

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. U70109BR2022PTC060302	Name of Firm	SAAKSH CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED
Firm Address :	C/O- NIRMAL KUMAR, GURUDWARA ROAD, DIGHA, 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	BRERAP12732-003/59/R-1710/2024	Name of Project/Phase of Registered Project	JANAKDHARI SAAKSH ENCLAVE
Name of Promoter	SAAKSH CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED	Project Address	PANCHSIL NAGAR, DANAPUR SAHJADPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	08-02-2029		
Starting date of Project or Phase of the Project	14-06-2024		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	08-02-2029		

For SAAKSH CONSTRUCTION AND DEVELOPERS PVT. LTD.

Arjun Kumar

Director

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-29	Total Number of Apartments in Landowner's share - FLAT-29
	1. 1 BHK	24		FLAT-58	1. Booked / Allotted -NIL	3. Booked/ Allotted-NIL
	2. 2 BHK, -	34			2. Sold-NIL	Sold -NIL
	3. 3 BHK					
	4. Shop					
	5. Bungalow					
	6. Plot etc.				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)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- NIL
	58	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.				

SAKSHI CONSTRUCTION AND DEVELOPERS PVT. LTD.

Arun Kumar

Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 96/23-24

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	25%	30-05-2025
3.	Podiums (if any)	N/A	
4.	Plinth	0%	30-04-2025
5.	Stilt Floor	N/A	
6.	Slabs of Super Structure	0%	28-02-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	30-08-2026 30-11-2026 30-05-2027 30-08-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	30-08-2027 30-05-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 0%	30-08-2026 30-08-2026 30-05-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	30-11-2027 30-11-2027 28-02-2028 28-02-2028
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/s, plinth protection, paving of areas	0% 0% 0% 0% 0%	28-02-2028 28-02-2028 28-02-2028 28-02-2028 28-02-2028

For SAKSHI CONSTRUCTION AND DEVELOPERS PVT. LTD.

Arjun Kumar

Director

	appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale.	0%	28-02-2028
	Any other activities	N/A	N/A

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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	30-12-2027
2.	Water Supply	YES	0%	30-12-2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30-12-2027
4.	Storm Water Drains	NO	N/A	
5.	Landscaping & Tree Planting	YES	0%	30-12-2027
6.	Street Lighting	YES	0%	30-12-2027
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%	30-12-2027
10.	Water Conservation / Rain Water Harvesting	YES	0%	30-12-2027
11.	Energy Management	YES	0%	30-12-2027

For SA/SH CONSTRUCTION AND DEVELOPERS PVT. LTD.

Arum Kumar

Director

12.	Fire Protection and Fire Safety Requirements	YES	0%	30-12-2027
13.	Closed Parking	YES	0%	30-12-2027
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
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			

For SAAVISH CONSTRUCTION AND DEVELOPERS PVT. LTD.

Arun Kumar

Director

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	



For SAAKSH CONSTRUCTION AND DEVELOPERS PVT. LTD.

Arjun Kumar

Director



For SAJJSH CONSTRUCTION AND DEVELOPERS PVT. LTD.

Arun Kumar

Director



X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	148402000001521
2.	Estimated Cost of the Project including land cost at the start of the Project	14,59,30,674=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	10,45,72,674=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	

For SAKSHI CONSTRUCTION AND DEVELOPERS PVT. LTD.

Arun Kumar

Director

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	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 -24 3 BHK-34 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc NO BOOKING	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
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For SANKSH CONSTRUCTION AND DEVELOPERS PVT.LTD.

Arjun Kumar

Director

XV. BROCHURE /Prospectus**XVI Grievance Redressal Officer****Name :** ARUN KUMAR**Contact No :** 9304508141**Email id :** saakshconstruction@gmail.com**Address :** C/O- NIRMAL KUMAR, GURUDWARA ROAD, DIGHA**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 SAAKSH CONSTRUCTION AND DEVELOPERS PVT. LTD.*Arun Kumar*

Signature of Promoter

DirectorName: **ARUN 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 : 09.04.2025

To,
Saaksh Construction And Developers Pvt. Ltd.
C/o Nirmal Kumar
Gurudwara Road, Takiapar
Danapur, Patna

