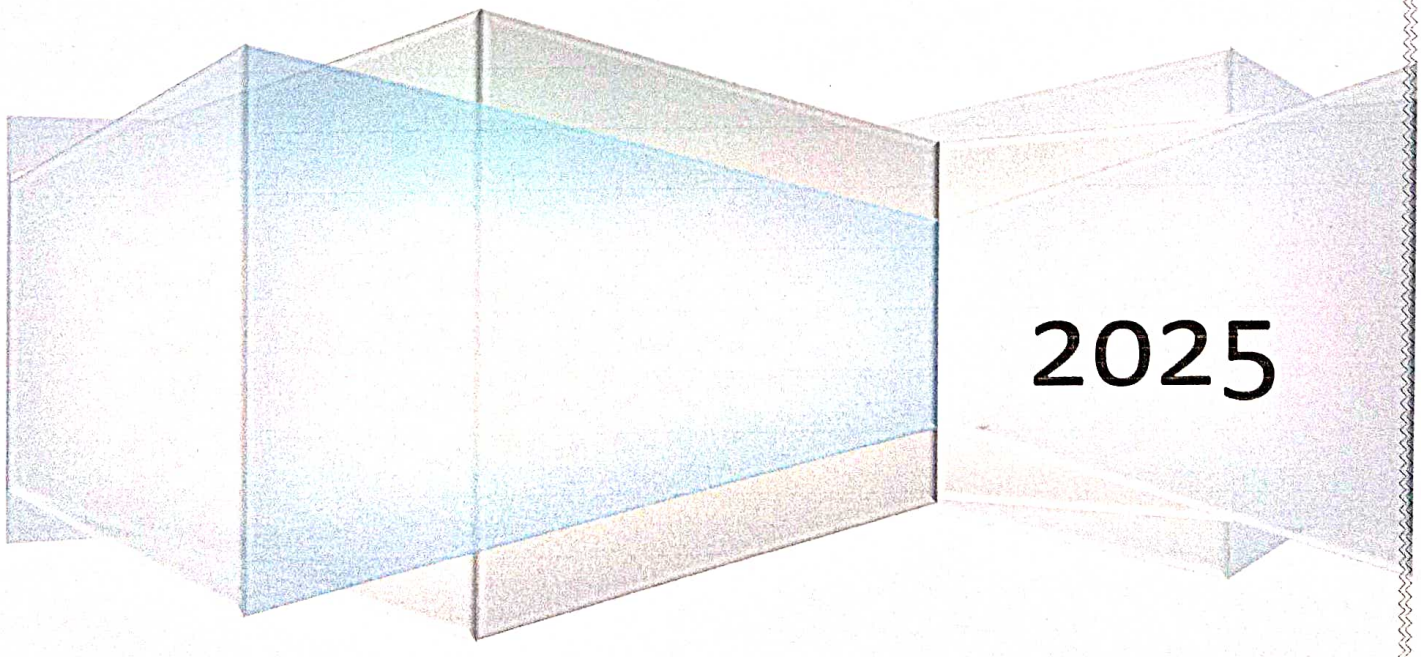
PROJECT NAME –RAGHUVAR COMPLEX

PROMOTER NAME – KUMAR CONSTRUCTION

RERA REGISTRATION NO. BRERAP12586-001/03/R-1699/2024

QUARTERLY PROGRESS REPORT FOR RERA, BIHAR

Period – JAN TO MAR 2025



2025

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	PARTNERSHIP DEED NO. 790 DATED 26-10-2022	Name of Firm	KUMAR CONSTRUCTION
Firm Address :	GROUND FLOOR, MANGAL MARKET, SHEIKHPURA, BAILEY ROAD, P.O –B.V.COLLEGE, P.S.-SHASTRI NAGAR, PATNA-800014		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP12586-001/03/R-1699/2024	Name of Project/Phase of Registered Project	RAGHUVAR COMPLEX
Name of Promoter	KUMAR CONSTRUCTION	Project Address	NEAR DEVI ASTHAN, RAMASHISH PATH, KHAGAUL ROAD, MUSTAFAPUR,DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	04-07-2028		
Starting date of Project or Phase of the Project	07-06-2024		
Type of Project or Phase of the Project	Residential-cum-Commercial		
Period of validity of map by the Competent Authority	04-07-2028		

