

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)

From 01 APRIL 2024 to 30 JUNE 2024.

To,

The VISION LAND PRIVATE LIMITED.
CHANDRA MAHAL, JAGAT NARAYAN ROAD,
KADAM KUAN, PATNA - 800 003.

Subject: Certificate of Percentage of Work Executed in the Project VISION GALAXY (Completed Project) Ongoing Project POLARIS, TITANIUM bearing the RERA Registration No. **BRERAP00209-1/252/R-414/2019** and being developed on the Plot bearing Khesra No. 249,267,268,269,107,108,109 Khata No. 139,130,142,138,156,59,137 Situated in Patna, admeasuring_11669.40_sq. mts. area being developed by the Promoter Vision Land Pvt.Ltd.

Sir,

I/We_Er. Shailesh Ranjan have undertaken assignment as Architect of certifying Percentage of execution of work of the Ongoing Project VISION GALAXY, POLARIS, TITANIUM being developed on Plot No. 249,267,268,269,107,108,109 Khata No. 139,130,142,138,156,59,137 admeasuring 11669.40_sq. mts. area being developed by the Promoter Vision Land Pvt.Ltd

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

- (i) Shri Shailesh Ranjan as L. S / Architect.
- (ii) Shri Manvender Kumar as Site Engineer
- (iii) Shri Amrender Kumar as Consultant/ Surveyor

Office - CHANDRA MAHAL, JAGAT NARAYAN ROAD, KADAM KUAN, PATNA - 800 003.

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 **BRERAP00209-1/252/R-414/2019** 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 A/B.

The average/over-all Percentage of Work done is 58%

Table A

Sr. No	Tasks /Activity	Percent age of Actual work Done	Percent age of Actual work Done	Percent age of Actual work Done	Percent age of Actual work Done	Projected date of completion (DD/MM/YYYY)
		GALAXY	POLARIS (A)	POLARIS (B)	TITANIUM	
1.	Excavation (if any)	100%	100%	100%	100%	
2.	Basements (if any)	N.A	N.A	N N.A	N.A	
3.	Podiums(if any)	N.A	N.A	N.A	N.A	
4.	Plinth	100%	100%	100%	0.0%	
5.	Stilt Floor	N.A	N.A	N.A	N.A	
6.	Slabs of Super Structure	100%	100%	90%	0.0%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	100%	30%	0.0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	65%	15%	0.0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	75%	35%	0.0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the	100%	75%	15%	0.0%	

1.	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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	100%	50%	25%	0.0%	
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Yours Faithfully,


MR. SHAILESH RANJAN, M.T.E.
 B.SC. (ENGG.) CIVIL
 STR. ENGINEER
 EMP. NO.-BR/UDHD/SE/23-0110
 UDHD, PATNA (BIHAR)
 Reg. No. BR/UDHD/SE/23-0110

Table B

S. N o.	Common areas and Facilities	Proposed (Yes/No)	Percentage of Work done (As on date of the Certificate)	Percentage of Work done (As on date of the Certificate)	Percentage of Work done (As on date of the Certificate)	Percentage of Work done (As on date of the Certificate)	Projected date of completion (dd/mm/yy)
			GALAXY	POLARIS (A)	POLARIS (B)	TITANIUM	
1	Internal Roads & Footpaths	NO	100%	75%	65%	0.0%	
2	Water Supply	YES	100%	70%	30%	0.0%	
3	Sewerage (chamber Line Septic Tank, STP)	YES	100%	55%	40%	0.0%	
4	Storm Water Drains	YES	100%	0%	0%	0.0%	
5	Landscaping & Tree Planting	YES	100%	75%	55%	0.0%	
6	Street Lighting	YES	100%	40%	25%	0.0%	
7	Community Buildings	YES	100%	N.A	N.A	0.0%	
8	Treatment and disposal of sewage and sullage water	YES	N.A	N.A	N.A		
9	Solid Waste management & Disposal	YES	N.A	N.A	N.A		
10	Water conservation/ Rain Water Harvesting	YES	N.A	N.A	N.A		
11	Energy Management	YES	100%	40%	20%	0.0%	

12	Fire protection and Fire Safety Requirements	YES	100%	0%	0%	0.0%	
13	Electric Meter Room	YES	100%	50%	40%	0.0%	
	AVERAGE PERCENTAGE OF WORK DONE		100%	85%	50%	0%	

Internal & External Development Works in Respect of the entire Registered Phase.

