INDRAPRASTHA HOUSING & ENTERPRISES PVT. LTD.
201, N. P. Centre
New Dakbunglow Road, Patna - 800 001
Ph. : 2216341, 2216359 Fax : 0612-2216359
CIN : U65922BR1994PTC005862
Website :www.indraprasthahousing.com
e-mail : indraprasthahousing7@gmail.com

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending 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	U65922BR1994PTC005862	Name of Firm	INDRAPRASTHA HOUSING & ENTERPRISES PRIVATE LIMITED
Firm Address :	201 N P CENTRE, NEW DAK BUNGLOW ROAD, PATNA-800001		
Total Experience of promoter in Real Estate sector	30 YEARS		
Total Experience in Real Estate after Implementation of RERA	08 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	02 Nos NIL NIL NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	03 Nos NIL NIL NIL	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP12474-001/192/R-1677/2024	Name of Project/Phase of Registered Project	RAGINI HERIGATE
Name of Promoter	INDRAPRASTHA HOUSING & ENTERPRISES PVT. LTD	Project Address	201 N P CENTRE, NEW DAK BUNGLOW ROAD, PATNA-800001
Name of Co-promoter	NA		
Project Registration is valid up to	31/03/2028		
Starting date of Project or Phase of the Project	15/04/2024		

For Indraprastha Housing And Enterprises Pvt. Ltd.

Director

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	5 YEARS	

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area in Sq. Ft.	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
	1. 1 BHK	NIL. 50% Landowner	NIL	NIL	1. Booked / Allotted - 01 2. Sold- NIL	3. Booked/ Allotted :- NIL
	2. 2 BHK,	NIL. 50% Landowner	NIL	NIL		Sold - NIL
	3. 3 BHK	16 Nos. 50% Landowner	905, 898,908 & 903	16 Nos.	Percentage of booking - 6.25%	Percentage of booking - NIL
	4. Shop	17 Nos. 50% Landowner	NIL	NIL		
	5. Bungalow -	NIL	NIL	NIL		
	6. Plot etc.	NIL	NIL	NIL		

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Parking	Total Number of Garages:	
01	16	1. Booked/Allotted -	01
		2. Sold -	NIL

For Indraprastha Housing And Enterprises Pvt. Ltd.

Director

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	NA	NA	NA	NA
2.	Fire N.O.C.	NA	NA	NA	NA
3.	Water Supply Permission	NO	NO	NO	NO
4.	NOC from Airport Authority of India	Airport Authority of India	NA	07/03/2024	05/03/2032
5.	Other Approval(s), if any, required for the Project.	NA	NA	NA	NA

VI. CONSTRUCTION PROGRESS OF THE PROJECT

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/yyyy) Format
1.	Excavation (if any)	NA	.....
2.	Basements (if any)	NA	.....
3.	Podiums (if any)	NA	.....
4.	Plinth	100%	31/05/2024
5.	Stilt Floor	100%	30/06/2024
6.	Slabs of Super Structure	100%	31.03.2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	20%	31/03/2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	31/08/2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	31/08/2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31/08/2027

For Indraprastha Housing And Enterprises Pvt. Ltd.

Director

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%	31/08/2027

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	NO	.....	.....
2.	Water Supply	YES	0%	30/03/2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30/03/2028
4.	Storm Water Drains	YES	0%	30/03/2028
5.	Landscaping & Tree Planting	Tree Planting ONLY	0%	30/03/2028
6.	Street Lighting	NO	.....	.....
7.	Community Buildings	NO	.....	.....
8.	Treatment and Disposal of Sewage and Sullage Water	NO	.....	.....
9.	Solid Waste Management & Disposal	NO	.....	.....
10.	Water Conservation / Rain Water Harvesting	NO	.....	.....
11.	Energy Management	NO	.....	.....

For Indraprastha Housing And Enterprises Pvt. Ltd.

Director

12.	Fire Protection and Fire Safety Requirements	NO	.....	.....
13.	Closed Parking	NO	.....	.....
14.	Open Parking	YES	0%	30/03/2028
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO	.....	.....
16.	Others (Option to Add More)	NO	.....	.....

