

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Registration no. of the Partnership firm/LLP Identification number/Any other	CIN NO. U45209BR2020PTC047284	Name of the Promoter's Entity ACCOCCA DEVELOPERS PRIVATE LIMITED	Remarks
Address of the Promoter's Entity :	C/O- AJAY KUMAR SINGH, MANGAL MARKET, RAJA BAZAR, PATNA		
Total Experience of the promoter in Real Estate sector (In Completed years)			
Total Experience in Real Estate Sector after Commencement of RERA (In Completed years)	07 Years		
No of Projects done before Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP12502-001/13/R-1679/2024	Name of Project	GEETA PALACE
Name of Promoter	ACCOCCA DEVELOPERS PRIVATE LIMITED	Project Address	NEAR DIGITAL ITI, BATAURA, BEUR, PATNA
Project Registration is valid up to	20-06-2028		
Starting date of Project	24-04-2024		
Type of Project	Residential		
Name of the Competent Authority which sanctioned the project map			
Period of validity of map as granted by the Competent Authority concerned	20-06-2028		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Total Number of sanctioned apartments/ unit-wise	Total Numbers of apartments in Promoter's share- Booked	Total Numbers of apartments in Promoter's share- Agreement for sale Executed	Total Numbers of apartments in Landowner's share Booked	Total Numbers of apartments in Landowner's share Agreement for sale Executed
	1-BHK						
	2-BHK		04				
	3-BHK		12		02		
	4-BHK and over						
	shop						
	Office Space						
	Bungalow						
	Plots (in case of plots specific area of plot must be mentioned)						
		Total Carpet Area		% of total Units	% of total Units	% of total Units	% of total Units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

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

The details of the Association of Allottees need to be provided in the proforma of Association of Allottees attached with this Form.

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

(A)Cancelled by Allottees

Flat No./Plot no./Shop No./Etc. :

*whether notice and reminder of cancellation was
Served to the promoters by Allottee/s

Yes/No

(B) Cancelled by Promoters

Flat No./Plot no./Shop No./Etc. :

*whether notice and reminder of cancellation has
been Served to the Allottees by serving

Yes/No

VI. DISCLOSURE OF BOOKED INVENTORY OF GARAGES/PARKING SPACE

Building Wise / Block Number	Total Number of Sanctioned Garages/Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted
	16	02

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	Validity up to	Attach Copy
1.	Environment Clearance	N/A		
2.	Fire N.O.C.	DIRECTOR-CUM-STATE FIRE OFFICER	21-06-2022	
3.	Airport Authority of India N.O.C.	N/A		
4.	Water Supply Permission	N/A		
5.	Other Approval(s), if any, required for the Project.	N/A		

VIII. PROGRESS OF THE PROJECT-INTERNAL INFRASTRUCTURE DEVELOPMENT
In case of more than one Block/Building/Apartment/Plots/Bungalow, the details have to be filled for each Block separately

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)	100%	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	N/A	
6.	Slabs of Super Structure	80%	15-07-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	15%	25-03-2026

8.	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	02%	20-06-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	24%	20-07-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31-11-2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	0%	31-03-2027
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	31-03-2027
13.	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities	0%	31-03-2027
14.	Overall Percentage of Actual work Done and Final Completion date		

**IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS –
PEOGRESS RELATED TO AMENITIES AND COMMON AREA**

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	10%	30/04/2027
2.	Water Supply	YES	50%	30/04/2027

3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	33%	30/04/2027
4.	Storm Water Drains	YES	0%	30/04/2027
5.	Landscaping & Tree Planting	YES	5%	30/04/2027
6.	Street Lighting	YES	0%	15/04/2027
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	33%	30/04/2027
10.	Water Conservation / Rain Water Harvesting	YES	20%	30/04/2027
11.	Energy Management	YES	0%	30/04/2027
12.	Fire Protection and Fire Safety Requirements	YES	10%	31/03/2027
13.	Closed Parking	YES	0%	31/03/2027
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	15%	31/03/2027
16.	Others (Option to Add More)	NO	N/A	
17.	Overall Percentage of Actual Work Done and final Completion date			

X. 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			

XI. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	922020025299936
2.	Estimated Cost of the Project including land cost at the start of the Project	4,65,05,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	2,41,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	27,72,000=00
6.	Actual Cost Incurred during the Quarter	27,72,000=00
7.	Net amount at end of the Quarter	NIL
8.	Total expenditure on Project till date	1,35,50,000=00
9.	Cumulative fund collected till the end of Quarter in question	1,13,72,000=00

