FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending 31st March of 2025.

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	Identification No: AAO-9353	Name of Firm	**DURGA URBAN AND LEASING LLP**
Firm Address :	Kamakhya Sadan, Mithla Niwas, Dwarka Prasad Lane, New Bigraphpur, Patna- 800001, Bihar.		
Total Experience of promoter in Real Estate sector	14 Years		
Total Experience in Real Estate after Implementation of RERA	07 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	01	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	02 02	

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP12755_001/56/R-1702/2024**	Name of Project/Phase of Registered Project	77 Degree Resort
Name of Promoter	**DURGA URBAN AND LEASING LLP**	Project Address	Thana No-01 Thana - Digha Mauza - Digha, Patna Bihar, Patna Bihar
Name of Co-promoter	M/s. LV Nirman		
Project Registration is valid up to	19.03.2029		
Starting date of Project or Phase of the Project	07.06.2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority	06.03.2029		

For Durga Urban and Leasing LLP

Authorized Signatory

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Tota Nos. of Sanctioned Apartments/unit-wise	Total Number of Apartments in Promoter's share	Total Number of Apartments in Promoter's Share-	Total Number of Apartments in Landowner Share-	Total Number of Apartments in Landowner Share-
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	4 BHK	1,46,313 Sq. Ft.	78	00	03	Don't Know	Don't Know
	EWS Small	11,193 Sq. Ft.	39	00	00	Don't Know	Don't Know
	EWS Bigger	13,998 Sq. Ft.	24	00	00	Don't Know	Don't Know
		Total		00 % of Total units	3.84% of Total units	% of Total units	% of Total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES:

Mandatory in case of booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

2.56% booking

V. CANCELLATION OF ALLOTEMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC

(A) Cancelled by Allottees	(B) Cancelled by Promoters.
FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC	FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC
*Whether notice and reminder of cancellation was served to the promoter by Allottees	*Whether notice and reminder of cancellation has been served to the Allottees by Serving
Yes/No	Yes/No

VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Sale/ Agr	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	03
	4 Wheeler- 157 2 Wheele- 95	2. Sold -	00

For Durga Urban and Leasing LLP

Authorized Signatory

VII. 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	Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority(SEIAA), BIHAR)		25.01.2024	EC24B038BR173700
2.	Fire N.O.C.	Fire		10.01.2024	446
3.	Water Supply Permission	Department of Water Resources, River Development & Ganga Rejuvenation Central Ground Water Authority		24.09.2024	CGWA/NOC/INF/ORIG/2024/20788
4.	NOC from Airport Authority of India	AAI		03.08.2023	PATN/EAST/B/07/0423/767332
5.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT – Internal infrastructure Development

1. Plan Case No._____(To beaded for each Building / Wing)

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%	31.01.2025
2.	Basements (if any)	30%	28.02.2025
3.	Podiums (if any)	0%	19.01.2026
4.	Plinth	0%	19.01.2026
5.	Stilt Floor	0%	19.08.2026
6.	Slabs of Super Structure	0%	19.03.2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	19.01.2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	19.06.2028

For Durga Urban and Leasing LLP

Authorized Signatory

9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	19.06.2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	19.10.2028
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms		
12.	NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms		
13.	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing,Compound Wall and all other requirements as be required to complete project as per specifications in Agreement for Sale. Any Other activities.		
14.	Overall Percentage of Actual Work Done and final completion date.		

IX. EXTERNAL INFRASTRUCTUREDEVELOPMENT WORKS – PROGRESS RELATED TO AMENITIES AND COMMON AREA AND				
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%	19.10.2028
2.	Water Supply	YES	0%	19.10.2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	19.10.2028

For Durga Urban and Leasing LLP

Authorized Signatory

4.	Storm Water Drains	YES	0%	19.10.2028
5.	Landscaping & Tree Planting	YES	0%	19.10.2028
6.	Street Lighting	YES	0%	19.10.2028
7.	Community Buildings	No	No	No
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	19.10.2028
9.	Solid Waste Management & Disposal	No	No	No
10.	Water Conservation / Rain Water Harvesting	YES	0%	19.10.2028
11.	Energy Management	YES	0%	19.10.2028
12.	Fire Protection and Fire Safety Requirements	YES		
13.	Closed Parking	YES		
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	19.10.2028
16.	Others (Option to Add More)			
17.	Overall Percentage of Actual Work Done and final completion date			

X. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGE 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			

