Kazmi

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,
The,Gharana Associate InfraPromoters Pvt. Ltd
Singh Niwas, South Church Road, Gaya

Subject: Certificate of Percentage of Completion of Construction Work of **RERAP212201800167-12** No. of Building(s)/ 01 Wing(s) of the 01 Phase of the Project [**RERAP212201800167-12**] situated on the Plot bearing C.N. No/CTS No./Survey No. 193 emarcated by its boundaries (latitude- 24.794554 and longitude 84.993614 of the end points) House of Biwi Hafijan to the North Government Road to the 100 Feet Road to the East Sewa Nagar Road to the West of the Division , KarimganzVillage ,Sadar Gaya Block , Gaya District , 823001 PIN , 2530 admeasuring sq mtr, area being developed by The,Gharana Associate InfraPromoters Pvt. Ltd

Sir,

I/ We Prashant Sinha have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the RERAP212201800167-12 No. of Building(s)/ 01 Wing(s) of the 01 Phase of the Project [**RERAP212201800167-12**] situated on the Plot bearing C.N. No/CTS No./Survey No. 193 emarcated by its boundaries (latitude- 24.794554and longitude 84.993614 of the end points) House of Biwi Hafijan to the North Government Road to the 100 Feet Road to the East Sewa Nagar Road to the West of the Division , KarimganzVillage ,Sadar Gaya Block , Gaya District , 823001 PIN , 2530 admeasuring sq mtr, area being developed by The,Gharana Associate Infra Promoters Pvt. Ltd.

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

(i) M/s/Shri/Smt. Prashant Sinha 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

Table-A

Building/ Wing number ..... (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)	90%	30 /07/ 2025
2.	Basements(if any)	30%	30/09/2025
3.	Podiums(if any)	0%	NA
4.	Plinth	0%	30/09/2025
5.	Stilt Floor	0%	NA
6.	Slabs of Super Structure	0%	30/10/2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30/06/2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30/06/2029
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30/06/2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30/06/2029
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%	30/06/2029

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

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

ARCHITECT
PRASHANT SINHA
(B. Arch.)
Council of Architecture
Regd. No.-CA/2015/69700

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%	30/06/2029
2.	Water Supply	Yes	0%	30/06/2029
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	30/06/2029
4.	Storm Water Drains	No	0%	NA
5.	Landscaping & Tree Planting	NA	0%	30/08/2029
6.	Street Lighting	Yes	0%	30/08/2029
7.	Community Buildings	NA	0%	NA
8.	Treatment and Disposal of Sewage and Sullage Water	NA	0%	NA
9.	Solid Waste Management & Disposal	NA	0%	NA
10.	Water Conservation/Rain Water Harvesting	Yes	0%	30/08/2029
11.	Energy Management	Yes	0%	30/08/2029
12.	Fire Protection and Fire Safety Requirements	Yes	0%	30/08/2029
13.	Electric Meter Room	Yes		30/08/2029
14.	Any Other Amenities	Yes		30/08/2029

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 :14/04/2025

To,
The The,Gharana Associate InfraPromoters Pvt. Ltd,
Singh Niwas, South Church Road, Gaya

Subject : Certificate of Cost Incurred for Development of Kazmi Skyline Gharana for Construction of **RERAP212201800167-12** No. of Building(s)/ 01 Wing(s) of the 01 Phase of the Project **[RERAP212201800167-12]** situated on the Plot bearing C.N. No/CTS No./Survey No. 193 emarcated by its boundaries (latitude- 24.794554 and longitude 84.993614 of the end points) House of Biwi Hafijan to the North Government Road to the 100 Feet Road to the East Sewa Nagar Road to the West of the Division , KarimganzVillage ,Sadar Gaya Block , Gaya District , 823001 PIN , 2530 admeasuring sq mtr, area being developed by The,Gharana Associate InfraPromoters Pvt. Ltd

Ref: Bihar RERA Registration Number **RERAP212201800167-12**_____

Sir,

I/ We Manish Kumar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, of Building(s)/ 01 Wing(s) of the 01 Phase of the Project **[RERAP212201800167-12]** situated on the Plot bearing C.N. No/CTS No./Survey No. 193 emarcated by its boundaries (latitude- 24.794554 and longitude 84.993614 of the end points) House of Biwi Hafijan to the North Government Road to the 100 Feet Road to the East Sewa Nagar Road to the West of the Division , KarimganzVillage ,Sadar Gaya Block , Gaya District , 823001 PIN , 2530 admeasuring sq mtr, area being developed by The,Gharana Associate InfraPromoters Pvt. Ltd