Subject: Certificate of Percentage of Completion of Construction Work of 1 (one) No. of Building(s)/ 1 (one) Wing(s) of the Phase bearing [Bihar RERA Registration Number] BRERAP12732 003/59/R-1710/2024 situated on the bearing Khata No. 519, 641, 553, 601 & 604, Survey Plot No. 567(P), 569, 570, 571, 572(P) demarcated by its boundaries (latitude and longitude of the end points) Lati. 25.637413° Longi. 85.057575° to the North, Lati. 25.637846° Longi. 85.057642° to the South, Lati. 25.637719° Longi. 85.057399° to the East, Lati. 25.637503° Longi. 85.057814° to the West of Division Danapur of the land JANAKDHARI SAAKSH ENCLAVE village Panchsheel Nagar, Block – Danapur, District- Patna, PIN- 800012, admeasuring 2311.56 sq.mts. area being developed by Saaksh Construction And Developers Pvt. Ltd.

Sir,

I, ARUN KUMAR have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the JANAKDHARI SAAKSH ENCLAVE situated on the bearing Khata No. 519, 641, 553, 601 & 604, Survey Plot No. 567(P), 569, 570, 571, 572(P) of Division DANAPUR Village PANCHSHEEL NAGAR, Block DANAPUR, District PATNA PIN 800012 admeasuring 2311.56 sq.mts. area being developed by Saaksh Construction And Developers Pvt. Ltd.

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

- | | |
|------------------------------|--------------------------|
| (i) Shri ARUN KUMAR | as L.S. / Architect; |
| (ii) Shri. VIJAY KUMAR | as Structural Consultant |
| (iii) M/s /Shri / Smt. _____ | as MEP Consultant |
| (iv) Shri RAKESH 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 under BRERAP12732 003/59/R-

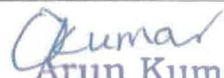

Arun Kumar
Registered Architect
Council of Architecture
Reg. No. - C.A. 50/1280

1710/2024 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-A
JANAKDHARI SAAKSH ENCLAVE

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)	25%	30.03.2025
3	Podiums(if any)		
4	Plinth	NO	30.04.2025
5	Silt Floor	NO	
6	Slabs of Super Structure	0%	28.02.2026
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30.08.2027
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30.08.2027
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30.08.2027
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30.11.2027
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%	28.02.2028

Yours Faithfully,

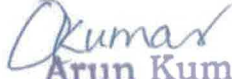

Arun Kumar
Registered Architect
Council of Architecture
Reg. No.-CA/6077/2011

(AR. ARUN KUMAR)

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect
(Registration No./License No.)

TABLE B
Internal and External Development Works in respect of the entire Registered Phase.

Sl. 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%	30.12.2027
2	Water Supply	YES	0%	30.12.2027
3	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30.12.2027
4	Storm Water Drains	NO		
5	Landscaping & Tree Planting	YES	0%	30.12.2027
6	Street Lighting	YES	0%	30.12.2027
7	Community Buildings	NO		
8	Treatment and Disposal of Sewage and Sullage Water	NO		
9	Solid Waste Management & Disposal	YES	0%	30.12.2027
10	Water Conservation/Rain Water Harvesting	YES	0%	30.12.2027
11	Energy Management	YES	0%	31.12.2027
12	Fire Protection and Fire Safety Requirements	YES	0%	30.12.2027
13	Electric Meter Room	YES	0%	30.12.2027
14	Any Other Amenities	NO	N/A	


Arun Kumar
 Registered Architect
 Council of Architecture
 Reg. No.-C-2412886

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,
Saaksh Construction And Developers Pvt. Ltd.
C/o Nirmal Kumar
Gurudwara Road, Takiapar
Danapur, Patna

Subject : Certificate of Cost Incurred for Development of JANAKDHARI SAAKSH ENCLAVE for Construction of building(s) (Bihar RERA Registration Number) BRERAP12732 003/59/R-1710/2024 situated on the Plot bearing Khesra No. 567(P), 569, 570, 571, 572(P), Khata No. 519, 641, 553, 601, & 604, Thana No. 21, Tauzi No. 4399, demarcated by its boundaries (latitude and longitude of the end points) Lati. 25.637413° Longi. 85.057575° to the North, Lati. 25.637846° Longi. 85.057642° to the South, Lati. 25.637719° Longi. 85.057399° to the East, Lati. 25.637503° Longi. 85.057814° to the West of Division DANAPUR, Village PANCHSHEEL NAGAR, Block- DANAPUR, District- PATNA, PIN- 800012, admeasuring 2311.56 sq.mts. area being developed by Saaksh Construction And Developers Pvt. Ltd.

