FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U70101BR2013PLC019917	Name of Firm	LAKSHYA BHARTI GLOBAL INFRA CORPORATION LIMITED
Firm Address :	GLOBAL APARTMENT, CHIPURA, SAMPATCHAK, PATNA - 804453		
Total Experience of promoter in Real Estate sector	12 YEARS +		
Total Experience in Real Estate after Implementation of RERA	7 YEARS +		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	1	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	1 1	

II. PARTICULARS OF PROJECT

Project Registration Number	1589 / 2023	Name of Project/Phase of Registered Project	GLOBAL TOWER
Name of Promoter	BRAJESH KUMAR SINGH	Project Address	SONAGOPALPUR, SAMPATCHAK, PATNA
Name of Co-promoter			
Project Registration is valid up to	30/04/2028		
Starting date of Project or Phase of the Project	PLANNED 06.06.2023	ACTUAL BHOOMI PUJAN 10/12/2024	
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	RESIDENTIAL – CUM - COMMERCIAL	
Period of validity of map by the Competent Authority		05/05/2028	

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 - 33	Total Number of Apartments in Landowner's share - NIL
GLOBAL TOWER	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	15 18	8918.10 4697.05 5333.73	33	1. Booked / Allotted - 7 2. Sold-	1. Booked/Allotted - 2. Sold -
					Percentage of booking 21.21%	Percentage of booking - NA

LAKSHYA BHARTI GLOBAL INFRA CORPORATION LTD.
TBKSingh
14.01.2025
DIRECTOR

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	5
Global tower	35	2. Sold -	

V. DETAILS OF BUILDING APPROVALS

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

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	NA			
2.	Fire N.O.C.	**Bihar State Fire Service**	**20/10/2022**	**07/02/2023**	
3.	Water Supply Permission	**CGWA, GOI**	**19/03/2024**	**09/04/2024**	
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. **02/22-23** (To beaded for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	COMPLETED
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	90%	31/03/2025
5.	Stilt Floor	100%	15/10/2024
6.	Slabs of Super Structure	14%	31/12/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	0%	31/12/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	31/12/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	5%	31/12/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31/12/2026

LAKSHYA BHARTI GLOBAL INFRA CORPORATION LTD.
BK Singh
14.01.2025
DIRECTOR

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0%	31/12/2026

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 Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	25%	
2.	Water Supply	YES	10%	31/12/2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	31/12/2026
4.	Storm Water Drains	YES	0%	31/12/2026
5.	Landscaping & Tree Planting	YES	25%	31/12/2026
6.	Street Lighting	YES	25%	31/12/2026
7.	Community Buildings	NO	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NA	
9.	Solid Waste Management & Disposal	NO	NA	
10.	Water Conservation / Rain Water Harvesting	YES	10%	31/12/2026
11.	Energy Management	YES	0%	31/12/2026
12.	Fire Protection and Fire Safety Requirements	YES	0%	31/12/2026
13.	Closed Parking	YES	50%	31/12/2026
14.	Open Parking	YES	0%	31/12/2026
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	20%	31/12/2026
16.	Others (Option to Add More)			

LAKSHYA BHARTI GLOBAL INFRA CORPORATION LTD.
B.V.Singh
14.01.2025
DIRECTOR

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

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	SBI - 42189156813
2.	Estimated Cost of the Project including land cost at the start of the Project	13,50,00,000 /-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	10,28,00,000 /-
4.	Any Variation in Development Cost which is declared at the start of the Project.	1,10,00,000 /-
5.	Amount received during the Quarter	22,00,000 /-
6.	Actual Cost Incurred during the Quarter	1,27,00,000 /-
7.	Net Construction amount at end of the Quarter	4,22,45,651 /-
8.	Total expenditure on Project **till date**	5,79,89,760 /-
9.	Cumulative fund collected till the end of Quarter in question	54,50,000 /-
10.	Cumulative expenditure done till the end of Quarter in question	5,25,39,760 /-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
CREDIT ARRANGEMENT WITH SBI FOR A TOTAL LIMIT OF ₹3,50,00,000 /-

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter: - NIL ON THE PROJECT	
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	

LAKSHYA BHARTI GLOBAL INFRA CORPORATION LTD.
BKSingh
14.01.2025
DIRECTOR

4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	ZERO
2.	Agreement for Sale	ZERO
3.	No. of possessions given to allottees	NA

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

- **Annexure B**

Weather the project in progress is as per time schedule or lagging behind?
THE PROGRES IS AS PER TIME SCHEDULE

Undertaking:

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

LAKSHYA BHARTI GLOBAL INFRA CORPORATION LTD.