Following technical professionals are appointed by Owner / Promoter :—

(i) M/s /Shri Prashant Sinha 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

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. _____(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 _____being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _____(Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from____ (planning Authority) is estimated at Rs. _____(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_____or called ____ (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 20-10-2024 date of Registration is	Rs.23,00,00,000
2	Cost incurred as on 31-03-2025 (based on the Estimated cost)	Rs. 12,09,488
3	Work done in Percentage (as Percentage of the estimated cost)	%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 228,790,512
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs.

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 _____ date of Registration is	Rs. _____
2	Cost incurred as on _____ (based on the Estimated cost).	Rs._____
3	Work done in Percentage (as Percentage of the estimated cost).	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. _____
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,

Certified by
Er. Manish Kumar
Registered Structure Engineer
Municipal Corporation, GAYA
Registration No.- SE13/19-20

Signature of Engineer

(Licence No.....)

*** 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

FORM-7 [REGULATION-9]

Quarterly Progress Report for the Quarter ending 31st March/30th June/30th Sept. /31st December of _____ (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/ Registration no. of the Partnership firm/LLP Identification number/Any other	RegNo:R/UDHD/BLDR/23-0268 CIN No:70101BR2011PTC017415	Name of the Promoter's Entity	Gharana Associate InfraPromoters Pvt. Ltd
Address of the Promoter's Entity :	Ground Floor, L J Gharana Complex Behind Hotel Gharana Gaya.		
Total Experience of the Promoter in Real Estate Sector (In completed years)	13 Years		
Total Experience in Real Estate Sector after commencement of RERA. (In completed years)	7Years		
No. of Projects done before commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential - 3 Residential-cum Commercial - 3	
No. of Project done after commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential - 5 Residential-cum Commercial - 1	

II. PARTICULARS OF PROJECT			
Project Registration Number	RERAP212201800167-12	Name of Project	Kazmi Skyline Gharana
Name of Promoter	Gharana Associate InfraPromoters Pvt. Ltd	Project Address	Ground Floor, L J Gharana Complex Behind Hotel Gharana Gaya.
Project Registration is valid upto	09-09-2029		
Starting date of Project	20-10-2024		
Type of Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	B+G+7 commercial cum residential project	
Name of the Competent Authority which sanctioned the project map	Gaya Municipal Corporation		

Period of validity of map as granted by the Competent Authority concerned	09-09-2029

III. DISCLOSURE OF BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Total Number 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's share	Total Number of Apartments in Landowner's share
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	1-BHK						
	2-BHK	700 sq ft.	30				
	3-BHK	897 sq.ft	20				
	4-BHK and over						
	shop	29.808 sq ft .					
	Office Space						
	Bunglow						
	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 Allotees	(B) Cancelled by Promoters
Flat No. /Plot no. /Shop No./Etc. :	Flat No. /Plot no. /Shop No./Etc. :
*whether notice and reminder of cancellation was served to the Promoter by Allottee/s Yes/No	*Whether notices 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

VII. DETAILS OF BUILDING APPROVALS					
S.No.	Name of the Approval/ N.O.C./Permission/ Certificate	Issuing Authority	Validity up to		Attach Copy
1.	Environment Clearance				
2.	Fire N.O.C.				
3.	Airport Authority of India N.O.C.				
4.	Water Supply Permission				
5.	Other Approval(s), if any, Required for the Project.				