VIII. 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/yyy) Format
1.	Internal Roads and foot paths	NO	.....	.....
2.	Water Supply	YES	0%	30/02/2028
3.	Sewerage Chambers Septic Tank	YES	0%	30/02/2028
4	Drains	YES	0%	30/02/2028
5.	Parks, Land Scaping and Tree Planting	Tree Planting only	NA	30/02/2028
6.	Street Lighting	NO	.....	.....
7.	Disposal of sewage & sullage water	NO	.....	.....
8.	Water conservation/Rain Water Harvesting	NO	.....	.....
9.	Energy Management	NO	.....	.....

For Indraprastha Housing And Enterprises Pvt. Ltd.

Director

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Ground Floor Casting	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. **01741100003005**	**Rs. 25450/-**
2.	Estimated Cost of the Project including land cost at the start of the Project	**Rs. 5,21,75,000/-**
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	**Rs. 4,25,00,000/-**
4.	Any Variation in Development Cost which is declared at the start of the Project.	**Rs. 00/-**
5.	Amount received during the Quarter	**Rs. 18,09,523/-**
6.	Actual Cost Incurred during the Quarter	**Rs. 32,55,418/-**
7.	Net amount at end of the Quarter	**Rs. 32,55,418/-**
8.	Total expenditure on Project **till date**	**Rs. 1,34,39,320/-**
9.	Cumulative fund collected till the end of Quarter in question	**Rs. 23,81,904/-**
10.	Cumulative expenditure done till the end of Quarter in question	**Rs. 1,34,39,320/-**

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter - **NOT APPLICABLE**	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA

For Indraprastha Housing And Enterprises Pvt. Ltd.

Director

4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NA
2.	Agreement for Sale	NA
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? :- **AS PER TIME SCHEDULE**		

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 Indraprastha Housing And Enterprises Pvt. Ltd.

Director

Signature of Promoter Name:

Date: 10.04.2025

FORM 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: 10/04/2025

To

Indraprastha Housing & Enterprises Pvt. Ltd.
201 N P Centre, New Dak Bunglow Road,
Patna, Bihar- 800001

Subject: - Certificate of percentage of completion of construction work of 01 No. of Buildings 16 Wings of the 45% Completion phase of the project Bihar RERA Registration Number **BRERAP12474-001/192/R-1677/2024** Situated and lying at C.S. Plot No.-135(Part), Khata No.-96, Survey Thana No. 37, Thana Code- 158, Mauza- Kothwa, Prangan- Phulwari, Thana Khagaul, Jamabandi no- 1289 & 1290, Zone- 02, Town & District. - Patna within the limit of DANAPUR NAGAR PARISHAD and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Patna, Pin-801503. Admeasuring 758.92 Sq.mts. Demarcated by its boundaries (latitude and longitude of the end points) to the North 24.497683 and 86.706304 to the South 24.497379 and 86.705812 to the East 24.497673 and 86.706289 to the West 24.497383 and 86.705802 admeasuring 3093.42 sq. mts. area being developed by Indraprastha Housing & Enterprises Pvt. Ltd.

Sir,

I, Anamika Nandan have undertaken assignment as Architect/Licensed surveyor of certificate percentage of completion of Construction work of the "**RAGINI HERITAGE**" 01 Building (s)/ 16 wings phase of the project, Situated and lying at C.S. Plot No.-135(Part), Khata No.-96, Survey Thana No. 37, Thana Code- 158, Mauza- Kothwa, Prangan- Phulwari, Thana Khagaul, Jamabandi no- 1289 & 1290, Zone- 02, Town & District. - Patna within the limit of DANAPUR NAGAR PARISHAD and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Patna, Pin-801503. Admeasuring 758.92 Sq.mts. Demarcated by its boundaries (latitude and longitude of the end points) to the North 24.497683 and 86.706304 to the South 24.497379 and 86.705812 to the East 24.497673 and 86.706289 to the West 24.497383 and 86.705802 admeasuring 3093.42 sq. mts. area being developed by Indraprastha Housing & Enterprises Pvt. Ltd.