Ref: Bihar RERA Registration Number BRERAP12732 003/59/R-1710/2024

Sir,

I, Shailesh Ranjan have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, Bihar of JANAKDHARI SAAKSH ENCLAVE situated on the plot bearing Survey Plot No. 567(P), 569, 570, 571, 572(P), of Division DANAPUR, Village- PANCHSHEEL NAGAR, Taluka -DANAPUR, District - PATNA, PIN- 800012, admeasuring 2311.56 sq.mts. area being developed by Saaksh Construction And Developers Pvt. Ltd.

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

- | | |
|---------------------------|--------------------------|
| (i) Shri SHAILESH RANJAN | as L.S. / Architect ; |
| (ii) Shri VIJAY KUMAR | as Structural Consultant |
| (iii) M/s /Shri/Smt _____ | as MEP Consultant |
| (iv) Shri RAKESH 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

Shailesh Ranjan
.. Shailesh Ranjan, M.I.E.
B.Sc. (Engg.), Civil Engineer
Emp No.-BR/UDHD/CE/23-0016
UDHD, Patna (Bihar)

for the entire work as calculated by RAKESH 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. 10,45,72,674.00 (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 NAGAR PARISHAD DANAPUR NIZAMAT being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.73,20,087.18 (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 _____ (planning Authority) is estimated at Rs. _____ (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

JANAKDHARI SAAKSH ENCLAVE
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sl. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 10,45,72,674.00
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. 73,20,087.18
3.	Work done in Percentage (as Percentage of the estimated cost)	Rs. 7%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,72,52,586.82
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N/A


Shailesh Ranjan, M.I.E.
B.Sc. (Engg.), Civil Engineer
Emp No.-BR/UDHD/CE/23-0016
UDHD, Patna (Bihar)

TABLE B
(To be prepared for the entire registered phase of the Real Estate Project)

Sl. No.	Particulars	Amount
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).	N/A
3.	Work done in Percentage (as Percentage of the estimated cost).	N/A
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,

[Signature]
Snailesh Ranjan, M.I.E.

B.Sc. (Engg.), Civil Engineer

Emp No.-BR/UDHD/CE/23-0

(ER. SNAILESH RANJAN)

Signature of Engineer.

(Licence No. BR/UDHD/CE/23-006)

* 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

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 : 09.04.2025

To,
Saaksh Construction And Developers Pvt. Ltd.
C/o Nirmal Kumar
Gurudwara Road, Takiapar
Danapur, Patna

Subject: Certificate of Percentage of Completion of Construction Work of 1 (one) No. of Building(s)/ 1 (one) Wing(s) of the Phase bearing [Bihar RERA Registration Number] BRERAP12732 003/59/R-1710/2024 situated on the bearing Khata No. 519, 641, 553, 601 & 604, Survey Plot No. 567(P), 569, 570, 571, 572(P) demarcated by its boundaries (latitude and longitude of the end points) Lati. 25.637413° Longi. 85.057575° to the North, Lati. 25.637846° Longi. 85.057642° to the South, Lati. 25.637719° Longi. 85.057399° to the East, Lati. 25.637503° Longi. 85.057814° to the West of Division Danapur of the land JANAKDHARI SAAKSH ENCLAVE village Panchsheel Nagar, Block – Danapur, District- Patna, PIN- 800012, admeasuring 2311.56 sq.mts. area being developed by Saaksh Construction And Developers Pvt. Ltd.

Sir,

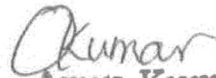
I, ARUN KUMAR have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the JANAKDHARI SAAKSH ENCLAVE situated on the bearing Khata No. 519, 641, 553, 601 & 604, Survey Plot No. 567(P), 569, 570, 571, 572(P) of Division DANAPUR Village PANCHSHEEL NAGAR, Block DANAPUR, District PATNA PIN 800012 admeasuring 2311.56 sq.mts. area being developed by Saaksh Construction And Developers Pvt. Ltd.