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT In case of more than one Block/Building/Apartments/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/yy) Format
1.	Excavation (if any)	90%	30/07/2025
2.	Basements (if any)	30%	30/09/2025
3.	Podiums (if any)	0%	NA
4.	Plinth	0%	30/09/2025
5.	Stilt Floor	0%	NA
6.	Slabs of Super Structure	0%	30/10/2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30/06/2029
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30/06/2029

9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30/06/2028
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	0%	30/06/2029
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	0%	30/06/2029
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	30/06/2029
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%	30/06/2029
14.	Overall Percentage of Actual Work Done and final completion date		

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS 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) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	0%	30/06/2029
2.	Water Supply	Yes	0%	30/06/2029
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	30/06/2029
4.	Storm Water Drains	NA	NA	NA
5.	Landscaping & Tree Planting	NA	NA	NA
6.	Street Lighting	Yes	0%	30/08/2029

7.	Community Buildings	NA	NA	NA
8.	Treatment and Disposal of Sewage and Sullage Water	NA	NA	NA
9.	Solid Waste Management & Disposal	NA	NA	NA
10.	Water Conservation/Rain Water Harvesting	Yes	0%	30/08/2029
11.	Energy Management	Yes	0%	30/08/2029
12.	Fire Protection and Fire Safety Requirements	Yes	0%	30/08/2029
13.	Closed Parking	Yes	0%	30/08/2029
14.	Open Parking	NA	NA	NA
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	30/08/2029
16.	Others (Option to Add More)			
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.	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

Particulars	Amount (In Rs.)
Project Account No.	5944002900000094
Estimated Cost of the Project including Land Cost at the start of the Project	230000000.00
Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	150000000.00
Any Variation in Development Cost which is declared at the start of the Project.	
Amount received during the Quarter	79,32,888
Actual Cost Incurred during the Quarter	12,09,488
Net amount at end of the Quarter	
Total expenditure on Project till date	12,09,488
Cumulative fund collected till the end of Quarter in question	
Cumulative expenditure done till the end of Quarter in question	
Percentage of Expenditure incurred of the total Estimated development cost of the project.	

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

(A) By Bank
(B) By Lenders/etc.

XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.			
(A)	Sr.No.		
	1.	Photographs showing Front Elevation	
	2.	Photographs showing Rear Elevation	
	3.	Photographs showing Side Elevation (Both sides)	
	4.	Photograph of each floor showing the progress of interior works	
	5.	Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)	
B.	Sr No		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	

XIV. MISCELLANEOUS	
A	List of Legal Cases (if any) – Against Project / Promoter
1.	(a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)
2.	No. of Execution Cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/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)
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)

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

XVII.Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance

Name :
Contact No :
Email id :
Address :

Undertaking:

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

CHARMAS ASSOCIATES
INFRA PROJECTS PVT. LTD.

Signature of Promoter

Director

Name: Sanjay Kumar

Date:

(फार्म 8)
[विनियमन-32]
निष्पादन प्रपत्र

FORM No. 3

[See Regulation 3]

Cost of Real Estate Project:		₹ 150,000,000
Bihar RERA Registration Number	BRERAP2122011800167-12/194/R-1802/2024	

Sr. No.	Particulars	Amount in (INR) 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.	₹ -
b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible a ea, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	₹ -
c.	Acquisition cost of TDR (if any)	₹ 1,380,000
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, regis ration fees etc; and	₹ -
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	₹ -
d.	Under Rehabilitation Scheme:	₹ -
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	₹ -
	(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).	
	(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	₹ -
	(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.	₹ -
	Sub-Total of Land Cost	₹ 1,380,000

This certificate is being issued for RERA compliance for the Company GHARANA ASSOCIATE INFRAPROMOTERS PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Date: 14/04/2025 Place: Ranchi

UDIN: 25456513BMNSXX3712

For Anant Dokania & Co. LLP
Chartered Accountants
Firm Regn No.: 007408C

ANANT DOKANIA & CO. LLP ★ JHARKHAND ★ FRN No. 007408C C400012 ★ CHARTERED ACCOUNTANTS ★

Ca. Onkar Nath
Partner
M. No. 456513

Sr. No.	Particulars	Amount in (INR)
		Estimated Incurred
(ii)	**Development Cost/ Cost of Construction :**	
a.	(i) Estimated Cost of Construction as certified by Engineer.	₹ 150,000,000
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA	₹ 1,209,488
	Note : (for adding to 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	₹ 181,423
	All costs directly incurred to complete the (i) construction of the entire phase of the project registered.	
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	₹ 377,667
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;	₹ -
	Sub-Total of Development Cost	₹ **1,768,578**
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	₹ 150,000,000.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	₹ 3,148,578.49
4	% completion of Construction Work	3.00%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	2.10%
6	Amount Which can be withdrawn from the Designated Account.	
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	₹ 150,000,000.00
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	3,148,578
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	-