M/S KUMAR CONSTRUCTION

Vinay Kumar

PARTNER

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - FLAT-184, SHOP-01	Total Number of Apartments in Landowner's share - FLAT-112, SHOP-02
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	38 88 170 03		Tower-I Flat-24 Shop-03 Tower-II Flat-84 Tower-III Flat-112 Tower-IV (EWS/LIG) Flat-76	1. Booked / Allotted – TOWER -1- 02 TOWER-2- 07 TOWER-3-10 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 10.27%	Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
	229	1. Booked/Allotted -	19
		2. Sold -	NIL

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

M/S KUMAR CONSTRUCTION

Vinay Kumar

PARTNER

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. PMAA/PCRN/MUSTAFAPUR/DANAPR/TOWER-1-G+8,TOWER-2-B+G+07,TOWER-3-G+7,TOWER-4-EWS/LIG/G+8/75/2022

S. No. (1)	Tasks/Activity (2) (TOWER-01)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	0%	
2.	Basements (if any)	0%	
3.	Podiums (if any)	0%	
4.	Plinth	0%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	
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,	0% 0% 0% 0%	

M/S KUMAR CONSTRUCTION
Vinay Kumar
PARTNER

	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% 0% 0%	

1. Plan Case No. PMAA/PCRN/MUSTAFAPUR/DANAPR/TOWER-1-G+8,TOWER-2-B+G+07,TOWER-3-G+7,TOWER-4-EWS/LIG/G+8/75/2022			
S. No. (1)	Tasks/Activity (2) (TOWER-02)	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)	100%	
3.	Podiums (if any)	0%	
4.	Plinth	100%	
5.	Stilt Floor	45%	
6.	Slabs of Super Structure	30%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20% 10% 0%	

M/S KUMAR CONSTRUCTION

Vinay Kumar

PARTNER

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 10% 0%	
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% 100% 0% 10% 0% 0% 0%	

1. Plan Case No. PMAA/PCRN/MUSTAFAPUR/DANAPR/TOWER-1-G+8,TOWER-2-B+G+07,TOWER-3-G+7,TOWER-4-EWS/LIG/G+8/75/2022			
S. No. (1)	Tasks/Activity (2) (TOWER-03)	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)	0%	
3.	Podiums (if any)	0%	
4.	Plinth	90%	
5.	Stilt Floor	30%	
6.	Slabs of Super Structure	20%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats	0% 0% 0% 0%	

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Vinay Kumar

PARTNER

	/Premises.		
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	10% 10% 0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 5% 0%	
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% 100% 0% 0% 0% 0% 0%	

1. Plan Case No. PMAA/PCRN/MUSTAFAPUR/DANAPR/TOWER-1-G+8,TOWER-2-B+G+07,TOWER-3-G+7,TOWER-4-EWS/LIG/G+8/75/2022			
S. No. (1)	Tasks/Activity (2) (TOWER-04)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	30%	25-01-2025
2.	Basements (if any)	0%	

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Vinay Kumar

PARTNER

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

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Vinay Kumar

PARTNER

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	50%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	YES	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	40%	
14.	Open Parking	YES	50%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	YES	0%	

