FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (F.Y – 2025 -2026)

| I. PARTICULARS OF PROMOTERS | | | |
|---|---|---|---|
| Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies | Registration No: **BRERAP12503-002/169/R-1670/2024** | Name of Firm | **DREAM PR HOMES PVT. LTD.** |
| Firm Address: | F No 201 TO 204 JYOTI PURAM APTT., C/O NARENDRA KUMAR SINGH, JAGD, KHAJPURA NA PATNA BIHAR-800001 | | |
| Total Experience of promoter in Real Estate sector | 10 Years | | |
| Total Experience in Real Estate after Implementation of RERA | 07 Years | | |
| No of Project done Before Implementation of RERA | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project | No Any | No Any |
| No of Project done After Implementation of RERA | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project | Two | |

| II. PARTICULARS OF PROJECT | | | |
|---|---|---|---|
| Project Registration Number | **BRERAP12503-002/169/R-1670/2024** | Name of Project/Phase of Registered Project | Goa City |
| Name of Promoter | **DREAM PR HOMES PVT. LTD.** | Project Address | MAUZA-MOHAMMADPUR KORJI, PLOT NO-1104(P), KHATA NO-1 8, TA UZI- NO-5070, THANA NO-41, DISTRICT- PATNA |
| Project Registration is valid up to | 30.12.2027 | | |
| Starting date of Project or Phase of the Project | 09.04.2024 | | |
| Type of Project or Phase of the Project | 1. Residential<br>2. Commercial<br>3. Residential-cum-Commercial<br>4, Plotted project | Residential | |
| Period of validity of map by the Competent Authority concerned | 05.10.2028 | | |

## 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 |
| | Residential Flat | 4799 SQFT | 12 Flats | 7/8 | 1/8 | Don't Know | Don't Know |
| | | | | | | | |
| | | | | | | | |
| | | Total | | 90% of Total units | 10% 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

00% 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

| Building/ Block Number | Total Number of Sanctioned Garages | Total Number of Garages: | |
|---|---|---|---|
| | | 1. Booked/Allotted - | 7 |
| No Any | | 2. Sold - | |

## 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 | | | | Not Applicable |
| 2. | Fire N.O.C. | | | | Attached |
| 3. | Water Supply Permission | | | | Not Applicable |

| | | | | | |
|---|---|---|---|---|---|
| 4. | NOC from Airport Authority of India | | | | Not Applicable |
| 5. | Other Approval(s), if any, required for the Project. | | | | Not Applicable |
| | | | | | |

## VIII. PROGRESS OF THE PROJECT – Internal infrastructure Development

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

| 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% | - |
| 2. | Basements (if any) | N/A | - |
| 3. | Podiums (if any) | N/A | - |
| 4. | Plinth | N/A | - |
| 5. | Stilt Floor | 100% | - |
| 6. | Slabs of Super Structure | 60% (03/05) | 30.06.2026 |
| 7. | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises. | 0% | 30.12.2027 |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | 0% | 30.12.2027 |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | 60% | 30.12.2027 |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | 0% | 30.12.2027 |
| 11. | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms | 0% | 30.12.2027 |
| 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.<br>Any Other activities. | | |
| 14. | Overall Percentage of Actual Work Done and final completion date. | 40% | 30.12.2027 |
| | | | |

**VIII. PROGRESS OF THE PROJECT – Internal infrastructure Development**

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

| 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) | | |
| 2. | Basements (if any) | | |
| 3. | Podiums (if any) | | |
| 4. | Plinth | | |
| 5. | Stilt Floor | | |
| 6. | Slabs of Super Structure | | |
| 7. | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises. | | |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | | |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | | |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | | |

| | | | |
|---|---|---|---|
| 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.<br>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% | 30.12.2027 |
| 2. | Water Supply | YES | 50% | 30.12.2027 |
| 3. | Sewerage (Chamber, Line, Septic Tank, STP) | YES | 20% | 30.12.2027 |
| 4. | Storm Water Drains | YES | 0% | 30.12.2027 |
| 5. | Landscaping & Tree Planting | N/A | N/A | N/A |
| 6. | Street Lighting | YES | 0% | 30.12.2027 |
| 7. | Community Buildings | N/A | N/A | N/A |

| | | | | |
|---|---|---|---|---|
| 8. | Treatment and Disposal of Sewage and Sullage Water | N/A | N/A | 30.12.2027 |
| 9. | Solid Waste Management & Disposal | N/A | N/A | 30.12.2027 |
| 10. | Water Conservation / Rain Water Harvesting | Yes | 10% | 30.12.2027 |
| 11. | Energy Management | N/A | N/A | N/A |
| 12. | Fire Protection and Fire Safety Requirements | N/A | N/A | N/A |
| 13. | Closed Parking | - | 0% | 30.12.2027 |
| 14. | Open Parking | N/A | N/A | 30.12.2027 |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | YES | 10% | 30.12.2027 |
| 16. | Others (Option to Add More) | | | |
| 17. | Overall Percentage of Actual Work Done and final completion date | | 13\|% | 30.12.2027 |