This certificate is being issued for RERA compliance for the Company GHARANA ASSOCIATE INFRAPROMOTERS PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Date: 14/04/2025 Place: Ranchi

UDIN: 25456513BMNSXX3712

ANANT DOKANIA & CO. LLP CHARTERED ACCOUNTANTS JHARKHAND FRN No. 007408C C400012

For Anant Dokania & Co. LLP
Chartered Accountants
Firm Regn No.: 007408C

Ca. Onkar Nath
Partner
M. No. 456513

Additional Information For Ongoing Projects

Sr. No.	Particulars	Amount Estimated 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)	₹ 146,851,421.51
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)	₹ 14,946,654.28
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	4,364.60
	(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	₹ 362,698,200.00
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	₹ 377,644,854.28
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	₹ 10,462,658.00

This certificate is being issued for RERA compliance for the Company GHARANA ASSOCIATE INFRAPROMOTERS PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Date: 14/04/2025 Place: Ranchi

UDIN: 25456513BMNSXX3712

ANANT DOKANIA & CO. LLP CHARTERED ACCOUNTANTS JHARKHAND FRN No. 007408C C400012

For Anant Dokania & Co. LLP
Chartered Accountants
Firm Regn No.: 007408C

Onkar Nath

Ca. Onkar Nath
Partner
M. No. 456513

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

of the Residential/Commercial premises Rs. 83100 per sq.mts.

Sr. No.	Flat No.	Carpet Area	Unit Consideration as per Read Reckoner
1	501 "SE" (3BHK)	83.33	₹ 6,924,720.00
2	502 "S" (2BHK)	65.03	₹ 5,403,990.00
3	503 "S" (2BHK)	65.03	₹ 5,403,990.00
4	504 "S" (2BHK)	65.03	₹ 5,403,990.00
5	506 "SW" (3BHK)	83.33	₹ 6,924,720.00
6	507 "NW" (3BHK)	83.33	₹ 6,924,720.00
7	508 "N" (2 BHK)	65.03	₹ 5,403,990.00
8	601 "SE" (3BHK)	83.33	₹ 6,924,720.00
9	602 "S" (2 BHK)	65.03	₹ 5,403,990.00
10	603 "S" (2 BHK)	65.03	₹ 5,403,990.00
11	604 "S" (2 BHK)	65.03	₹ 5,403,990.00
12	605 "S" (2 BHK)	65.03	₹ 5,403,990.00
13	606 "SW" (3 BHK)	83.33	₹ 6,924,720.00
14	607 "NW" (3 BHK)	83.33	₹ 6,924,720.00
15	608 "N" (2 BHK)	65.03	₹ 5,403,990.00
16	609 "N" (2 BHK)	65.03	₹ 5,403,990.00
17	610 "NE" (3 BHK)	83.33	₹ 6,924,720.00
18	704 "S" (2 BHK)	65.03	₹ 5,403,990.00
19	705 "S" (2 BHK)	65.03	₹ 5,403,990.00
20	706 "SW" (3 BHK)	83.33	₹ 6,924,720.00
21	707 "NW" (3 BHK)	83.33	₹ 6,924,720.00
22	708 "S" (2 BHK)	65.03	₹ 5,403,990.00
23	Commercial-Ground Floor	896.14	₹ 74,469,230.00
24	Commercial- First Floor	936.55	₹ 77,827,310.00
25	Commercial-Second Floor	936.55	₹ 77,827,310.00
		4,365	**₹ 362,698,200.00**

ANANT DOKANIA & CO. LLP. JHARKHAND FRN No. 007408C/C400012 CHARTERED ACCOUNTANTS

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. Mtr.]	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	510 "NE" (3BHK)	83.33	8500000	3770095	4729905
2	509 "N" (2BHK)	65.03	7000000	3070750	3929250
3	505 "S" (2BHK)	65.03	7000000	712500	6287500
					0
		213	**22500000**	**7553345.72**	**14946654.28**

ANANT DOKANIA & CO. LLP. JHARKHAND FRN No. 007405C/400012 CHARTERED ACCOUNTANTS