For Durga Urban and Leasing LLP

Authorized Signatory

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			

XI. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	43253705956 **(Amended on 27.11.2024)**
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 71,59,69,600
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 53,24,48,000
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	Rs. 00
6.	Actual Cost Incurred during the Quarter	Rs. 5,31,32,221
7.	Net amount at end of the Quarter	Rs. (-)5,31,32,221
8.	Total expenditure on Project **till date**	Rs. 18,07,17,908
9.	Cumulative fund collected till the end of Quarter in question	Rs. 8,67,18,165
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 18,07,17,908

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NONE

For Durga Urban and Leasing LLP

Authorized Signatory

XIII. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
	4.	Photograph of each floor showing progress of interior works	
	5.	Photograph of Common Areas (Staircase, Lift, Area, Terrace, Parking,etc)	
(B)	Sr. No.		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	

XIV. MISCELLANEOUS	
A	List of Legal Cases (if any) – On Project / Promoter
1	(a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)
2	No. of Execution Cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)
3	No. of Suo-Moto cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)
4	No. of Certificate cases/PDR cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)

For Durga Urban and Leasing LLP

Authorized Signatory

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
a. Weather the project in progress is as per time schedule or lagging behind? - No b. If yes, whether it would be completed on the completion date fixed as per RC. Yes/No c. If No, then Reason for delay:

XVI. BROCHURE/Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7

XVII. Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance
Name:
Contact No:
Email id:
Address:

Undertaking:

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

Signature of Promoter

Name: For Durga Urban and Leasing LLP

Date:

Authorized Signatory

FORMNo.1
[SeeRegulation3]

ARCHITECT'SCERTIFICATE

Date-31.03.2025

To,
DURGAURBANAND LEASINGLLP

Kamakhya Sadan, Mithla Niwas, Dwarka Prasad Lane,

New Bigraphpur,Patna-800001, Bihar.

Subject: Certificate of Percentage of Completion of Construction Work of 2 (Two) No.of Building(s)/NA Wing(s) of the NA Phase of the Project [BRERAP12755_001/56/R-1702/2024]situated on the PlotNo: 1399(north Part)1403(P),1400,1402, 1406(P), 1404(P) demarcated by its boundaries (latitude and longitude of the endpoints) 25*38'35.8"N85*04'57.3"E to the North 25*38'32.2"N 85*04'56.6"E to the South 25*38'32.9"N 85*04'59.9"E to East 25*38'34.5"N85*04'56.2"E to the West of Division Patna Sadar , Village Digha, Block- Patna Sadar, District- Patna PIN-800012 admeasuring 8723sq.mts. area being developed by DURGAURBANANDLEASING LLP

Sir

I/ We Architect Shyam Kishor have under taken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 2 (Two) (s)/NA Wing(s)of the NA Phase of the Project, situated on the plot bearing C.N.No/CTSNo./Survey No./Final PlotNo. 1399(P) 1403(P), 1400, 1402,1406(P),1404(P)of Division Patna Sadar , Village Digha, Block- Patna Sadar, District- Patna PIN-800012 Admeasuring 8723 sq.mts. area being developed by DURGA URBAN AND LEASING LLP,

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

(i) M/s Shri Shyam Kishore as L.S./Architect:
(ii) M/s/Shri Manoj Kumar as Structural Consultant
(iii) M/s. Universal Power Transmission (Shri. Abhijit Sadhu) as Electrical Consultant
(iv) M/s. Wisemen Services Consultant (Shri. Sudip Roy) as PHE Consultant
(v) M/s/Shri Manoj Kumar as Quantity Surveyor*

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 **BRERAP12755_001/56/R-1702/2024** 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.

Shyam Kishore Singh
SHYAM KISHORE SINGH, ARCHITECT
U.D.H.D., PATNA, BIHAR
EMPANELMENT No.-CA/1987/10964

Table-A

Building/Wing number 2 (Two)**(tobepreparedseparatelyfor eachbuilding/ wingoftheproject)**

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(ifany)	100%	31.01.2025
2.	Basements(ifany)	30%	28.02.2025
3.	Podiums(ifany)	0%	19.01.2026
4.	Plinth	0%	19.01.2026
5.	StiltFloor	0%	19.08.2026
6.	SlabsofSuper Structure	0%	19.03.2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	19.01.2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	19.06.2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	19.06.2028
10.	External plumbing and external plaster, elevation, completion of terraceswithwaterproofingofthe Building/Wing.	0%	19.10.2028
11.	InstallationofLifts,waterpumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishingtoentrancelobby/splint protection, paving of areas appurtenanttoBuilding/Wing, Compound Wall and all other	0%	