BKSingh

DIRECTOR

Signature of Promoter

Name: BRAJESH KR. SINGH

Date: 14.01.2025

Annexure: - A

Front Elevation (with Display Board)



LAKSHYA BHARTI GLOBAL INFRA CORPORATION LTD.
14.01.2025
DIRECTOR



Rear Elevation

Right Side Elevation



LAKSHYA BHARTI GLOBAL INFRA CORPORATION LTD.
14.01.2025
DIRECTOR



Left Side Elevation

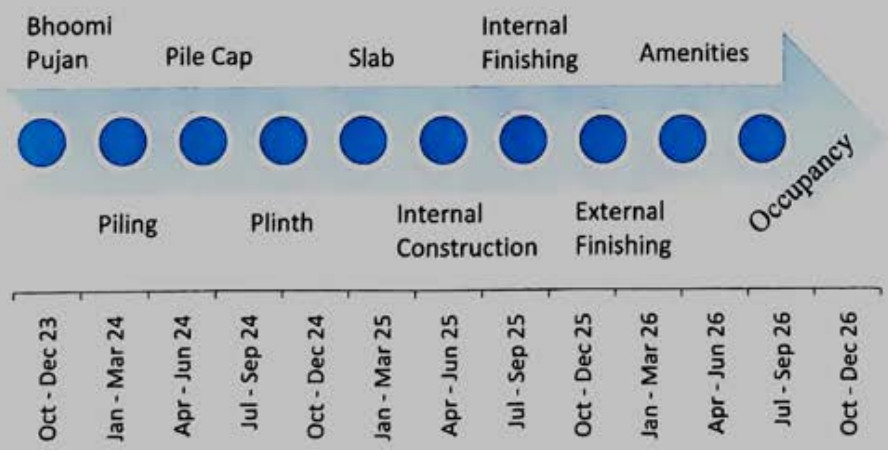
Display Board



LAKSHYA BHARTI GLOBAL INFRA CORPORATION LTD.
14.01.2025
DIRECTOR

Annexure: - B

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART



Milestones Percentage Work Completion as on 31st December 2024								
Piling	Pile Cap	Plinth	Slab	Internal Construction	Internal Finishing	External Finishing	Amenities	Occupancy
100%	100%	90%	28%	0%	0%	0%	0%	0%

FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

To,
The Director,
Lakshya Bharti Global Infra Corp. Ltd.,
B – 87, Housing Colony, Kankarbagh, Patna – 20

Date: 4th JANUARY, 2025

Subject: Certificate of Percentage of Completion of Construction Work of Global Tower, No. of Building (s) /1 Wing (s) of the One Phase of the Project [1589/2023] situated on the Plot bearing No. /CTS No. / Survey No. /Final Plot No. 562 (p) & 563 (p) demarcated by its boundaries (latitude and longitude of the end points) Haal Kharidar to the North, Part Plot no. 563 to the South, Sahayak Sadak to the East, Shri Shiva Mahto to the West of Division, Sona Gopalpur Village, Sampatchak Block, Patna District, PIN – 800007, admeasuring 1377.20 sq. mts. Area being developed by M/S Lakshya Bharti Global Infra Corporation Limited.

Sir,

I Abhishek Sharma have undertaken assignment as Architect of the Project GLOBAL TOWER. I hereby Certify the Percentage of Completion of Construction Work of the Global Tower Project, situated on the plot bearing Survey No. 562 (p) and 563 (p) of Division – Patna, Village – Sona Gopalpur, Block – Sampatchak, District – Patna, PIN – 800007, admeasuring 1377.20 sq. mts. Area being developed by M/S Lakshya Bharti Global Infra Corporation Limited.

Following technical professionals are appointed by Promoter:—

(i) Shri Abhishek Sharma as Architect;

(ii) Shri Vijay Kumar as Structural Consultant

(iii) Shri K. N. Jha as Electrical Consultant

(iv) Shri Abhishek Kumar as Consultant Executive Engineer & Quantity Surveyor

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 the Work done for each of the building/Wing of the Real Estate Project as registered vide number **BREREAP00208-004/69/R-1589/2023** 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 project is detailed in Table A & B.