**X. AN 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 | | | |
| 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. | 120025262530 |
| 2. | Estimated Cost of the Project including land cost at the start of the Project | 2,44,42,880 |
| 3. | Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost) | 2,10,62,880 |
| 4. | Any Variation in Development Cost which is declared at the start of the Project. | NILL |
| 5. | Amount received during the Quarter | 97,000 |
| 6. | Actual Cost Incurred during the Quarter | 77,44,996 |
| 7. | Net amount at end of the Quarter | 97,000 |
| 8. | Total expenditure on Project **till date** | 1,21,78,140 |
| 9. | Cumulative fund collected till the end of Quarter in question | 13,47,000 |
| 10. | Cumulative expenditure done till the end of Quarter in question | 1,21,78,140 |

| XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED |
|---|
| |
| |

| XIII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT | | | |
|---|---|---|---|
| (A) | Sr. No. | | |
| | 1. | Front Elevation | Attached |
| | 2. | Rear Elevation | Attached |
| | 3. | Side Elevation | Attached |
| | 4. | Photograph of each floor showing progress of interior works | Attached |

| | | | |
|---|---|---|---|
| | 5. | Photograph of Common Areas (Staircase, Lift, Area, Terrace, Parking etc.) | Attached |
| (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 | Attached |

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

**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:**

| |
|---|
| **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.

DREAMPR HOMES PVT. LTD.

DIRECTOR

Signature of Promoter

Name:

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----------

To,
....DIRECTOR.....,
DREAM PR HOMES PVT. LTD.,
..PATNA.:.....

Subject: Certificate of Percentage of Completion of Construction Work of--------01---- No. of Building(s)/------01------ Wing(s) of the----01----- Phase of the Project ..SINGAPORE PALACE..... situated on the Plot NO. 1104(P) demarcated by its boundaries (latitude and longitude of the end points) 25.55278---- to the North 85.02253--- to the South -85.02253-to the East -25.55278---- to the West of Division --PANAPUR- village ---Mohammadpur Korji-----Block----Phulwari Sharif---- District ---PATNA. PATNA---- PIN ---801105.----------admeasuring ---426.55---- sq.mts. area being developed by .DREAM PR HOMES PVT. LTD.

Sir,
I/ We Ar. NAVRATNA RAGHUVANSHI have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the ----------
01 Building(s)/----------01----------Wing(s) of the ----------01---------- Phase of the Project, situated on the plot bearing Plot No. 1104(P) of Division -Danapur---------- Village -Mohammad pur korji ----------Block ----Phulwari Sharif- District -----PATNA---------- PIN ----801105.------ admeasuring ------426.55.---------- sq.mts.area being developed by [Promoter's Name]----------
DREAM PR HOMES PVT. LTD.

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

(i) M/s/Shri/Smt. Ar 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 .B.RERAP.12503-002/169/R-1670/2024 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.

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%. | — |
| 2. | Basements (if any) | NA. | — |
| 3. | Podiums (if any) | NA | — |
| 4. | Plinth | NA | — |
| 5. | Stilt Floor | 100%. | — |
| 6. | Slabs of Super Structure | 60%. (03/05) | 30/06/2026. |
| 7. | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises. | 0%. | 30/12/2027 |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | 0%. | 30/12/2027 |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | 60%. | 30/12/2027 |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | 0%. | 30/12/2027 |
| 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%. | 30/12/2027 |

Total . 40%.