YoursFaithfully,

Shyam Kishore Singh

SHYAM KISHORE SINGH

Signature&Name(INBLOCKLETTERS)ofL.S/Architect

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

SHYAM KISHORE SINGH, ARCHITECT
U.D.H.D., PATNA, BIHAR
EMPANELMENT No.-CA/1987/10964

TABLEB

InternalandExternalDevelopmentWorksinrespectoftheentireRegistered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentageofactual WorkDone(Ason date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	InternalRoads&Footpaths	YES	0%	19.10.2028
2.	WaterSupply	YES	0%	19.10.2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	19.10.2028
4.	StormWaterDrains	YES	0%	19.10.2028
5.	Landscaping &Tree Planting	YES	0%	19.10.2028
6.	StreetLighting	YES	0%	19.10.2028
7.	CommunityBuildings	No	No	No
8.	TreatmentandDisposalof Sewage and Sullage Water	YES	0%	19.10.2028
9.	SolidWasteManagement & Disposal	No	No	No
10.	Water Conservation/Rain Water Harvesting	YES	0%	19.10.2028
11.	EnergyManagement	YES	0%	19.10.2028
12.	Fire Protection and Fire Safety Requirements	YES	0%	19.10.2028
13.	ElectricMeterRoom	YES	0%	19.10.2028
14.	AnyOtherAmenities			

Shyam Kishore Singh
SHYAM KISHORE SINGH, ARCHITECT
U.D.H.D., PATNA, BIHAR
EMPANELMENT No.-CA/1987/10964

COMPUTER FOUNDATION
An ISO 9001: 2008 Certified

0612 - 2572525 +91-9835047253
compfound@yahoo.com

Opp Tapasya Complex
Boring Road, Patna - 800001
Bihar, India

CAD+
Computer Foundation Pvt. Ltd
Computer Aided Structural Designer

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-31.03.2025

To,
DURGA URBAN AND LEASING LLP
Kamakhya Sadan, Mithla Niwas, Dwarka Prasad Lane,
New Bigraphpur, Patna- 800001, Bihar.

Subject : Certificate of Cost Incurred for Development of [77 Degree Resort] for Construction of 2(Two) building(s)/ 2(Two) _Wing(s) NA of the Phase (BRERAP12755_001/56/R-1702/2024) situated on the Plot bearing 1399(north Part), 1 403(P), 1400, 1402, 1406(P), 1404(P) demarcated by its boundaries (latitude and longitude of the end points)25*38'35.8"N85*04'57.3"E to the North 25*38'32.2"N 85*04'56.6"E to the South 25*38'32.9"N 85*04'59.9"E to East 25*38'34.5"N85*04'56.2"E to the West of Division Patna Sadar , Village Digha, Block- Patna Sadar, District- Patna PIN-800012 Admeasuring 8723 sq.mts. area being by DURGA URBAN AND LEASING LLP

Ref: Bihar RERA Registration Number BRERAP12755_001/56/R-1702/2024

Sir,

I/We Manoj Kumar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being 3(Three) Building(s)/ 3(Three) Wing(s) of the NA Phase of Project situated on the Plot No. 1399(north Part), 1403(P), 1400, 1402, 1406(P), 1404(P) of Division Patna Sadar Village Digha Taluka Digha, District Patna PIN 800012 admeasuring 8723 sq.mts. area being developed by DURGA URBAN AND LEASING LLP

1. Following technical professionals are appointed by Owner / Promoter :—
   (i) M/s/Shri Shyam Kishore as L.S./Architect:
   (ii) M/s/Shri Manoj Kumar as Structural Consultant
   (iii) M/s. Universal Power Transmission (Shri. Abhijit Sadhu) as Electrical Consultant
   (iv) M/s. Wisemen Services Consultant (Shri. Sudip Roy) as PHE Consultant
   (iv) M/s/Shri Manoj Kumar as Quantity Surveyor*

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

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Mr Manoj 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. 53,24,48,000/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate / Completion Certificate for the building(s) from the
Patna Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.15,50,00,000/- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from (planning Authority) is estimated at Rs. 37,74,48,000/-(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 2(Two) **or called Durga 77degree (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 04.06.2024 date of Registration is	Rs.53,24,48,000/-
2	Cost incurred as on 31.03.2025 (based on the Estimated cost)	Rs.15,50,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)(2/1*100)	29.11 %
4	Balance Cost to be Incurred (Based on Estimated Cost)(1-2)	Rs. 37,74,48,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	Nil