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

- | | |
|------------------------------|--------------------------|
| (i) Shri ARUN KUMAR | as L.S. / Architect; |
| (ii) Shri. VIJAY KUMAR | as Structural Consultant |
| (iii) M/s /Shri / Smt. _____ | as MEP Consultant |
| (iv) Shri RAKESH 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 under BRERAP12732 003/59/R-

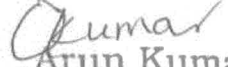

Arun Kumar
Registered Architect
Council of Architecture
Reg. No.-A/50/1280

1710/2024 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-A
JANAKDHARI SAAKSH ENCLAVE

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)	25%	30.03.2025
3	Podiums(if any)		
4	Plinth	NO	30.04.2025
5	Silt Floor	NO	
6	Slabs of Super Structure	0%	28.02.2026
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30.08.2027
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30.08.2027
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30.08.2027
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30.11.2027
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%	28.02.2028

Yours Faithfully,

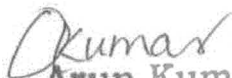

Arun Kumar
Registered Architect
Council of Architecture
Reg. No.-CA/507/2001

(AR. ARUN KUMAR)

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect
(Registration No./License No.)

TABLE B
Internal and External Development Works in respect of the entire Registered Phase.

Sl. 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%	30.12.2027
2	Water Supply	YES	0%	30.12.2027
3	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30.12.2027
4	Storm Water Drains	NO		
5	Landscaping & Tree Planting	YES	0%	30.12.2027
6	Street Lighting	YES	0%	30.12.2027
7	Community Buildings	NO		
8	Treatment and Disposal of Sewage and Sullage Water	NO		
9	Solid Waste Management & Disposal	YES	0%	30.12.2027
10	Water Conservation/Rain Water Harvesting	YES	0%	30.12.2027
11	Energy Management	YES	0%	31.12.2027
12	Fire Protection and Fire Safety Requirements	YES	0%	30.12.2027
13	Electric Meter Room	YES	0%	30.12.2027
14	Any Other Amenities	NO	N/A	


Arun Kumar
 Registered Architect
 Council of Architecture
 Reg. No.-C-40417800

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,
Saaksh Construction And Developers Pvt. Ltd.
C/o Nirmal Kumar
Gurudwara Road, Takiapar
Danapur, Patna

Subject : Certificate of Cost Incurred for Development of JANAKDHARI SAAKSH ENCLAVE for Construction of building(s) (Bihar RERA Registration Number) BRERAP12732 003/59/R-1710/2024 situated on the Plot bearing Khesra No. 567(P), 569, 570, 571, 572(P), Khata No. 519, 641, 553, 601, & 604, Thana No. 21, Tauzi No. 4399, demarcated by its boundaries (latitude and longitude of the end points) Lati. 25.637413° Longi. 85.057575° to the North, Lati. 25.637846° Longi. 85.057642° to the South, Lati. 25.637719° Longi. 85.057399° to the East, Lati. 25.637503° Longi. 85.057814° to the West of Division DANAPUR, Village PANCHSHEEL NAGAR, Block- DANAPUR, District- PATNA, PIN- 800012, admeasuring 2311.56 sq.mts. area being developed by Saaksh Construction And Developers Pvt. Ltd.

Ref: Bihar RERA Registration Number BRERAP12732 003/59/R-1710/2024

Sir,

I, Shailesh Ranjan have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, Bihar of JANAKDHARI SAAKSH ENCLAVE situated on the plot bearing Survey Plot No. 567(P), 569, 570, 571, 572(P), of Division DANAPUR, Village- PANCHSHEEL NAGAR, Taluka -DANAPUR, District - PATNA, PIN- 800012, admeasuring 2311.56 sq.mts. area being developed by Saaksh Construction And Developers Pvt. Ltd.

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

- | | |
|---------------------------|--------------------------|
| (i) Shri SHAILESH RANJAN | as L.S. / Architect ; |
| (ii) Shri VIJAY KUMAR | as Structural Consultant |
| (iii) M/s /Shri/Smt _____ | as MEP Consultant |
| (iv) Shri RAKESH 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

Shailesh Ranjan
Shailesh Ranjan, M.I.E.
B.Sc. (Engg.), Civil Engineer
Emp No.-BR/UDHD/CE/23-0016
UDHD Patna (Bihar)

for the entire work as calculated by RAKESH 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. 10,45,72,674.00 (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 NAGAR PARISHAD DANAPUR NIZAMAT being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.73,20,087.18 (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 _____ (planning Authority) is estimated at Rs. _____ (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

JANAKDHARI SAAKSH ENCLAVE
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sl. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 10,45,72,674.00
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. 73,20,087.18
3.	Work done in Percentage (as Percentage of the estimated cost)	Rs. 7%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,72,52,586.82
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N/A