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PARTNER

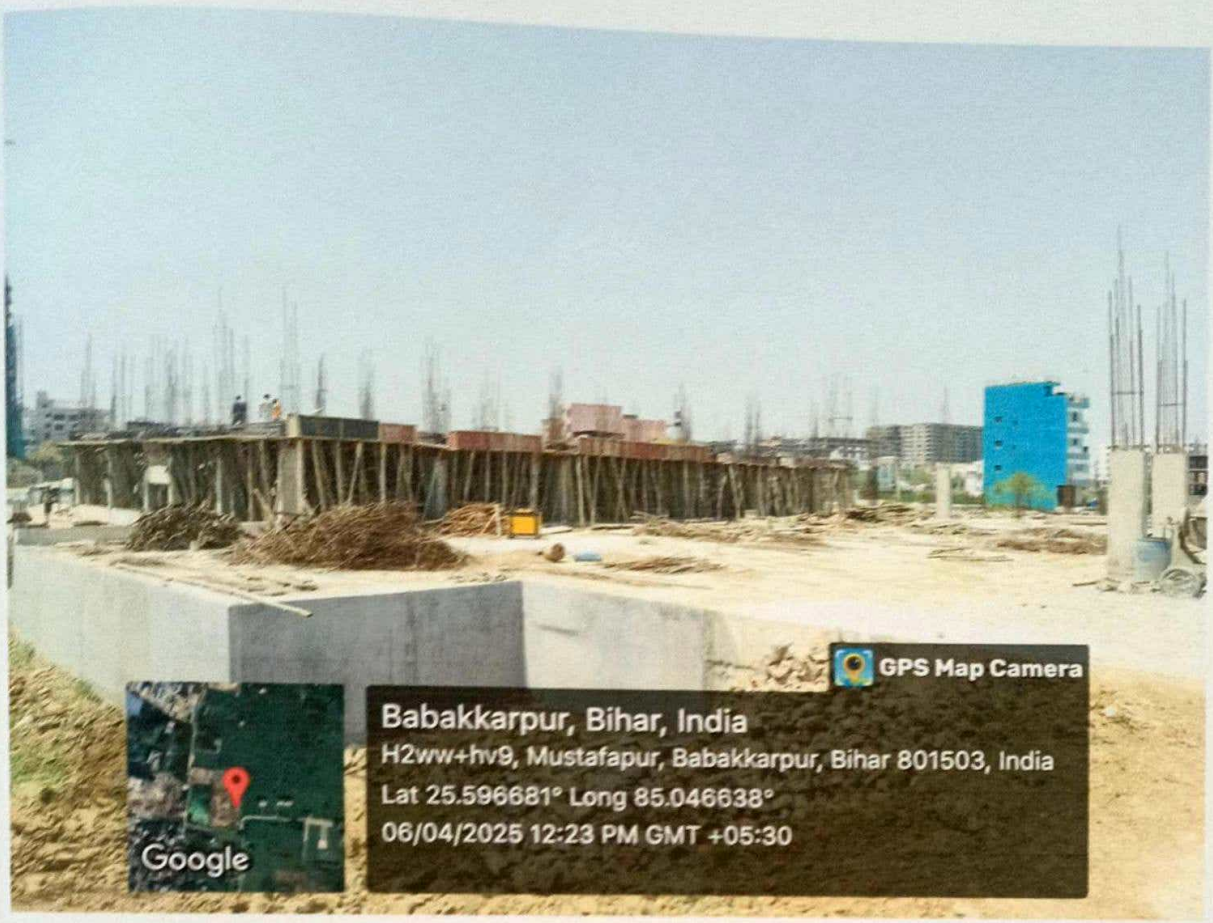
VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

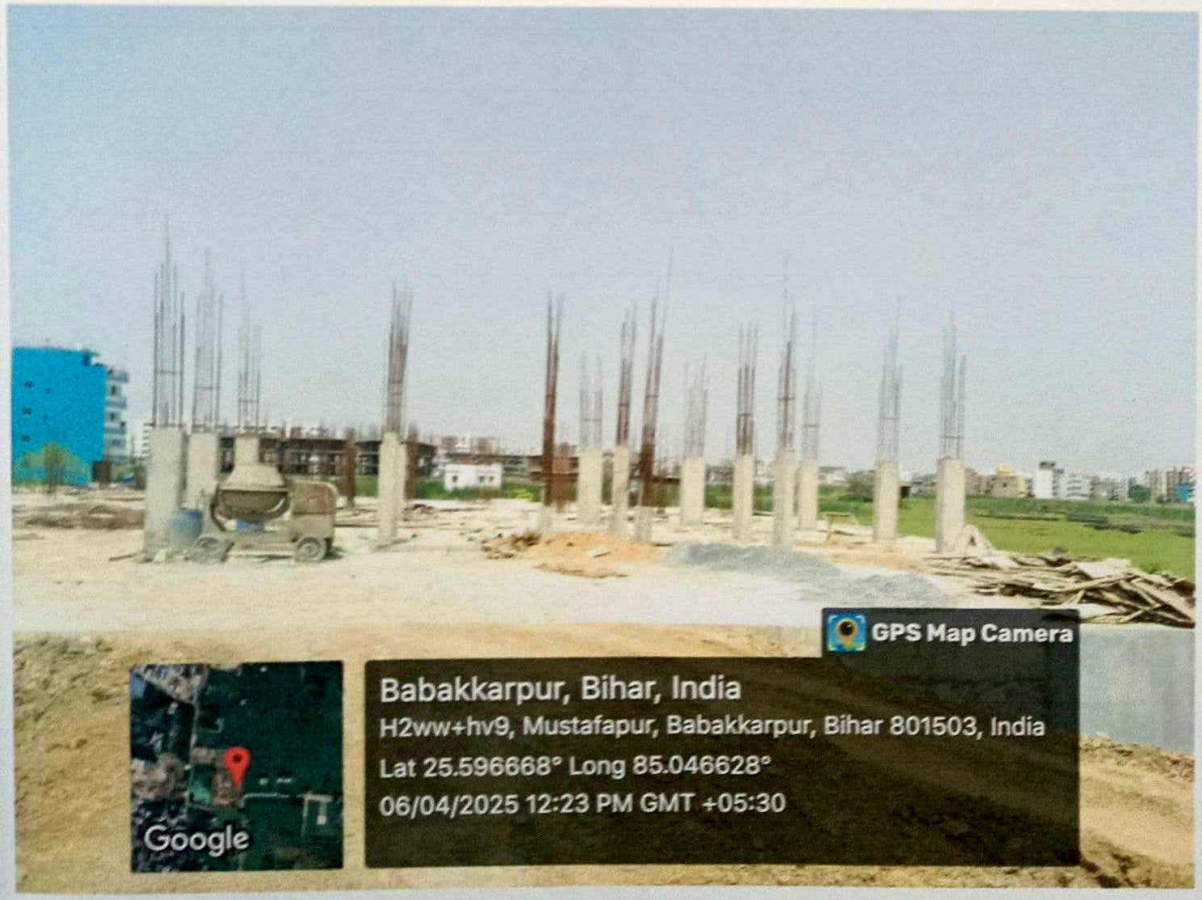
IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	