Yours faithfully,

AR. NAVRATAN SINGH CHUVANSHI
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~~

## 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 | 0-1. | 30\|12\|2027 |
| 2. | Water Supply | Yes | 5 0-1. | 30\|12\|2027 |
| 3. | Sewerage (Chamber, Line, Septic Tank, STP) | Yes | 20-1. | 11 |
| 4. | Storm Water Drains | Yes | 0-1. | 11 |
| 5. | Landscaping & Tree Planting | NA | — | — |
| 6. | Street Lighting | NA | — | — |
| 7. | Community Buildings | NA | — | — |
| 8. | Treatment and Disposal of Sewage and Sullage Water | NA | — | — |
| 9. | Solid Waste Management & Disposal | NA | — | — |
| 10. | Water Conservation/Rain Water Harvesting | Yes | 10-1. | 30\|12\|27. |
| 11. | Energy Management | NA | — | — |
| 12. | Fire Protection and Fire Safety Requirements | NA | — | — |
| 13. | Electric Meter Room | Yes | 10-1. | 30\|12\|27. |
| 14. | Any Other Amenities | — | — | |

Total 15 %.

AR. NAVRA[illegible]CHUVANSHI
UDHD EMP NO-AR/00818
COA.-CA/2013/58586

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: ----------

To,
The DIRETOR. (Name & Address of Promoter),
DREAM PR HOMES PRIVATE LIMITED.
PATNA

Subject : Certificate of Cost Incurred for Development of [Singapore Paradise] SINGAPORE PALACE for Construction of 01 building(s)/ 01 Wing(s) of the 01 Phase SINGAPORE PALACE situated on the Plot bearing Plot No. 1104(P) ..... demarcated by its boundaries (latitude and longitude of the end points) 25.55278 to the North 85.02253 to the South 25.55278 to the East 85.02253 to the West of Division Danapur Village Mohammadpur Korji Block Phulwarisharif District PATNA PIN 801105. admeasuring 426.55 sq.mts. area being developed by [Promoter] DREAM PR HOMES PVT. LTD.

Ref: Bihar RERA Registration Number BRERAP12503-002/169/R-1670/2024

Sir,

I/ We Ar. Navratna RAGHUVANSHI 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 Plot No. 1104(P) ..... of Division DANAPUR Village MOHAMMADPUR KORJI. Taluka Phulwarisharif District PATNA PIN 801105 admeasuring 426.55 sq.mts. area being developed by [Owner/Promoter] DREAM PR HOMES PVT-LTD.

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

(i) M/s /Shri/Smt Ar 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 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-

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

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. 2,10,62,880 (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 PMAA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 57,92,292 (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 PMAA (planning Authority) is estimated at Rs. 1,52,70,588. ( 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 Singapore 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 09/04/2024 date of Registration is | Rs. 2,10,62,880. |
| 2 | Cost incurred as on 01/04/2025. (based on the Estimated cost) | Rs. 57,92,292 |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 27.50 % . % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 1,52,70,588 |
| 5 | Cost Incurred on Additional /Extra Items as on 01/04/2025 not included in the Estimated Cost (Annexure A) | Rs. 33,80,000 |

Raghuvanshi
AR. NAVRATAN RAGHUVANSHI
UDHD EMP NO-AR/00818
COA.-CA/2013/58586

## 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 09/04/2024 date of Registration is | 2,10,62,880 Rs. |
| 2 | Cost incurred as on 01/04/2025 (based on the Estimated cost). | Rs. 57,92,292 |
| 3 | Work done in Percentage (as Percentage of the estimated cost). | 27.50 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost). | Rs. 1,52,70,588 |
| 5 | Cost Incurred on Additional /Extra Items as on 01/04/2025. not included in the Estimated Cost (Annexure A). | Rs. 33, 80, 000 |

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

Yours Faithfully,

Signature of Engineer. Architect

(License No. CA/2013/58586

*** 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 labor, 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

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

Annexure A

A. Abhijit & Company
Chartered Accountants
FF6, 1st floor, Luv Kush Tower,
Exhibition Road, Patna Bihar-800001,
Mobile- 8210821749
GST- 10AXJPA7687D1ZP

List of Extra/Additional Items executed with Cost
(whic[illegible] 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: **SINGAPORE PALACE**, Kurju Mohamadpur, Patna(Bihar)
Bihar RERA Registration Number_ BRERAP12503-002/169/R-1670/2024

| Sr. No. | Particulars | Amount (₹) Estimated | Amount (₹) Incurred* |
|---|---|---|---|
| 1. i | **Land Cost :**<br>a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.<br>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.<br>c. Acquisition cost of TDR (if any)<br>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<br>e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.<br>f. Under Rehabilitation Scheme:<br>(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.<br>(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.<br>**Note :**(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered). | 33,80,000.00 | 33,80,000.00 |