10.	Cumulative expenditure done till the end of Quarter in question	1,35,50,000=00
11.	Percentage of Expenditure incurred of the total Estimated development cost of the project	

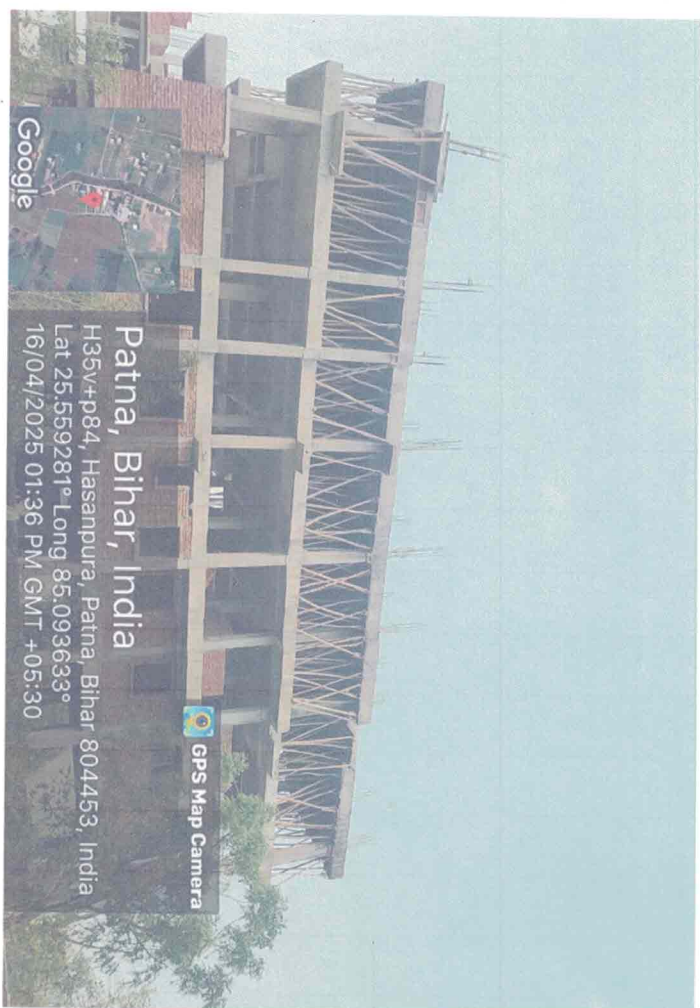
XIII. GEO TAGGED AND DATE PHOTOGRAPH (EACH BLOCK/BUILDING/APARTMENT/PLOTS/BUNGLOW) OF THE PROJECT

The photograph must have date.

(A)	Sr. No.		
	1.	Photographs showing Front Elevation	ATTACH
	2.	Photographs showing Rear Elevation	ATTACH
	3.	Photographs showing Side Elevation (Both Sides)	ATTACH
	4.	Photograph of each floor showing the progress of interior works	
	5.	Photographs 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) – Against Project / Promoter
1.	(a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No) NO
2.	No of Execution Cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No) NO
3.	No of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No) NO
4.	No of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No) NO



ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date 01/04/2025

To,
The ACCocca DEVELOPERS PVT. LTD
(Name & Address of Promoter),

1st Floor, Mangal Market
Razabazar Patna-800014

Subject: Certificate of Percentage of Completion of Construction Work of GEETA PALACE No.

of Building(s)/ 01 Wing(s) of the 01 Phase of the Project

[Bihar RERA Registration Number] situated on the Plot bearing C.N. No/CTS

No./Survey No./ Final Plot No 2328(P), 2329(P) demarcated by its boundaries (latitude

and longitude of the end points) ----- to the North ----- to the

South ----- to the East ----- to the West of Division Phulwarisharif

village Bataura Block Beur District Patna PIN ---

800002 admeasuring 630.63 sq.mts. area being developed by

[Promoter's Name] ACCocca DEVELOPERS PVT. LTD

Sir,

I/ We Navratna Raghuvanshi have undertaken assignment as Architect / Licensed Surveyor

of certifying Percentage of Completion of Construction Work of the GEETA PALACE

----- Building(s)/ 01 Wing(s) of the 01 Phase of the Project,

situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. (2328)(P) & (2329)(P)

- of Division Phulwarisharif Village Bataura Block Beur

District Patna PIN 800002 admeasuring 630.63

sq.mts.area being developed by [Promoter's Name] ACCocca DEVELOPERS PVT. LTD

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

(i) M/s/Shri/Smt. Navratna Raghuvanshi as L.S. / Architect;

(ii) M/s /Shri / Smt. _____ as Structural Consultant

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

(iv) M/s /Shri / Smt. _____ 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 * 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.