M/S KUMAR CONSTRUCTI[illegible]

Vinay Kumar

PARTNER



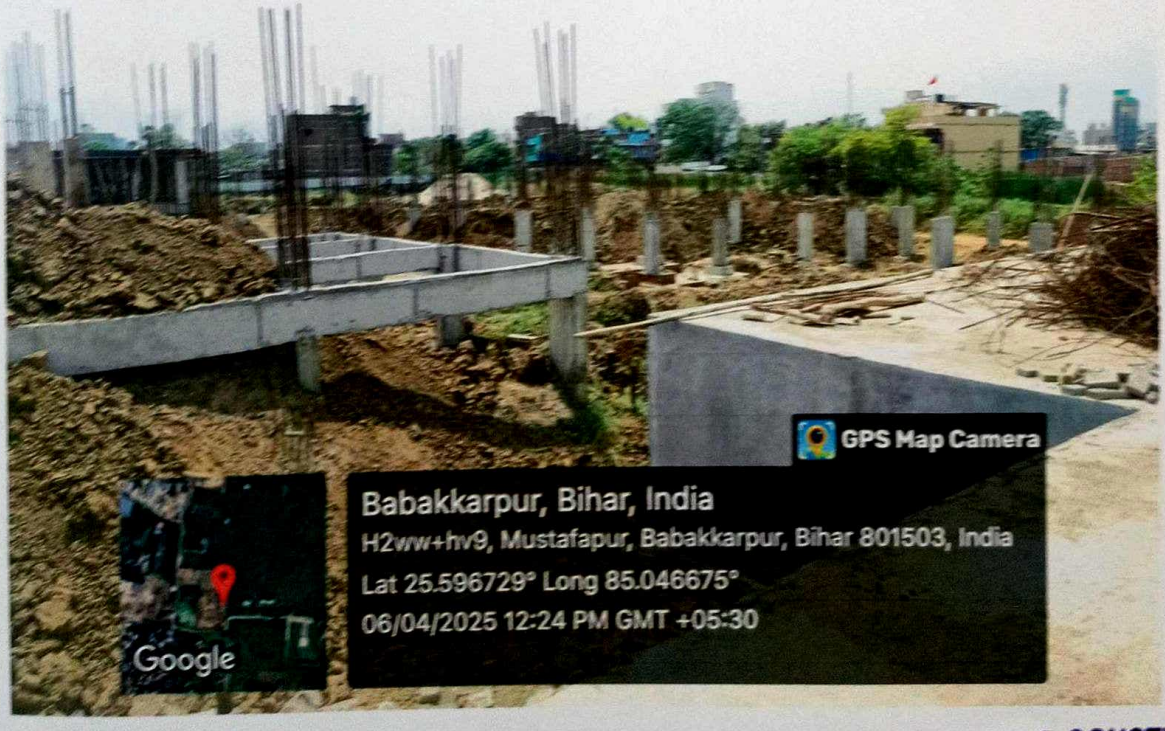


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Vinay Kumar

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Vinay Kumar

PARTNER





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Vinay Kumar

PARTNER

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	7550425544
2.	Estimated Cost of the Project including land cost at the start of the Project	69,91,16,416-00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	57,37,40,416-00
4.	Any Variation in Development Cost which is declared at the start of the Project ,	N/A
5.	Amount received during the Quarter	68,89,584-80
6.	Actual Cost Incurred during the Quarter	73,79,000-00
7.	Net amount at end of the Quarter	25,585-10
8.	Total expenditure on Project till date	7,01,82,020-20
9.	Cumulative fund collected till the end of Quarter in question	2,13,35,225-10
10.	Cumulative expenditure done till the end of Quarter in question	7,01,82,020-20

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO

M/S KUMAR CONSTRUCTION

Vinay Kumar

PARTNER

5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?

XIV UNITS ALLOCATION DETAILS

Total Number of sanctioned apartments
1 BHK-38
2 BHK -88
3 BHK-170
4 BHK-
Shop- 03
Bungalow -
Plot etc

Details of allotment made so far with Flat number/ Bungalow - Plot etc

FLAT NO.	FLAT TYPE
TOWER-1-702	2 BHK
TOWER-2-608	2 BHK
TOWER-2-502	3 BHK
TOWER-2-606	2 BHK
TOWER-2-211	3 BHK
TOWER-2-602	3 BHK
TOWER-1-601	3 BHK
TOWER-2-702	3 BHK
TOWER-3-510	3 BHK
TOWER-3-512	3 BHK
TOWER-3-502	3 BHK
TOWER-3-504	3 BHK
TOWER-3-412	3 BHK
TOWER-3-210	3 BHK
TOWER-3-610	3 BHK
TOWER-3-310	3 BHK
TOWER-3-408	3 BHK
TOWER-3-611	3 BHK
TOWER-2-412	3 BHK

Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc

N/A

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : VINAY KUMAR
Contact No : 7004301409
Email id : kumarconstruction1992@gmail.com
Address : GROUND FLOOR, MANGAL MARKET, SHEIKHPURA, BAILEY ROAD, PATNA

M/S KUMAR CONSTRUCTION
Vinay Kumar
PARTNER

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.

M/S KUMAR CONSTRUCTION

Vinay Kumar

PARTNER

Signature of Promoter

Name:

Date:


GPS Map Camera
Patna, Bihar, India
H2ww+85j, Maurya Path, Mustafapur, Patna, Bihar 801503, India
Lat 25.59623° Long 85.046184°
06/04/2025 12:21 PM GMT +05:30
Google


GPS Map Camera
Babakkarpur, Bihar, India
H2ww+hv9, Mustafapur, Babakkarpur, Bihar 801503, India
Lat 25.596766° Long 85.046705°
06/04/2025 12:23 PM GMT +05:30
Google

kapoor and associates
ARCHITECTURE | INTERIOR DESIGN | URBAN DESIGN
100-B, Patliputra Colony, Opp. P & M Mall
Near Notre Dame Academy, Patna 800013
Tel/Fax: 0612 - 2267175 / 2275624
E: contact@kapoors.biz | Web: www.kapoors.biz

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)

To,
Kumar Construction ,
Ground Floor, Mangal Market Sheikhpura ,
Bailey Road, PO - B.V College, P.S – Shastri nagar
Patna - 800014

Subject : Certificate of Percentage of Work executed in the project having RAGHUVAR COMPLEX ,No. of Building(s) - 04 Towers(s) namely Tower-01(G+8), Tower-02(B+G+7), Tower-03(G+7) and Tower-04 (G+8), bearing the registration No. BRERAP12586-001/03/R-1699/2024 and being developed on the Plot No-596, 580, 593, 594, 595, 592, 591, 590, 589, 600, 601 (P), Khata No. 277, 190, 197, 260, 270, 170, 180, 177, 195, 191, Thana no – 36, Mauza- Mustafapur /Survey No. ...../ Plot No. .....Demarcated by its boundaries (latitude -25.596349. and longitude -85.046056 of the end points) of the land situated in Village Mustafapur Block Danapur Patna Division Danapur District Patna admeasuring 11490.78 sq.mts., area being developed by the Promoter [Name] Kumar Construction.