1. Following technical professionals are appointed by owner/promoter:-

(I) Smt Anamika Nandan as L.S/Architect;
(II) Sri Vijay Kumar as Structural Consultant
(III) Smt Anamika Nandan as MEP Consultant
(IV) Sri Suresh Mahto (Civil Engineer) 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 **BRERAP12474-001/192/R-1677/2024** 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

ANAMIKA
ARCHITECT
Council of Architecture
NEW DELHI
Regn. No.-CA/99/24762

Anamika

Table A

Building/Wing Number **BRERAP12474-001/192/R-1677/2024** (to be prepared separately for each Building/Wing of the project)

SI No.	Tasks/Activity	Percentage of work done	Projected date of completion
1	Excavation	NA	.....
2	Basements (if any)	NA	.....
3	Podiums (if any)	NA	.....
4.	Plinth	100%	31/05/2024
5.	Stilt Floor	100%	30/06/2024
6.	Slabs of super structure	100%	30/03/2025
7.	Internal walls, Internal plaster, Floorings within Flats/premises, Doors and windows to each of the Flat/ premises	20%	31/03/2027
8	Sanitary fittings within the flat/premises, Electrical fittings within the flat/premises	0%	31/08/2027
9.	Staircases, Lifts wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground water Tanks	0%	31/08/2027
10.	The external plumbing and external plaster, Elevation, completion of terraces with Waterproofing of the Building/Wing	0%	31/08/2027
11.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to common Areas, electro, Mechanical equipment, compliance to conditions Of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving ofAreas appurtenant to Building / Wing, Compound wall and all other requirements asmay be required to Obtain Occupation/Completion Certificate	0%	31/08/2027

Yours Faithfully,

Anamika

(ANAMIKA NANDAN)

(Registration No./ License No.....CA/99/24762

ANAMIKA
ARCHITECT
Council of Architecture
NEW DELHI
Regn. No.-CA/99/24762

TABLE-B

Internal & External Development works in respect of the entire registered phase

SI No.	Common areas and facilities, Amenities	Proposed (Yes/No)	Percentage of work done (As on date of the certificate)	Projected date of Completion (dd/mm/yyyy)
1	Internal Roads & Foothpaths	NO	.....	.....
2.	Water Supply	YES	0%	30/03/2028
3.	Sewarage (chamber, lines, septic tank, STP)	YES	0%	30/03/2028
4.	Storm water drains	YES	0%	30/03/2028
5	Landscaping & Tree Planting	Tree Planting ONLY	0%	30/03/2028
6	Street Lighting	NO	.....	.....
7	Community Buildings	NO	.....	.....
8	Treatment and disposal of sewage and sullage water	NO	.....	.....
9	Solid waste management & Disposal	NO	.....	.....
10	Water conservation, Rain water harvesting	NO	.....	.....
11	Energy management	NO	.....	.....
12	Fire protection and fire safely requirements	NO	.....	.....
13	Closed Parking	NO	.....	.....
14	Open Parking	YES	0%	30/03/2028
15.	Electrical Meter Room, Sub- Station, Receiving Station	NO	.....	.....
16.	Others (Option to Add More)	NO	.....	.....

Yours Faithfully

Anamika

(ANAMIKA NANDAN)

(Registration No./ License No.....CA/99/24762

ANAMIKA
ARCHITECT
Council of Architecture
NEW DELHI
Regn. No.-CA/99/24762

FORM-2
[see Regulation 3]
ENGINEER'S CERTIFICATE

(To be submitted at the time of Ongoing Project and for withdrawal of money from Designated Account- Project Wise)

Date: 10.04.2025

To,
Indraprastha Housing and Enterprises Pvt. Ltd
201 N P Centre, New Dak Bunglow Road, Patna-800001

Subject: Certificate of cost Incurred for Development of "**RAGINI HERITAGE**" for Construction of Indraprastha Housing & Enterprises Pvt. Ltd. building(s) 16 Wing(s) of the 45% complication phase (Bihar RERA Registration Number **BRERAP12474-001/192/R-1677/2024** Situated and lying at C.S. Plot No.-135(Part), Khata No.-96, Survey Thana No. 37, Thana Code- 158, Mauza- Kothwa, Prangan- Phulwari, Thana Khagaul, Jamabandi no-1289 & 1290, Zone- 02, Town & District. - Patna within the limit of DANAPUR NAGAR PARISHAD and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Patna, Pin-801503. Admeasuring 758.92 Sq.mts. Demarcated by its boundaries (latitude and longitude of the end points) to the North 24.497683 and 86.706304 to the South 24.497379 and 86.705812 to the East 24.497673 and 86.706289 to the West 24.497383 and 86.705802 admeasuring 3093.42 sq. mts. area being developed by Indraprastha Housing & Enterprises Pvt. Ltd.