* BRERA P12502-001/13/R-1679/2024

N. Raghuvanshi

AR. NAVRATNA RAGHUVANSHI

UDHD EMP No-AR/00818

COA-CA/2013/58586

Table-A

Building/ Wing number.....01.....(to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%.	Completed
2.	Basements(if any)	NA	—
3.	Podiums(if any)	NA	—
4.	Plinth	100%.	Completed
5.	Stilt Floor	NA	—
6.	Slabs of Super Structure	04/05 i.e 80%.	15/07/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	15%.	25/03/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	02%.	20/06/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. .	24%.	20/7/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%.	31/11/2026
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	00%.	31/03/2027

N. Raghuvanshi
 AR. NAVRATNA RAGHUVANSHI
 UDHD EMP No-AR/00818
 COA-CA/2013/58586

TABLE B

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

S. 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	10%.	30/04/2027
2.	Water Supply	Yes	50%.	30/04/2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	33%.	30/04/2027
4.	Storm Water Drains	Yes	00%.	30/04/2027
5.	Landscaping & Tree Planting	Yes	5%.	30/04/2027
6.	Street Lighting	NA	—	
7.	Community Buildings	NA	—	
8.	Treatment and Disposal of Sewage and Sullage Water	NA	—	
9.	Solid Waste Management & Disposal	Yes	33%.	30/04/2027
10.	Water Conservation/Rain Water Harvesting	Yes	20%.	30/04/2027
11.	Energy Management	NA	—	
12.	Fire Protection and Fire Safety Requirements	Yes	10%.	31/03/2027
13.	Electric Meter Room	Yes	15%.	31/03/2027
14.	Any Other Amenities			

Yours Faithfully,


 AR. NAVRATNA RAGHUVANSHI
 UDHD EMP No-AR/00818
 COA-CA/2013/58586
 Signature & Name (IN BLOCK LETTERS) of L.S./ Architect
 (Registration No./License No. CA/2013/58586)

AR. NAVRATNA RAGHUVANSHI
 UDHD EMP No-AR/00818
 COA-CA/2013/58586

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 : 01/04/2025

To, Accocca Developers Pvt Ltd
The (Name & Address of Promoter),

Mangal Market Raza Bazar
Patna- 800014

Subject : Certificate of Cost Incurred for Development of [Project Name] GREETAL PALACE for Construction of 01 building(s)/ 01 Wing(s) of the 01 Phase (Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No../C.N.No./CTSN./SurveyNo./Final Plot No. 2328(P) & 2329(P) demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division Phulwarisharif Village Bataura Block Beur District Patna PIN 800002 admeasuring 630.63 sq.mts. area being developed by [Promoter] Accocca Developers Pvt. Ltd

Ref: Bihar RERA Registration Number BRERA P12502-001/13/R-1679/2024

Sir,

I/ We R.K Agrawal have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being 01 Building(s)/ 01 Wing(s) of the 01 Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 2328(P) & 2329(P) of Division Phulwarisharif Village Bataura Taluka Beur District Patna PIN 800002 admeasuring 630.63 sq.mts. area being developed by [Owner/Promoter]

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

- M/s /Shri/Smt Navratna Raghuvanshi as L.S. / Architect ;
- M/s /Shri/Smt R.K Agrawal as Structural Consultant
- M/s /Shri/Smt _____ as MEP Consultant
- M/s /Shri/Smt Navratna Raghuvanshi as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Architect Quantity Surveyor* appointed by Developer/Engineer, and the assumption of

Rajendra Krishna Agrawal
R.K. AGRAWAL
B.Sc. Engg. (Civil)
L.I.C. No SE/05/16
Patna Nagar Nigam, Patna, Bihar

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. 2,41,000,00/- (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 PMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,35,50,000/- (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 PMC (planning Authority) is estimated at Rs. 1,05,50,000/- (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 01 or called GEEETA PALACE
(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 <u>24/04/24</u> date of Registration is	Rs. <u>2,41,000,00/-</u>
2	Cost incurred as on <u>01/04/2025</u> (based on the Estimated cost)	Rs. <u>1,35,50,000/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>56</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>1,05,50,000/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>30/03/2025</u> not included in the Estimated Cost (Annexure A)	Rs. <u>6,71,325/-</u>

Rajendra Krishna Agrawal
R.K. AGRAWAL
B.Sc. Engg. (Civil)
L.I.C. No SE/05/16
Patna Nagar Nigam, Patna, 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 <u>24/04/2024</u> date of Registration is	Rs. <u>2,41,000.00/-</u>
2	Cost incurred as on <u>01/04/2025</u> (based on the Estimated cost).	Rs. <u>1,35,50,000/-</u>
3	Work done in Percentage (as Percentage of the estimated cost).	<u>56</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. <u>1,05,50,000/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>30/03/2025</u> not included in the Estimated Cost (Annexure A).	Rs. <u>6,71,325/-</u>

Yours Faithfully,

Rajendra Krishna Agrawal

Signature of Engineer.

