R-1737-2024

Sl. No.	Particulars		Amount (₹) Estimated/Incurred
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.	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	
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	
	f.	Under Rehabilitation Scheme:	
		(i) Estimated construction cost of rehab building including site development and	

A A PATHAK AND COMPANY F.R.N. 019448C PATNA

		infrastructure for the same as certified by Engineer.	
		(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA. Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	
		(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or 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		
1(II)	**Development Cost/ Cost of Construction :**		
	a.	**(i)** Estimated Cost of Construction as certified by Engineer.	**2,05,42,056**/- (Estimated)
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. **Note :** (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered). **(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 (i) construction of the entire phase of the project registered.	8,11,005/- (Incurred)
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	
	c.	Principal sum and 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	8,11,005/-
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	**2,05,42,056**/- (Estimated)
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	8,11,005/- (Incurred)
4	% completion of Construction Work (as per Project Architect's Certificate)	4%
5	Proportion of the Cost incurred on **Land Cost and Construction Cost** to the **Total Estimated Cost**. (3/2 %)	3.95%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	8,11,005/-
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	NIL
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. This certificate is being issued for RERA compliance for the Company [RACHNA KUMARI] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	8,11,005/-

Yours Faithfully,

PLACE: PATNA
DATE: 11/01/2025

For A A PATHAK AND COMPANY.
(Chartered Accountants)
F.R.N. - 019448C

A A PATHAK AND COMPANY CA F.R.N. 019448C PATNA

CA. ASHISH ANAND PATHAK
Partner
M. No. 521013

(UDIN -25521013BMIVVY7797)