Sir,

I, Narsingh Kumar have undertaken assignment as Architect/ Licensed Surveyor of certifying Percentage of execution of Work of the Raghuvar Complex Building(s) - 04 Towers(s) namely Tower-01(G+8), Tower-02(B+G+7), Tower-03(G+7) and Tower-04 (G+8), and being developed on the Plot No-596, 580, 593, 594, 595, 592, 591, 590, 589, 600, 601 (P), Khata No. 277, 190, 197, 260, 270, 170, 180, 177, 195, 191, of Village Mustafapur Block Danapur Patna Division Danapur District Patna admeasuring 11490.78 sq.mts., area being developed by the Promoter [Name] Kumar Construction.

1. Following technical professionals are appointed by Owner/Promoter:-
   (i) M/s /Shri/Smt Narsingh Kumar as L.S./Architect;
   (ii) M/s/Shri/Smt Builtech Services Inc. As Structural Consultant
   (iii) M/s/Shri/Smt Unitech Associate As Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) M/s/Shri/Smt Ashlesh kumar as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number BRERAP12586-001/03/R-1699/2024 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.

NARSINGH KUMAR
ARCHITECT
CA/2019/110538

NARSINGH KUMAR
ARCHITECT
CA/2019/110538

Building/Wing Number Tower-03 (to be prepared separately for each Building/Wing of the project)

Sr. No.	Tasks/Activity	Percentage of work done
01	Excavation	100%
02	Number of Basement(s) and Plinth	100%
03	Number of Podiums	100%
04	Stilt Floor	45%
05	Number of Slabs of Super Structure	30%
06	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	N/A
07	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	N/A
08	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	20%
09	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	N/A
10	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 may be required to obtain Occupation/ Completion Certificate.	N/A

14.09.25

NARSINGH KUMAR
ARCHITECT
CA/2019/110538

TABLE- A

Building/Wing Number Tower-02 (to be prepared separately for each Building/Wing of the project)

Sr. No.	Tasks/Activity	Percentage of work done
01	Excavation	100%
02	Number of Basement(s) and Plinth	75%
03	Number of Podiums	N/A
04	Stilt Floor	N/A
05	Number of Slabs of Super Structure	N/A
06	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	N/A
07	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	N/A
08	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	N/A
09	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	N/A
10	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 may be required to obtain Occupation/ Completion Certificate.	N/A

14.09.25

NARSINGH KUMAR
ARCHITECT
CA/2019/110538

TABLE-B

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

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-paths	YES	0%	
2	Water Supply	YES	50%	Boring work completed
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	0%	
4	Storm Water Drains	YES	0%	
5	Landscaping & Tree Planting	YES	0%	
6	Street Lighting	YES	0%	
7	Community Buildings	YES	0%	
8	Treatment and disposal of sewage and sullage water	YES	0%	
9	Solid Waste management & Disposal.	YES	0%	
10	Water conservation, Rain water harvesting.	YES	0%	
11	Energy management	YES	0%	
12	Fire protection and fire safety requirements	YES	0%	
13	Electrical meter room, Sub-Station, receiving station.	YES	0%	
14	Others (Option to Add more).			

14.04.25

NARSINGH KUMAR
ARCHITECT
CA/2019/110538

Building/Wing NumberTower-03(to be prepared separately for each Building/Wing of the project)

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	N/A
3	Number of Podiums	N/A
4	Stilt Floor	N/A
5	Number of Slab of Super Structure	20%
6	Internal Walls, Internal Plaster, Floorings within Flats / Premises, Doors and Windows to each of the Flat / Premises.	N/A
7	Sanitary Fittings with in the Flat / Premises, Electrical Fittings within the Flat / Premises.	N/A
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	10%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	N/A
10	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZNOC, 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 obtain Occupation/Completion Certificate.	N/A

NARSINGH KUMAR
ARCHITECT
CA/2019/110538

14.04.25

Architect Narsingh Kumar
COA Regn. No. CA/2019/110538

FORM NO. 2

[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 ::22/07/2024

To,
Kumar Construction ,
Ground Floor, Mangal Market Sheikhpura ,
Bailey Road, PO - B.V College, P.S – Shastri nagar
Patna - 800014

Subject:: Certificate of cost incurred for development of (Project Name) Raghuvar complex for construction of no.of building(s) - 04 Towers(s) namely Tower-01(G+8), Tower-02(B+G+7), Tower-03(G+7) and Tower-04 (G+8), of the _____phase (BRERAP12586-001/03/R-1699/2024 State RERA Registration number) situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 596, 580, 593, 594, 595, 592, 591, 590, 589, 600, 601 (P).