Sir,
I/We **Vijay Kumar** have undertaken assignment of certified estimated cost for the"**RAGINI HERITAGE**" for Construction of Indraprastha Housing & Enterprises Pvt. Ltd. building(s) 16 Wing(s) of the 01 phase (Bihar RERA Registration Number **BRERAP12474-001/192/R-1677/2024** Situated and lying at C.S. Plot No.-135(Part), Khata No.-96, Survey Thana No. 37, Thana Code- 158, Mauza- Kothwa, Prangan- Phulwari, Thana Khagaul, Jamabandi no-1289 & 1290, Zone- 02, Town & District. - Patna within the limit of DANAPUR NAGAR PARISHAD and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Patna, Pin-801503. Admeasuring 758.92 Sq.mts. Demarcated by its boundaries (latitude and longitude of the end points) to the North 24.497683 and 86.706304 to the South 24.497379 and 86.705812 to the East 24.497673 and 86.706289 to the West 24.497383 and 86.705802 admeasuring 3093.42 sq. mts. area being developed by Indraprastha Housing & Enterprises Pvt. Ltd.

1. Following technical professionals are appointed by owner/promoter:-
(I) Smt Anamika Nandan as L.S/Architect;
(II) Sri Vijay Kumar as Structural Consultant
(III) Smt Anamika Nandan as MEP Consultant
(IV) Sri Suresh Mahto (Civil Engineer) as Site Supervisor

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

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 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 _____ 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 425 Lakh (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 occupation certificate/completion certificate for the building(s) from the 31/03/2028 being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till 31.03.2025 is calculated at Rs.134.39 Lakh (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 31/03/2028 (planning Authority) is estimated at Rs 290.61 Lakh (Total of table A and B).

6. I certify that the cost of the Civil, MEP and Allied works 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 **BRERAP12474-001/192/R-1677/2024** or called **RAGINI HERITAGE** (to be prepared separately for each Building/Wing of the Real Estate Project)

Si No.	Particulars	Amounts
1	Total estimated cost of the building/wing as on 31/03/2028 date of Registration is Rs.	425 Lakh
2	Cost incurred as on 31/03/2025 (based on the Estimated cost)	134.39 Lakh
3	Work done in percentage (as percentage of the estimated cost)	45%
4	Balance cost to be incurred Based on Estimated cost)	290.61 Lakh
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A) Rs. _____/-	nil

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

TABLE- B

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

Si No.	Particulars	Amounts
1	Total estimated cost of the Internal and External Development works including amenities and Facilities in the layout as on 28/02/2028 date of Registration is	42.5 Lakh
2	Cost incurred as on _____ (based on the Estimated cost) Rs. _____ /-	nil
3	Work done in percentage (as percentage of the estimated cost) _____ %	0%
4	Balance cost to be incurred (Based on Estimated cost)	42.5 Lakh
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A) Rs. _____/-	nil

Yours Faithfully

Yours Faithfully

Signature of Engineer
(Licence No.....)

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

* Note

1. The scope of work is to complete entire Real Estate project as per drawing approved from time to time so as to obtain Occupation Certificate/Completion Certificate.

2. (*) Quantity survey can be done by officer 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 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 specification are indicative and not exhaustive.

G KRISHNA & CO.

Chartered Accountants

Patna Begusarai Lucknow

FORM-3

(SEE Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(For Registration of a Project and Subsequent Withdrawal of Money)

Cost of Real Estate Project Rs. **425 Lakh**

Bihar RERA Registration Number **BRERAP12474-001/192/R-1677/2024**

SI No.	Particulars	Amount (Rs.)	
		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		2.20 Lakh
	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		1659.62 Sq. M.
	C. Acquisition cost of TDR (if any)		Nil
	d. Amounts payable to state Government or competent authority or any other statutory authority of the state or Central Government towards stamp duty, transfer charges, registration fees etc.; and		4.71 Lakh
	f. Land premium payable as per annual Statement of rates (ASR) for redevelopment of land owned by public authorities.		Nil
	g. Under Rehabilitation scheme:		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		Nil
	(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)		Nil
	(iii) Cost towards clearance of land of all or		Nil