ABHISHEK SHARMA
ARCHITECT
C.O.A. Reg. No.-CA93/16604



TABLE: A – Construction Progress of the Project GLOBAL TOWER

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	Completed
2.	Basements(if any)	NA	NA
3.	Podiums(if any)	NA	NA
4.	Plinth	90%	31/03/2025
5.	Stilt Floor	100%	Completed
6.	Slabs of Super Structure	14%	31/12/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31/12/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	31/12/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	5%	31/12/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31/12/2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of Environment / CRZ NOC, Finishing entrance lobby/splint protection, paving of Areas appurtenant to Building/Wing, Compound Wall and all other	0%	31/12/2026

ABHISHEK SHARMA
ARCHITECT
C.O.A. Reg No.-CA93/16604

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	25%	31/12/2026
2.	Water Supply	Yes	15%	31/12/2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	31/12/2026
4.	Storm Water Drains	Yes	0%	31/12/2026
5.	Landscaping & Tree Planting	Yes	25%	31/12/2026
6.	Street Lighting	Yes	25%	31/12/2026
7.	Community Buildings	No	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	No	N/A	
9.	Solid Waste Management & Disposal	Yes	0%	31/12/2026
10.	Water Conservation / Rain Water Harvesting	Yes	10%	31/12/2026
11.	Energy Management	Yes	0%	31/12/2026
12.	Fire Protection and Fire Safety Requirements	Yes	0%	31/12/2026
13.	Closed Parking	Yes	50%	31/12/2026
14.	Open Parking	Yes	0%	31/12/2026
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	20%	31/12/2026
16.	Others (Option to Add More)	N/A	N/A	

Yours Faithfully,

ABHISHEK SHARMA
ARCHITECT
C.O.A. Reg. No.-CA93/16604

SHRI ABHISHEK SHARMA

(Registration No./License No)

FORM No. 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

To,
The Director,
Lakshya Bharti Global Infra Corp. Ltd.,
B – 87, Housing Colony, Kankarbagh, Patna – 20

Date: 4th JANUARY, 2025

Subject: Certificate of Percentage of Cost Incurred for Development of Global Tower [Bihar RERA Reg. No. 1589/2023] for Construction Work of Global Tower, situated on the Plot bearing No. /CTS No. / Survey No. /Final Plot No. 562 (p) & 563 (p) demarcated by its boundaries (latitude and longitude of the end points) Haal Kharidar to the North, Part Plot no. 563 to the South, Sahayak Sadak to the East, Shri Shiva Mahto to the West of Division, Sona Gopalpur Village, Sampatchak Block, Patna District, PIN – 800007, admeasuring 1377.20 sq. mts. Area being developed by M/S Lakshya Bharti Global Infra Corporation Limited.

Sir,

I Vijay Kumar have undertaken assignment as Structural Engineer for the Project GLOBAL TOWER. I have also undertaken assignment of certifying Project Cost & Construction cost of this for your Project GLOBAL TOWER, situated on the plot bearing Survey No. 562 (p) and 563 (p) of Division – Patna, Village – Sona Gopalpur, Block – Sampatchak, District – Patna, PIN – 800007, admeasuring 1377.20 sq. mts. Area being developed by M/S Lakshya Bharti Global Infra Corporation Limited.

Following technical professionals are appointed by Promoter:—

(i) Shri Abhishek Sharma as Architect;

(ii) Shri Vijay Kumar as Structural Consultant

(iii) Shri K. N. Jha as Electrical Consultant

(iv) Shri Abhishek Kumar as Consultant Executive Engineer & Quantity Surveyor

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Er. Abhishek Kumar Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 13,50,00,000.** 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 **Sampatchak Nagar Parishad** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented. However, the current estimated cost has increased to

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

Rs 14,80,00,000 (Total of Table A and B) on account of project finance and insurance cost.

3. The Estimated Cost Incurred till date is calculated at **Rs. 5,79,89,760** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

4. 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 Sampatchak Nagar Parishad (planning Authority) is estimated at **Rs 9,00,10,240** (Total of Table A and B).

5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on **31st December, 2024** is as given in Table A and B below :

Table – A

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of the building as on date of Registration is	10,28,94,000/-
2.	Cost incurred as on date (Based on Estimated Cost)	4,22,45,651/-
3.	Work done in Percentage (as Percentage of the Estimated Cost)	41%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	6,06,48,349/-
5.	Cost Incurred on Additional/Extra Items as on date, not included in the Estimated Cost (Annexure - X)	9,19,109/-
6.	Balance Cost to be Incurred (Based on Additional Estimated Cost as per Annexure – X)	1,20,80,891/-

Table – B

Sr. No.	Common Area and Facilities Amenities	Amount (in Rs.)
1.	Total Estimated Cost of the Internal and External Development Work including amenities and Facilities in the layout as on date of Registration is	3,21,06,000/-
2.	Cost incurred as on date (Based on Estimated Cost)	1,48,25,000/-
3.	Work done in Percentage (as Percentage of the Estimated Cost)	46.17%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	1,72,81,000/-
5.	Cost Incurred on Additional/Extra Items as on date not included in the Estimated Cost (Table - C)	NA

Yours Faithfully,

Signature of Engineer.