Shailesh Ranjan, M.I.E.
B.Sc. (Engg.), Civil Engineer
Emp No.-BR/UDHD/CE/23-0016
UDHD, Patna (Bihar)

TABLE B
(To be prepared for the entire registered phase of the Real Estate Project)

Sl. No.	Particulars	Amount
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).	N/A
3.	Work done in Percentage (as Percentage of the estimated cost).	N/A
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,


S. Shailesh Ranjan, M.I.E

B.Sc. (Engg.), Civil Engineer

Emp No.-BR/UDHD/CE/23-07

(ER. SHAILESH RANJAN)

Signature of Engineer.

(Licence No. BR/UDHD/CE/23-006)

*** Note :**

- 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.
- (*) 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 (*).
- The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
- 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.
- All components of work with specifications are indicative and not exhaustive

Date.....

Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

FORM No. 3

[See Regulation 3]

**CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF
MONEY)**

Cost of Real Estate Project Rs.14,59,30,674.00
Bihar RERA Registration Number BRERAP12732-003/59/R-1710/2024

Sr. No.		Land Cost :	Amount (₹) Estimated Incurred
1.i	a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	0
	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.	0
	c.	Acquisition cost of TDR (if any)	0
	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	855,800.00
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0



BRANCHES : PATNA & KOLKATA

f.	Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	0
	(i) or (ii) is to be considered).	0
	(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,	0
	(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.	0
	Sub-Total of Land Cost	855,800.00

Sr. No.	Particulars	Amount (Rs.) Estimated Incurred
ii.	Development Cost/ Cost of Construction :	
a)	(i) Estimated Cost of Construction as certified by Engineer.	10,45,72,674.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	92,85,441.00
	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	0



	hire and maintenance costs, consumables etc.	
	All costs directly incurred to complete the (i) construction of the entire phase of the project registered.	0
b)	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	650,875.00
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;	0
	Sub-Total of Development Cost	99,36,316.00
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	10,54,28,472.00
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	107,92,116.00
4.	% completion of Construction Work (as per Project Architect's Certificate)	10.23 %
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	1:10
6.	Amount Which can be withdrawn from the Designated Account.	100,000.00
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	107,92,116.00
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	0



8. Net Amount which can be withdrawn from the
Designated Bank Account under this certificate.

100,000.00

This certificate is being issued for RERA compliance for the Company, M/s Saaksh Construction And Developers Private Limited and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Patna,

Dated: 14.04.2025



Yours Faithfully,

For : M R K Associates
Chartered Accountants

A handwritten signature in black ink, appearing to read "Satish Kumar".

(SATISH KUMAR)
PARTNER

MN- 075486

UDIN- 25075486BMLKVK8616

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (Rs.) Estimate Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	946,36,358.00
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))	0
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	2280.13 Sq. mtr.
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	11,77,64,154.00
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 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 [Promoter's Name] 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 : M R K Associates
Chartered Accountants

Patna,
Dated: 14.04.2025



(SATISH KUMAR)
PARTNER
MN- 075486

UDIN- 25075486BMLKVK8616

Annexure A

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

Sl. No.	Flat No.	Carpet Area (Sq.Mtr.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
			NIL		

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises Rs. 51648.00 per sq.mts.

Sl. No.	Flat No.	Carpet Area (Sq.Mtr.)	Unit Consideration as per Read Reckoner
(1)	(2)	(3)	(4)
1	101	85.13	4396794
2	102	72.02	3719689
3	103	86.33	4458772
4	104	82.34	4252696
5	105	82.34	4252696
6	106	86.33	4458772
7	107	65.05	3359702
8	108	86.33	4458772
9	109	70.81	3657195
10	110	70.81	3657195
11	301	85.13	4396794
12	302	72.02	3719689
13	303	86.33	4458772
14	304	82.34	4252696
15	305	82.34	4252696
16	306	86.33	4458772
17	307	65.05	3359702
18	308	86.33	4458772
19	309	70.81	3657195
20	310	70.81	3657195
21	501	85.13	4396794
22	502	72.02	3719689
23	503	86.33	4458772
24	504	82.34	4252696
25	506	86.33	4458772
26	507	65.05	3359702
27	508	86.33	4458772
28	509	70.81	3657195
29	510	70.81	3657195
	Total	2280.13	11,77,64,154.20