Demarcated by its boundaries (latitude**-25.596349** and longitude **-85.046056** of the end points).

Vaccant land to the North Road to the South Vaccant land to the East Road to the West of Division-Danapur village-Mustafapur taluka-Danapur, 11490.78 sq. mts. Area being developed by (Promoter) Kumar Construction.

Ref:State RERA Registration Number BRERAP12586-001/03/R-1699/2024

Sir,

I/We_____have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under State RERA, being _____building(s)_____ _____wing(s)of the __Phase situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 596, 580, 593, 594, 595, 592, 591, 590, 589, 600, 601 (P). Of Division- Danapur village- Mustafapur taluka- Danapur, 11490.78 sq. mts. Area being developed by (Owner / Promoter) Kumar Construction.

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)
   (i) M/s./Shri/Smt . Narsingh Kumar as Architect/Engineer/LS
   (ii) M/s./Shri/Smt. Builtech Services Inc. as StructuralConsultant
   (iii) M/s./Shri/Smt. Unitech Associate as MEP Consultant
   (iv) M/s./Shri/Smt. Ashlesh kumar as Quantity Surveyor
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

Pradeep Kumar
0437/EM/UDHD
LIC no
ER. PRADEEP KUMAR
CIVIL ENGINEER
BR/UDHDCE23-0437
PATNA (BIHAR)
M-1782872A,M.I.E.

Drawing/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 **69,91,16,416/-** quantity Surveyor appointed by Developer/Engineer 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. **69,91,16,416/-** (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 P.M.A.A being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **7,01,82,020.20/-** (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 _____(planning Authority) is estimated at Rs. **62,89,34,395.80/-** (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 Tower-02 (to be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on _____ date of Registration is	23,54,26,010/-
2	Cost incurred as on 31/03/2025 (Based on Estimated Cost)	3,20,50,090.61/-
3	Work done in Percentage(as Percentage of the estimated cost)	13.61%
4	Balance Cost to be Incurred (Based on Estimated Cost)	20,33,75,919.35/-
5	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Table –C)	N/A

Pradeep Kumar
Cert no 0437/EM/UDHD

R.PRADEEP KUMAR
CIVIL ENGINEER
BR/UDHDCE23-0437
PATNA (BIHAR)
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Building/Wing bearing Number Tower-03 (to be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on _____ date of Registration is	31,39,01,350/-
2	Cost incurred as on 31/03/2025 (Based on Estimated Cost)	3,81,31,930.59/-
3	Work done in Percentage(as Percentage of the estimated cost)	12.15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	27,57,69,419.41/-
5	Cost Incurred on Additional / Extra Items as on _____not included in the Estimated Cost (Table –C)	N/A

Table–B

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

Sr.No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____date of Registration is	
2	Cost incurred as on _____	
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Table –C)	

Yours Faithfully,

Pradeep Kumar
Cir no 0437/ER/UDHD

Signature of Engineer
Pradeep Kumar
(License no. BR/UDHDCE23-0437)

ER.PRADEEP KUMAR
CIVIL ENGINEER
BR/UDHDCE23-0437
PATNA (BIHAR)
M-1782872A,M.I.E.

Table–C

List of Extra/Additional Items executed with Cost

(Which were not parts of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	N/A	N/A
2	N/A	N/A

Pradeep Kumar
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PATNA (BIHAR)
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ANNEXURE – II(E)

WITHDRAWAL FORM CUM UNDERTAKING

(To be submitted at the time of withdrawal/transfer of money from Real to rs CA Project's RERA designated account designated for receiving minimum 70% of collections)

The Branch Manager

INDIAN BANK

_____

_____

Madam / Dear Sir,

Withdrawal of Rs. _____(Rs in words _____) in proportion to the percentage of completion of construction work of _____ No.of the Building/ Wing(s) of the _____ Phase of the Project _____ (RERA Registration Number)