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

TABLE B

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 01.06.2024 date of Registration is	Rs.53,24,48,000/-
2	Cost incurred as on 31.03.2025 (based on the Estimated cost).	Rs.15,50,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost).(2/1*100)	29.11 %
4	Balance Cost to be Incurred (Based on Estimated Cost).(1-2)	Rs. 37,74,48,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A).	Nil

Yours Faithfully,

Signature of Engineer.(Licence No)

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

*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive

V N & CO

CHARTERED ACCOUNTANTS

B21, 2ND FLOOR, LUV KUSH TOWER, EXHIBITION ROAD, PATNA -800001

Mobile -7992282793, 9852112706

Form No. 3

CHARTERED ACCOUNTANTS CERTIFICATE

Cost of Real Estate Project - 77 Degree Resort

RERA Registration Number BRERAP12755_001/56/R-1702/2024

For the Quarter Ended on 31st March, 2025

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.*	5,47,33,000	5,47,33,000
	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.	-	-
	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 infrastructure for the same as certified by Engineer **(in Column-A)**	-	-
	(ii)	Actual Cost of Construction of Rehab building incurred as per 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)**	-	-
	(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/ illegal occupants, cost for providing temporary transit accomodation or rent in lieu of Transit Accomodation, overhead cost.	-	-
	(iv)	Cost of ASR linked premium fees, Charges and Security Deposits or Maintainance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
		Sub-Total of Land Cost	5,47,33,000	5,47,33,000
		** As per Joint Development Agreement*		

V N & CO. CHARTERED ACCOUNTANTS FRN. 030297C PATNA

ii	**Development Cost/ Cost of Construction **:**		
a	(i) Estimated cost of construction as certified by Engineer **	53,24,48,000	-
	(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA **(Column-B)**	-	7,34,22,606
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above i.e. Salaries, Consultant Fees, Site Overheads, Development Works, Cost of Services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	-	2,60,36,548
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-	1,65,61,349
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.	-	99,64,405
	Sub-Total of Development Cost	53,24,48,000	12,59,84,908

2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column -A	58,71,81,000
3	Total Cost Incurred and Paid^ of the Real Estate Project [1(i)+1(ii)] of the incurred Column -B	18,07,17,908
4	Percentage of completion of Construction Work (as per project architect's certificate on completion of project)	29.11%
5	Proportion of the Cost Incurred on Land Cost and Construction Cost to the total estimated cost. (3/2)%	30.78%
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)	18,07,17,908
7	Less: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	6,35,28,920
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	11,71,88,988

*** The Estimated Cost is taken as per the management representation & Project Information details available on RERA portal.*

^ Cost of Incurred & Paid is inclusive of advances to suppliers and net of creditors against supplies.

This Certificate is being issued for RERA compliance for Durga Urban and Leasing LLP and is based on the records and documents produced before us and explanations provided to me by the management of the LLP.

For V N & Co
Firm Registration No. 030297C
Chartered Accountants

CA Vaibhaw Kumar
Partner
Membership Number: 439525
Date: April 17, 2025
UDIN: 25439525BMKVMI3220

V N & CO. CHARTERED ACCOUNTANTS FRN- 030297C PATNA

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

S. No.		Particulars	Amount (Rs.)
1		Estimated balance cost to complete the real estate project (Difference of Total Estimated Project Cost less Cost Incurred)	40,64,63,092
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)	8,34,43,835
3	(i)	Balance Unsold area to be certified by management and to be verified by CA from the records and books of accounts **(In Sq Mtr.)**	12,176.15
	(ii)	Estimated amount of sales proceeds in respect of unsold appartments (Calculated as per ASR multiplied to unsold area as on date of certificate to be calculated and certified by CA) as per Annexure-A to this certificate.	33,51,12,550
4		Estimated Receivables of ongoing Project sum of 2+ 3(ii)	41,85,56,385
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.	29,29,89,470

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For **V N & Co**
Firm Registration No. 030297C
Chartered Accountants

V N & CO CHARTERED ACCOUNTANTS FRN 030297C PATNA

CA Vaibhaw Kumar
Partner
Membership Number: 439525
Date: April 17, 2025
UDIN: 25439525BMKVMI3220

Annexure-A

Statement of Calculation of Receivables from the Sales of Ongoing Real Estate Project

Sold Inventory

(Amount in Rs.)