Yours Faithfully,

Shailesh Ranjan
ER. SHAILESH RANJAN
 B.SC. (ENGG.) CIVIL
 STR. ENGINEER
 EMP. NO.-BR/UDHDISE/2301
 UDHD. P. (BIHAR)
 Reg. No. **BR/UDHD/SE/2301**

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)

FROM 01 APRIL 2024 TO 30 JUNE 2024

To,

The VISION LAND PRIVATE LIMITED.
CHANDRA MAHAL, JAGAT NARAYAN ROAD,
KADAM KUAN, PATNA - 800 003.

Subject : Certificate of Cost Incurred for Development of VISION GALAXY(Completed Project), POLARIS, TITANIUM (Ongoing Project) for Construction of the 2nd & 3rd Phase RERA Registration No. **BRERAP00209-1/252/R-414/2019** situated on the Plot bearing Khesra No. 249,267,268,269,107,108,109 Khata No. 139,130,142,138,156,59,137. Thana No. 22,37, District Patna. Admeasuring 11669.40 sq. mts. area being developed by the Promoter Vision Land Pvt.Ltd

Ref: Bihar RERA Registration Number. **BRERAP00209-1/252/R-414/2019**

Sir,

I/We Shailesh Ranjan have undertaken assignment as Architect of certifying Percentage of execution of work of the Ongoing Project VISION GALAXY, POLARIS, TITANIUM being developed on Plot No. 249,267,268,269,107,108,109 Khata No. 139,130,142,138,156,59,137 admeasuring 11669.40 sq. mts. area being developed by the Promoter Vision Land Pvt.Ltd

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

- (i) Shri Er. Shailesh Ranjan as L.S / Architect.
- (ii) Shri Manvender Kumar as Site Engineer
- (iii) Shri Amrender Kumar as Consultant/ 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

Office - CHANDRA MAHAL, JAGAT NARAYAN ROAD, KADAM KUAN, PATNA - 800 003.

project under reference by the Developer and Consultants and the Schedule of Items and quantity for the entire work as calculated by _____ 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. _____ (Total of Table A & 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 & 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 & 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 called_ VISION GALAXY, POLARIS, TITANIUM
(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts
--------	-------------	---------

1	Total Estimated cost of the buildings/wings 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)	Rs_____ %
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_____/ -

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. _____/-
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Yours Faithfully,



Snanish Ranjan, Male
B.Sc. (Engg.), Civil Engineer
Emp No. - BR/UDHD/CE/23-0016
UDHD Patna (Bihar)
Reg. No. BR/UDHD/CE/23-001

*** 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.



M. I. Hussain & Co. Chartered Accountants

C/o Talat Bano, Amir Cottage, Ramna Road, Patna - 800004, Bihar.

Mob.: 8986271534, 7070762331, 8877153610, E-mail : caimamhussain2008@gmail.com, imam_hussain32@yahoo.com

Quarterly Progress Report for the Quarter ending from 01/04/2024 to 30/06/2024

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/ Registration no. of the Partnership firm/LLP Identification number// Any other registration with MSME or Govt. Bodies	U45201BR2008PTC013450	Name of the Promoter's Entity	VISION LAND PRIVATE LIMITED
Address of the Promoter's Entity :	CHANDRA MAHAL COMPUOND JAGAT NARAYAN ROAD, KADAM KUAN, PATNA-800003, BIHAR, INDIA		

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00209-1/252/R-414/2019	Name of Project	VISION GALAXY, POLARIS, TITANIUM
Name of promoter	VISION LAND PRIVATE LIMITED	Project Address	JALALPUR APARNA COLONY, DANAPUR, PATNA
Project Registration is valid upto	31/12/2021		
Starting date of Project	15/01/2012		
Type of Project	RESIDENTIAL AND COMMERCIAL (MIXED)		