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

*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation 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

Annexure A

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)

Sr. No.	Common Area and Facilities Amenities	Estimated Amount (in Rs.)	Actual Cost Incurred (as on 30/09/2024)
1.	Project Finance Cost	1,27,63,457/-	8,32,377
2.	Project Insurance Cost	2,36,543/-	86,732
	TOTAL	**1,30,00,000/-**	**9,19,109**

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

S. K. DHAR & CO.

CHARTERED ACCOUNTANTS
(SINCE 1970)

Regd. Address: 4-P, NAKTALA ROAD, KOLKATA-7000 47.
Admin. Office Address: 4A/1A/34, NAKTALA ROAD, KOLKATA – 700 047.
Email: sandipkrdhar@yahoo.co.in

FORM No. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

1. Name of the Project and location details: GLOBAL TOWER, Sampatchak, Patna
2. Name of the Promoter of the Project with address: Lakshya Bharti Global Infra Corp. Ltd.; Global Apartment, Lakshmichak, Chipura Panchayat, Sampatchak Block, Patna
3. Bihar Real Estate Regulatory Authority Registration No.1589/2023 dated 19/7/2023
4. Estimated Cost of the Project as per BRERA Registration ₹ 13.5 crore
5. Estimated Cost of the Project as on Date ₹ 14.80 Crore
6. Sampatchak Nagar Parishad Plan Case Approval No. 02/22-23 dated 06/5/2023

Sl.No.	Particulars	Amount(inRs.)	
		Estimated	Incurred
1(I)	**LandCost:**		
(a)	Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	1,37,01,000/-	1,36,30,800/-
(b)	Amount of Premium payable to obtain development rights, FSI, additional FSI, and any other incentive under DR fromLocal Authority or State Government or any Statutory Authority		NIL
(c)	Acquisition cost of TDR (ifany)	NIL	NIL
(d)	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. and	11,94,200	11,94,200
(e)	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	NIL	NIL
(f)	Under Redevelopment/Rehabilitation Scheme:	NA	NA
	(i) Estimated construction cost of redeveloped/Rehab building including site development and infrastructure for the same as certified by Engineer		

S. K. DHAR & CO.

CHARTERED ACCOUNTANTS
(SINCE 1970)

Regd. Address: 4-P, NAKTALA ROAD, KOLKATA-7000 47.
Admin. Office Address: 4A/1A/34, NAKTALA ROAD, KOLKATA – 700 047.
Email: sandipkrdhar@yahoo.co.in

	(ii) Actual Cost of construction of redeveloped / 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 or legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu Of Transit Accommodation, overhead cost.		
(iv)	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	**1,48,95,000/-**	**1,48,25,000/-**

Sl.No.	Particulars	Amount(inRs.) Estimated	Incurred
(II)	**Development Cost/Cost of Construction:**		
a.	(i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA **Note:** (for adding cost of construction incurred, Minimum of (i) or (ii) is to be considered) (iii) on-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.),cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	10,28,94,000/- 1,72,11,000/-	4,22,45,651
b.	Payment of Taxes, cess, fees, charges, premiums, Interest etc. to any Statutory Authority	2,36,543	86,732
c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution On construction funding or money borrowed for	1,27,63,457	8,32,377

S. K. DHAR & CO.

CHARTERED ACCOUNTANTS
(SINCE 1970)

Regd. Address: 4-P, NAKTALA ROAD, KOLKATA-7000 47.
Admin. Office Address: 4A/1A/34, NAKTALA ROAD, KOLKATA – 700 047.
Email: sandipkrdhar@yahoo.co.in

	construction:		
	Sub-Total of Development Cost	14,80,00,000/-	5,79,89,760/-

For S. K. Dhar & Co.
Chartered Accountants

(CA Sandip Kumar Dhar)
Proprietor
M. No. - 065056
UDIN: 25065056BMHWDF1492
Dated: 08-01-2025
Place: Kolkata
Firm Registration No: 307041E

S. K. DHAR & CO.

CHARTERED ACCOUNTANTS
(SINCE 1970)