(Licence No. 85/05/16)

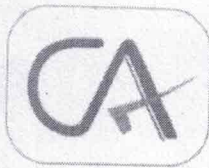
B.Sc. Engg. (Civil)

L.I.C. No SE/05/16

Patna Nagar Nigam, Patna, 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



Chourasiya Pankaj & Associates

Chartered Accountants

L-219, Second Floor, Dumroan Palace, Faser Road, Patna-800001

Telephone: - 0612 3145990

Mob: - 8789860781, 8541957276

E-Mail: -acapanakajkmr@gmail.com

CHARTERED ACCOUNTANT'S CERTIFICATE

RERA Registration No:- BRERAP12502-001/13/R-1679/2024

Date:-20-02-2025

Subject: Certificate of amount incurred on **GEETA PALACE** project situated on Plot bearing Project address:- Beur, Phulwari Sharif, Patna, Plot No 2328(P) & 2329(P)1017,1018,1020, Khata No 121 , latitude 25.5595555 & longitude 85.0935838 being developed by **M/S ACCOCCA DEVELOPERS PRIVATE LIMITED.**

Cost of land & on site construction of Real Estate Project (All figures in Rs)

S. No.	Particulars	Estimated	Incurred
1	2	3	4
1(i)	Land Cost (a) Acquisition cost of land or development rights, lease premium, lease rent, interest cost incurred or payable on legal costs or land cost; (b) Amount of premium payable to obtain development rights, FAR, additional FAR, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority; (c) Acquisition cost of TDR (Transfer of Development Rights), 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 development 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 3) (ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by CA (in column 4) Note: (For total cost of construction incurred, minimum of (i) or (ii) is to be considered) (iii) Cost towards clearance of land for all or any encumbrance incl. cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of transit accommodation, overhead costs. (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits or any amount whatsoever payable to any authority.	5,55,625.00	5,55,625.00
	SUB TOTAL LAND COST (in Rs)	5,55,625.00	5,55,625.00



S. No.	Particulars	Estimated	Incurred
1	2	3	4
1	Cost of Development / Cost of construction		
(ii)			
	(a)		
	(i) Estimated cost of construction as certified by engineer (Column 3)		
	(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA (Column 4);		
	Note: (For total cost of construction incurred, minimum of (i) or (ii) is to be considered)		
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	2,41,00,000/-	1,00,97,981/-
	(b) Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		
	(c) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
	SUB TOTAL DEVELOPMENT COST (in Rs.)	2,41,00,000/-	50,97,981/-
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	2,46,55,625/-	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	1,06,53,606/-	
4	Percentage of Project Completed (As per Architect)	20 % (Approx.)	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	22.93 % (Approx.)	
6	Amount which can be withdrawn from the Designated Account - Total Estimated Cost * Proportion of cost incurred (S. no. 2 * S. no. 5)	1,06,53,606/-	
7	Less: Amount withdrawn till date of this certificate As per the books of accounts and the book statement	50,00,000/-	
8	Net Amount which can be withdrawn from the Designated Bank account under this certificate	50,00,000/-	

This certificate is being issued for RERA Bihar compliance for the Company **M/S ACCOCCA 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.

For, Chourasiya Pankaj & Associates
Chartered Accountant



(Pankaj Kumar) Proprietor
M. No - 450737,
FRN - 029685C
UDIN:- 25450737BMJMWD8356

Place: Patna
Date: 20/02/2025

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)		
Sr. No.	Particulars	Amount 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)	1,40,02,019/-
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)	98,14,000/-
3(i)	Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	7042.5 sqft
(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.	2,78,71,500/-
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,76,85,500/-
5	Amount to be deposited in Designed 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.	2,63,79,850/-

This Certificate is being issued for RERA compliance for the Company **M/S ACCOCCA 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.

For, Chourasiya Pankaj & Associates
Chartered Accountant

Place: Patna
Date: 20/02/2025



(Pankaj Kumar) Proprietor
M. No - 450737,
FRN - 029685C
UDIN:- 25450737BMJMWD8356