III. FINANCIAL PROGRESS OF THE PROJECT

Particulars	Amount (In Rs.)
Project Account No.	Various Bank Accounts
Estimated Cost of the Project including Land Cost at the start of the Project	
Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	649,100,000.00
Any Variation in Development Cost which is declared at the start of the Project.	404,200,000.00
Amount received during the Quarter	-
Actual Cost Incurred during the Quarter	12,833,149.00
Net amount at end of the Quarter	3,441,828.22
Total expenditure on Project till date	77,953.14
Cumulative fund collected till the end of Quarter in question	245,472,674.42
Cumulative expenditure done till the end of Quarter in question	226,359,910.55
Percentage of Expenditure incurred of the total Estimated development cost of the project.	245,472,674.42 60.73

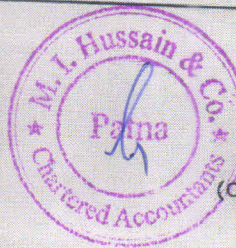
This is to Certify that the details of Amount Received and Cost incurred on the Project during the quarter from 01.04.2024 To 30.06.2024 is on the basis of Books of Accounts maintained by the Developer. During the Quarter, the Developer has used RERA Bank Account and other Current Accounts for incurring Project Cost. Net amount at the end of the Quarter is as per Books of Accounts and it is the sum Total of Balance of all Bank Accounts. Estimated Cost of project means Estimated Cost of land and Estimated Cost of Construction as per RERA Application Form.

HARSH KUMAR SINGH
Managing Director, DIN - 00758759

Place:- Patna
Date:- 10-06-2025

For Vision Land Pvt. Ltd.

Director



For M.I.Hussain & CO.
Chartered Accountants
FRN - 326811E

(CA. Mohammad Imam Hussain)
Proprietor
M.No: 066920

UDIN: 25066920BNI89F2774



M. I. Hussain & Co. Chartered Accountants

C/o Talat Bano, Amir Cottage, Ramna Road, Patna - 800004, Bihar.

Mob.: 8986271534, 7070762331, 8877153610, E-mail : caimamhussain2008@gmail.com, imam_hussain32@yahoo.com

Annexure A

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

FORM NO. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

VISION LAND PRIVATE LIMITED

CIN:- U45201BR2008PTC013450

Cost of Real Estate Project: Rs. 24,54,72,674.42

Bihar RERA Registration Number -BRERAP00209-1/252/R-414/2019

PROJECT NAME:-VISION GALAXY, POLARIS,TITANIUM

Period: From 01/04/2024 To 30/06/2024

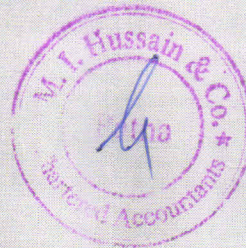
Sr. No.	Particulars	Amount (₹)	
		Estimated	Incurred
(I)	(II)	(III)	(IV)
1	(i) Land Cost:		
	(a) Acquisition cost of Land or Development Rights, lease Premium, lease Rent , Interest cost incurred or payable on land cost and Legal cost.	-	-
	(b) Amount of premium payable to obtain development rights, FSI, additional FSI, Fungible area, and any other incentive under DCR from Local Authority or State Government, or any Statutory Authority.	-	-
	(c) Amount cost f TDR (Transfer of Developments Rights) If any ;	-	-
	(d) Amount 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	-	-
	(e) Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
	(f) Under Rehabilitation Scheme:	-	-
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	-	-
	(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 onstruction incurred , Minimum of (i) or (ii) is to be considered)	-	-
	(iii) Cost towards clearance of land of all or any encumbrances including cost or removal of legal / illegal occupants, cost of providing temporary Transit Accomodation, overhead cost,	-	-
	(iv) Cost of ASR linked premium fees, charges and security deposits or maintenancce deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation:	-	-
	SUB-TOTAL OF LAND COST	-	-

HARSH KUMAR SINGH
Managing Director, DIN-00758759

Place : Patna
Date: 10/06/2025

For Vision Land Pvt. Ltd.