Regd. Address: 4-P, NAKTALA ROAD, KOLKATA-7000 47.
Admin. Office Address: 4A/1A/34, NAKTALA ROAD, KOLKATA – 700 047.
Email: sandipkrdhar@yahoo.co.in

Sl. No.	Particulars	Amount (in Rs.)
2.	Total Estimated Cost of the Real Estate Project (1(I)+1(II)) of Estimated column	**14,80,00,000/-**
3.	Total Cost Incurred and Paid of the Real Estate Project (1(I)+1(II)) of Incurred Column	**5,79,89,760/-**
4.	Percentage of completion of Construction Work (as per Architect's / Engineer's Certificate Table –A) = 41.00% (as per Architect's / Engineer's Certificate Table –B) = 46.17%	**As per Architect's & Engineer's Certificate**
5.	Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated cost (Sl.No.3/2 %)	**39.18%**
6.	Amount which can be withdrawn from the Designated Account: Total Estimated Cost x Proportion of cost incurred and paid (Sl. number 2 x Sl. number 5)	**5,79,89,760/-**
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	**54,50,000**
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate (S.No. 6 – 7)	**5,25,39,760/-**

Details of project "GLOBAL TOWER" RERA Accounts:-
Bank Name:- State Bank of India Branch Name:-SME Dagbunglow, South Gandhi Maidan
RERA Master A/C:- 42189157421 (for 100% receivables)
RERA Project A/C:- 42189156813 (for 70% amount retention)
RERA Promoter A/C:- 42189156132 (for 30% amount)
IFSC Code:- SBIN0004232 Opening Balance (as on 1/07/2024) = Zero
Deposit during the period (1/10/2024 to 31/12/2024) = 22,00,000
Withdrawals during the period (1/10/2024 to 31/12/2024) = 22,00,000
Closing Balance (as on 31/12//2024) = Zero

This certificate is being issued for Bihar RERA compliance for the project – GLOBAL TOWER by the M/S Lakshya Bharti Global Infra Corporation Ltd. and is based on the records and documents produced before me and explanations provided to me by the management of the company; based on the verification of books of accounts till 31st December 2024.

Yours Faithfully,

Name and Signature of Chartered Accountant with Stamp

S. K. DHAR & CO.

CHARTERED ACCOUNTANTS
(SINCE 1970)

Regd. Address: 4-P, NAKTALA ROAD, KOLKATA-700 47.
Admin. Office Address: 4A/1A/34, NAKTALA ROAD, KOLKATA – 700 047.
Email: sandipkrdhar@yahoo.co.in

(Membership Number.....)

(ADDITIONALINFORMATION FOR ONGOING GLOBAL TOWER PROJECT)

RERA Reg. Number:- BRERAP00208-004/69/R-1589/2023

S.No.		Particulars	Amount (Rs)
1		Estimated Balance Cost to complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	9,00,10,240/-
2		Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	2,40,50,000
3	(i)	Balance Unbooked area (to be certified by Management and to be verified by CA from the records and books of accounts)	26877.76 Sq. Ft. (BA)
	(ii)	Estimated amount of sales proceeds in respect of unbooked apartments as per Annexure-A to this certificate	9,40,72,160/-
4		Estimated receivables of the project. Sum of 2+3(ii)	11,81,22,160/-
5		Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of the project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.	8,26,85,512/-

This certificate is being issued for BRERA compliance for the project – GLOBAL TOWER by the M/S Lakshya Bharti Global Infra Corporation Ltd. and is based on the records and documents produced before me and explanations provided tome by the management of the Company; based on the verification of books of accounts till 31st December 2024.

Yours Faithfully,

Signature of Chartered Accountant

Name:

(Membership Number.....)

ANNEXURE: A

Statement of Calculation of Receivables from the Sales of the Ongoing Real Estate Project Sold Inventory

S. No.	Flat No.	Consideration Amount	Received Amount	Balance Receivable

S. K. DHAR & CO.

CHARTERED ACCOUNTANTS
(SINCE 1970)

Regd. Address: 4-P, NAKTALA ROAD, KOLKATA-7000 47.
Admin. Office Address: 4A/1A/34, NAKTALA ROAD, KOLKATA – 700 047.
Email: sandipkrdhar@yahoo.co.in

1	302	40,00,000	8,00,000	32,00,000
2	504	35,00,000	2,50,000	32,50,000
3	201	40,00,000	4,00,000	36,00,000
4	202	40,00,000	4,00,000	36,00,000
5	501	50,00,000	5,00,000	45,00,000
6	502	50,00,000	5,00,000	45,00,000
7	402	40,00,000	26,00,000	14,00,000