S. No.	Flat No.	Super Built Up Area (In Sq. Mtr)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
1	5B1	253.07	1,50,00,000.00	1,50,00,000.00	-
2	6A2	278.71	2,98,55,000.00	2,95,56,450.00	2,98,550.00
3	7A2	278.71	2,98,55,000.00	2,95,56,450.00	2,98,550.00
4**	9A3	252.97	1,90,61,000.00	85,20,075.00	1,05,40,925.00
5**	9B2	367.52	2,76,92,000.00	10,45,095.00	2,66,46,905.00
6**	13A2	278.71	2,10,00,000.00	19,95,000.00	1,90,05,000.00
7**	14B2	367.62	2,76,99,000.00	10,45,095.00	2,66,53,905.00

*** The Flat No., Area & Conisderation Amount have been considered as per Management Representation, since Agreement/Letter of Allotment has not been executed as yet for the said advance.*

(Unsold Inventory Valuation)

Ready Reckoner Rate as on date of certificate of the Residential Premises of Rs. 28622 per Sq.Mtr of Super Built-up Area, Residential EWS Premises of Rs. 21528 per Sq.Mtr of Super Built-up Area

(Amount in Rs.)

S. No.	Flat No.	Floor	Super Built Up Area (In Sq. Mtr)	Unit Consideration as per Ready Reckoner Rate
			Main Tower	
1	1B1	1	253.07	72,43,269.83
2	1B2	1	356.00	1,01,89,504.41
3	2A2	2	278.71	79,77,169.42
4	2B1	2	253.07	72,43,269.83
5	2B3	2	360.46	1,03,17,139.12
6	3A1	3	336.49	96,31,102.55
7	3A3	3	252.97	72,40,610.78
8	3B2	3	348.85	99,84,757.06
9	4A2	4	278.71	79,77,169.42
10	4B1	4	253.07	72,43,269.83
11	4B3	4	379.88	1,08,72,881.92
12	5B2	5	367.52	1,05,19,227.41
13	5B3	5	360.46	1,03,17,139.12
14	6A3	6	252.97	72,40,610.78
15	6A1	6	336.49	96,31,102.55
16	7B1	7	253.07	72,43,269.83
17	7A1	7	336.49	96,31,102.55
18	7B2	7	348.85	99,84,757.06
19	7A3	7	252.97	72,40,610.78
20	7B3	7	360.46	1,03,17,139.12
21	8B1	8	253.07	72,43,269.83
22	9A1	9	336.49	96,31,102.55
23	9B1	9	253.07	72,43,269.83
24	9B3	9	360.46	1,03,17,139.12
25	10A1	10	336.49	96,31,102.55
26	10B1	10	253.07	72,43,269.83
27	10B2	10	348.85	99,84,757.06
28	10B3	10	360.46	1,03,17,139.12
29	11A1	11	336.49	96,31,102.55
30	11A3	11	252.97	72,40,610.78
31	12A2	12	278.71	79,77,169.42
32	12B2	12	348.85	99,84,757.06
33	13B2	13	348.85	99,84,757.06

V N & CO. CHARTERED ACCOUNTANTS FRN- 0802076 PATNA

Annexure-A

Statement of Calculation of Receivables from the Sales of Ongoing Real Estate Project

EWS/LIG (Unsold Inventory Valuation)				
34	13	1	37.25	8,02,000.00
35	14	1	37.25	8,02,000.00
36	15	1	37.25	8,02,000.00
37	16	1	37.25	8,02,000.00
38	1	2	42.74	9,20,000.00
39	2	2	42.74	9,20,000.00
40	3	2	42.74	9,20,000.00
41	4	2	42.74	9,20,000.00
42	5	2	42.74	9,20,000.00
43	6	2	42.74	9,20,000.00
44	7	2	42.74	9,20,000.00
45	8	2	42.74	9,20,000.00
46	9	2	42.74	9,20,000.00
47	10	2	42.74	9,20,000.00
48	11	2	42.74	9,20,000.00
49	12	2	42.74	9,20,000.00
50	13	2	42.74	9,20,000.00
51	6	3	89.28	19,22,000.00
52	7	3	89.28	19,22,000.00
53	8	3	89.28	19,22,000.00
54	1	4	89.28	19,22,000.00
55	2	4	89.28	19,22,000.00
56	3	4	89.28	19,22,000.00
57	4	4	89.28	19,22,000.00
58	5	4	89.28	19,22,000.00
59	1	5	89.28	19,22,000.00
60	4	5	89.28	19,22,000.00
61	6	5	89.28	19,22,000.00
62	8	5	89.28	19,22,000.00
63	6	G	37.25	8,02,000.00
64	7	G	37.25	8,02,000.00
65	8	G	37.25	8,02,000.00

V N & CO. CHARTERED ACCOUNTANTS FRN-0310397C PATNA