Director





M. I. Hussain & Co. Chartered Accountants

C/o Talat Bano, Amir Cottage, Ramna Road, Patna - 800004, Bihar.

Mob.: 8986271534, 7070762331, 8877153610, E-mail : caimamhussain2008@gmail.com, imam_hussain32@yahoo.com

VISION LAND PRIVATE LIMITED
PROJECT NAME:- VISION GALAXY, POLARIS, TITANIUM
Bihar RERA Registration Number -BRERAP00209-1/252/R-414/2019
Period: From 01/04/2024 To 30/06/2024

Sr. No. (I)	Particulars (II)	Amount (₹)	
		Estimated (III)	Incurred (IV)
	(ii) Development Cost/ Cost of Construction:		
a.	(i) Estimated Cost of Construction as certified by Engineer.		
	(ii) Actual Cost of Construction incurred as per the books of accounts as Verified by the CA.	404,200,000.00	245,472,674.42
	Note: [For adding to total cost of Construction incurred, minimum of (i) or (ii) is to be considered]		245,472,674.42
	(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 & maintenance costs, consumables etc. 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.		
	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;		
2	SUB-TOTAL OF DEVELOPMENT COST	404,200,000.00	245,472,674.42
3	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	404,200,000.00	
4	Total incurred Cost of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		245,472,674.42
5	% of Completion of Construction Work (As per Project Architect's Certificates)		58.00%
6	Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2)		60.73%
7	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of Cost Incurred (Sr. Number 2 * Sr. Number 5)		245,472,674.42
8	Less: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement .		174,522,348.00
	Net Amount Which can be Withdrawn from the Designated Bank Account under this Certificate.		70,950,326.42

This certificate is being issued for RERA compliance for the **VISION LAND PRIVATE LIMITED** and is based on the records and documents produced before me and explanation provided by the management of the Company. Estimated Cost of project means Estimated Cost of Construction as per RERA Application Form.

Director

In Terms of Our Reprt of Even Date

Place : Patna
Date: 10/06/2025

HARSH KUMAR SINGH
Managing Director, DIN-00758759



For M.I.Hussain & CO.
Chartered Accountants
FRN - 326811E

(CA. Mohammad Imam Hussain)
Proprietor
M.No: 066920

UDIN: 250669209MI38F2774



M. I. Hussain & Co. Chartered Accountants

C/o Talat Bano, Amir Cottage, Ramna Road, Patna - 800004, Bihar.

Mob.: 8986271534, 7070762331, 8877153610, E-mail : caimamhussain2008@gmail.com, imam_hussain32@yahoo.com

VISION LAND PRIVATE LIMITED

Bihar RERA Registration Number -BRERAP00209-1/252/R-414/2019
Period: From 01/04/2024 To 30/06/2024

PROJECT NAME:-VISION GALAXY, POLARIS, TITANIUM
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹)
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)	Estimate Incurred 158,727,325.58
2	Balance amount of Receivable from Sold apartments as per Annexure A to this certificate (as certified by Chartered Accountants as verified from the records and books of Accounts)	25,394,025.45
3	(i) Balance Unsold area (to be certified by Management and to be Verified by CA from the records and books of accounts) (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 of this Certificate.	1895.57 85,610,000.00
4	Estimated Receivables of Ongoing Project [SUM of 2+3(ii)]	111,004,025.45
5	Amount to be deposited in Designated Account - 70% or 100% . If 4 is greater than 1 , then 70% of the balance receivable of Ongoing project will be deposited in the designated Account . If 4 is less than 1, then 100% of the balance receivables of Ongoin project will be deposited in Designated Account.	111,004,025.45

This certificate is being issued for RERA compliance for the VISION LAND PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided to me by the management of the Company. Estimated Cost of project means Estimated Cost of Construction as per RERA Application Form.

For Vision Land Pvt. Ltd.