I/ We_____,Promoter of the ongoing project having RERA Registration number _____Do hereby state and declare on solemn affirmation as under::

a. I/We say that 70% of the amount received from the Allottee of the said project is deposited by me/us in the Current Account No._____maintained at your branch for the purpose and I/we are entitled to withdraw the said amount proportionate to the percentage of completion of construction work in the above Project.

b. I/We confirm that my/our withdrawals from the Current Account No._____ for the Financial Year _____are proportionate to the progress in the above Real Estate Project.

c. I/We confirm that as on_____(date),_____% of the construction work in the above project has been completed and I/we are eligible to withdraw a sum of Rs_____(Rs. in words_____)from the Current Account number _____.

d. I/We also confirm that necessary certificates have been obtained from the Project Engineer/ Project Architect /Chartered Accountant (other than statutory auditor) certifying that _____%of the construction work has been completed for the above project and that the eligible amount for withdrawal from Current Account No_____ is Rs._____Rs. in words_____). Self-attested copies of the certificates issued by by Engineer / Architect / Chartered Accountant are enclosed. I / We undertake to produce the original certificates for verification on demand by the Bank.

e. I/We confirm that the certificates issued by the Engineer / Architect / Chartered Account are as per the format prescribed by the State RERA Authorities (if prescribed)/ are in tune with the spirit of RERA Act.

f. I/We confirm that the amount requested for withdrawal from the Current Account No_____ _____(70% Funds Account) is strictly in accordance with the certificates issued by Engineer / Architect / Chartered Accountant.

g. I / We certify the genuineness of the certificates issued by the Engineer / Architect / Chartered Accountant and undertake to face any legal consequences in case the genuineness of the certificates is challenged on a later date or turned out to be fake.

h. I / We undertake that the Bank will not be held responsible in whatsoever manner in case of any dispute regarding the amount withdrawn from Current Account No _____.

i. I/We indemnify Indian Bank audits Directors, Officers and Employees (each an "Indemnified Party") and hold each of them harmless from and against any and all losses, liabilities, claims, actions, damages, fees and expenses (including without limitation, legal charges, fees and disbursements of the Indemnified Party's counsel), incurred or suffered by the Bank arising out of or in connection operations in Current Account No. _____.

Pradeep Kumar
Cicno 0437/EN/UDHD

MR.PRADEEP KUMAR
CIVIL ENGINEER
BR/UDHDCE23-0437
PATNA (BIHAR)
M-1782872A,M.I.E.

1. (a)**(Applicable only in case the Project construction is not complete, else strike off)**

I.I/We, therefore,request you to transfer a sum of Rs._____(Rs in words _____ _____) from Current Account No._____ (70% collections account) maintained for the Project_____(RERA Registration No.)to Account number_____ (Escrow Account / Operating Current Account / CC/ OD Account)

Or

(b) **(Applicable only in case the % of work completed is 100%, else strike off)**

I. I/We ,therefore, request you to transfer a sum of Rs._____(Rs in words _____ _____) from Current Account No._____ (70% collections account) maintained for the Project_____(RERA Registration No.) to Account number_____ (Escrow Account / Operating Current Account/ CC/ OD Account)

II. I / We request you to close the following accounts after transfer of funds to Account No _____ (Escrow Account/ Operating Current Account/ CC/OD Account) as 100% of construction work for the above Project is complete (copy of Project Completion Certificates issued by enclosed).

1. Current AccountNo1:_____(100% Collection Account)
2. Current AccountNo2:_____(70% Designate Account)

Yours Faithfully,

(Signature / Seal of promoter)

Place::

Date::

For Office use

	Officer1	Officer2
Formats of the certificates as prescribed by respective RERA Authority.	Yes/No	Yes/No
Copies of Certificates self-attested by the Realtor	Yes/No	Yes/No
Copies of certificates verified from originals	Yes/No	Yes/No
Name of Engineer /Architect/ Chartered Accountant signing the certificates matches with the records available in the Designated File.	Yes/No	Yes/No
Copy of Completion Certificate obtained and verified from original	Yes/No/NA	Yes/No/NA
Signature of Authorised Officer		
Name of Authorised Officer		
SP Number/Staff number of Authorised Officer		
Date		

Pradeep Kumar
Lic no / 0437 / EN / UDHD

DR.PRADEEP KUMAR
CIVIL ENGINEER
BR/UDHDCE23-0437
PATNA (BIHAR)
M-1782872A,M.I.E.