G. KRISHNA & CO. PATNA 01A098C Chartered Accountants

H.O.: 305, Shashi Complex, Exhibition Road Patna—**800 001**

E-mail: gkrishna05@gmail.com, Ph.0612-2218047 Mob: 9431023147, 9386155718

	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.		Nil Nil
	Sub-Total of Land Cost		6.91 Lakh

Sr. No	Particulars	Amount (Rs.)	
		Estimated	Incurred
1.ii	**Development cost/cost of construction:** a. (i) Estimated cost of construction as Certified by Engineer	425 Lakh	
	(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)	.....	104.73 Lakh
	(iii) On-site expenditure for development Of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.),cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the Construction often entire phase of the project registered.	.....	18.65 Lakh
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	.....	4.10 Lakh ……../-
	c. Principle sum and interest payable to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money borrowed for construction;		
	Sub-Total of Development Cost		127.48 Lakh
	2. Total Estimated Cost of the Real Estate Project[1(i) + 1(ii)] of Estimated Column	425 Lakh	

G KRISHNA & CO. PATNA 0098C Chartered Accountants

G KRISHNA & CO.

Chartered Accountants

Patna Begusarai Lucknow

	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column Sr. No Particulars Amount		134.39 Lakh
	4. % completion of construction work (as per project Architect's certificate)		45%
	5. Proportion of the cost incurred on land Cost and 75% construction cost to the total Estimated cost. (3/2%)		31.62%
	6. Amount which can be withdrawn from the Designated Account Total Estimated cost* proportion of cost incurred (Sr. number 2* Sr. number 5)		34.51 Lakh
	7. Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement 8. Net Amount which can be withdrawn from the Designated bank Account under this certificate		34.51 Lakh

This certificate is being issue for RERA compliance for the company M/s Kumar Buildcon Pvt. Ltd. And based on the records and documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully,

UDIN: **25099637BMJPTO6095**
FOR M/S G. KRISHNA & CO. [FRN 010098C]
Chartered Accountants

DILIP KUMAR SINGH
MRN 099637
Place: - Patna
Date: - 12-04-2025

G. KRISHNA & CO. PATNA 010098C Chartered Accountants

H.O.: 305, Shashi Complex, Exhibition Road Patna—**800 001**

E-mail: gkrishna05@gmail.com, Ph.0612-2218047 Mob: 9431023147, 9386155718

G KRISHNA & CO.

Chartered Accountants

Patna Begusarai Lucknow

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

SI No.	Particular	Amount (Rs.) Estimate incurred
1.	Estimated balance cost to complete the Real Estate Project (Difference of total Estimated project cost less cost incurred)	290.61 Lakh
2.	Balance amount of receivables from sold Apartments as per Annexure A to this certificate (as certificate by chartered Accountant as verified from the records and books of Accounts)	27.10 Lakh
3.	(i) Balance unsold area (to 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	409.86 Lakh
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	436.96 Lakh
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	305. 87 Lakh

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,

UDIN: **25099637BMJPTO6095**
FOR M/S G. KRISHNA & CO. [FRN 010098C]
Chartered Accountants

G. KRISHNA & CO. PATNA 010098C Chartered Accountants

DILIP KUMAR SINGH
MRN 099637
Place: - Patna
Date: - 12-04-2025

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Annexure A

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

Sr. No.	Flat No.	Carpet Area (in Sq. mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1.	102	83.42	Rs. 50,92,000.00	Rs. 23,81,904/-	Rs. 27,10,096/-
Total			**Rs.**	**Rs.**	**Rs.**

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential premises Rs. 61040/- Per Sq. mts.

Sr. No.	Flat No.	Carpet Area (in Sq. mts.)	Proposed Unit Consideration
1	101	84.35	Rs. 51,48,724.00
2	102	83.42	Rs. 50,91,957.00
3	103	84.07	Rs. 51,31,633.00
4	104	83.89	Rs. 51,20,646.00
5	303	84.07	Rs. 51,31,633.00
6	304	83.89	Rs. 51,20,646.00
7	401	84.35	Rs. 51,48,724.00
8	402	83.42	Rs. 50,91,957.00
Total			**Rs.** 4,09,85,920.00

G. KRISHNA & CO. PATNA 010088C Chartered Accountants

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