| | | | |
|---|---|---|---|
| | (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,<br><br>(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.<br><br>**Sub-Total of Land Cost** | 33,80,000.00 | 33,80,000.00 |
| **Sr .No.** | **Particulars** | **Amount (₹) Estimated** | **Amount (₹) Incurred*** |
| **ii** | **Development Cost/ Cost of Construction :** | | |
| | a. (i) Estimated Cost of Construction as certified by Engineer. | **2,10,62,880.00** | |
| | (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. | | **57,92,292** |
| | **Note : ( for adding to total cost of construction incurred,**<br><br>**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.<br><br>All costs directly incurred to complete the (i) construction of the entire phase of the project registered. | | 28,00,000.00 |
| | b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority. | | 2,05,846.00 |
| | 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;<br><br>**Sub-Total of Development Cost** | **2,10,62,880.00** | **87,98,140.90** |
| **2.** | Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column. | | 2,44,42,880.00 |
| **3** | Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column. | | 1,21,78,140.90 |
| **4** | % completion of Construction Work<br><br>(as per Project Architect's Certificate) | | |
| **5** | Proportion of the Cost incurred on Land Cost and<br><br>Construction Cost to the Total Estimated Cost. (3/2) | | **49.82%** |
| **6** | Amount Which can be withdrawn from the Designated Account.<br><br>**Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5)** | | 1,21,78,140.90 |
| **7** | Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. | | **12,50,000** |
| **8** | Net Amount which can be withdrawn from the Designated Bank Account under this certificate. | | **1,09,28,140.9** |

| | | |
|---|---|---|
| | 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. | |

*. Cost incurred include amount paid and payable to supplier

This certificate is being issued for RERA compliance for the **DREAM PR HOMES PRIVATE LIMITED** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

**M/s. A. Abhijit & Company**
*FRN:- 036201C*

**CA Abhijit Anand**
*Proprietor*
MNo:- 464525
UDIN:- 25464525BMOXJH8358

Date:10.04.2025

Place: Patna

## (ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

| Sr. No. | Particulars | Amount (₹) 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 ) | 1,22,64,739.10 |
| 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) | 2,26,48,000.00 |
| 3. | (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) | 629 SQ Ft |
| | (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 | 31,45,000 |
| 4. | Estimated receivables of ongoing project. Sum of 2 + 3 (ii) | 2,57,93,000.00 |
| 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 | 1,80,55,100.00 |

This certificate is being issued for RERA compliance for the Company **DREAM PR HOMES PRIVATE LIMITED** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

**M/s. A. Abhijit & Company**
*FRN:- 036201C*

**CA Abhijit Anand**
*Proprietor*
MNo:- 464525
UDIN:- 25464525BMOXJH8358

Date:10.04.2025
Place: Patna

**Annexure A**

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

**Sold Inventory**

| S.No | Flat No | Carpet Area ( In Sq.ft) | Unit Consideration as per agreement / Letter of Allotment | Received Amount | Balance Receivable |
|---|---|---|---|---|---|
| 1 | 203 | 771 | 3855000.00 | 1250000 | 2605000 |
| 2 | 103 | 771 | 3855000 | 20000 | 3835000 |
| 3 | 303 | 771 | 3855000 | 15000 | 3840000 |
| 4 | 202 | 629 | 3145000 | 11000 | 3134000 |
| 5 | 302 | 629 | 3145000 | 11000 | 3134000 |
| 6 | 101 | 614 | 3070000 | 20000 | 3050000 |
| 7 | 201 | 614 | 3070000 | 20000 | 3050000 |
| Total | | | | | 2,26,48,000.00 |

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate

of the Residential/Commercial premises Rs. _____ per sq.ft.

| Sno | Flat No | Carpet area in SQ Ft | Unit consideration as per Ready reckoner Rate |
|---|---|---|---|
| 1 | 102 | 629 | 31,45,000 |
| | | 629 | 31,45,000 |

DREAMPR HOMES PVT. LTD.

DIRECTOR

AABHUJIT & CO.


प्रोजक्ट नाम -- सिंगापुर पलेस
रेरा रजिस्ट्रेशन नंबर -- RERA/P12502/2024
रेरा रजिस्ट्रेशन डेट -- 09/04/2024
प्रोजक्ट कंप्लीशन डेट सिंगापुर पलेस-- 30/12/2027
ब्लॉक -- 1
नंबर ऑफ़ स्टोरी -- G+4
रिपजेंटेटिव नाम -- राजीव कुमार