Director

HARSH KUMAR SINGH
Managing Director, DIN-00758759

Place : Patna
Date: 10/06/2025

In Terms of Our Reprt of Even Date



For M.I.Hussain & CO.
Chartered Accountants
FRN - 326811E

(CA. Mohammad Imam Hussain)
Proprietor
M.No: 066920

UDIN: 25066920BMBGF2774

VISION LAND PRIVATE LIMITED
Bihar RERA Registration Number -BRERAP00209-1/252/R-414/2019
PROJECT NAME:-VISION GALAXY, POLARIS, TITANIUM
Period: From 01/04/2024 To 30/06/2024

ANNEXURE

Statement for Calculation of Receivables from the Sale of Ongoing Real Estate Project **Sold Inventory**

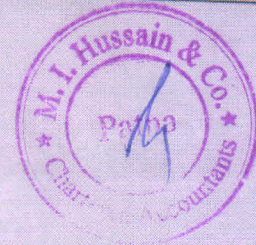
SR No.	Flat No.	Carpet Area (in Sq. mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount till 30/06/2024	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
POLARIS-A BLOCK					
1	A/201	86.74	3,002,492.00	2,635,092.57	367,399.43
2	A/202	86.74	3,600,000.00	714,286.00	2,885,714.00
3	A/204	86.74	3,121,000.00	2,627,388.86	493,611.14
4	A/401	86.74	3,500,000.00	3,500,000.00	-
5	A/402	86.74	3,512,500.00	3,034,784.00	477,716.00
6	A/403	86.74	3,050,075.00	2,786,738.00	263,337.00
7	A/404	86.74	3,050,075.00	2,897,573.00	152,502.00
8	A/602	86.74	3,000,000.00	2,725,607.57	274,392.43
9	A/603	86.74	3,600,000.00	3,239,186.86	360,813.14
10	A/703	86.74	4,475,000.00	3,707,142.43	767,857.57
11	B/201	86.74	3,451,000.00	3,281,204.50	169,795.50
12	B/202	86.74	3,050,075.00	2,755,941.14	294,133.86
13	B/203	86.74	3,037,169.00	2,816,302.00	220,867.00
14	B/204	86.74	3,254,420.00	2,433,372.56	821,047.44
15	B/401	86.74	3,182,575.00	2,631,891.00	550,684.00
16	B/402	86.74	3,050,075.00	2,825,003.71	225,071.29
17	B/403	86.74	5,000,000.00	5,000,000.00	-
18	B/404	86.74	3,430,000.00	3,256,494.00	173,506.00
19	B/601	86.74	4,500,000.00	2,825,625.00	1,674,375.00
20	B/602	86.74	3,586,000.00	2,907,073.00	678,927.00
21	B/604	86.74	4,348,420.00	3,452,542.00	895,878.00
22	B/703	86.74	8,376,969.00	7,479,437.00	897,532.00
23	B/704	86.74	2,500,000.00	1,124,723.00	1,375,277.00
24	C/201	86.74	3,265,175.00	3,101,916.00	163,259.00
25	C/202	86.74	3,099,548.00	2,570,657.00	528,891.00
26	C/401	86.74	3,265,175.00	2,087,682.14	1,177,492.86
27	C/402	86.74	3,099,548.00	3,104,368.86	(4,820.86)
28	C/601	86.74	3,407,650.00	1,389,944.58	2,017,705.42
29	C/602	86.74	3,845,000.00	3,193,794.00	651,206.00

POLARIS - B BLOCK

1	D-302	95.49	3,765,000.00	733,610.00	3,031,390.00
2	D-303	95.49	2,739,050.00	2,654,473.42	84,576.58
3	D-304	95.49	4,789,000.00	3,093,175.85	1,695,824.15
4	D-602	95.49	4,464,050.00	2,759,965.00	1,704,085.00

For Vision Land Pvt. Ltd.

(Signature)
Director



GALAXY

1	F-113	72.92	2,519,950.00	2,527,466.00	(7,516.00)
2	F-114	59.34	2,507,500.00	2,503,486.00	4,014.00
3	F-115	59.34	2,227,600.00	2,232,825.00	(5,225.00)
4	F-116	59.34	1,926,983.00	2,028,791.00	(101,808.00)
5	F-117	78.92	2,639,425.00	2,840,839.00	(201,414.00)
6	F-118,119	119.6	3,241,100.00	3,249,924.00	(8,824.00)
7	F-120	77.65	2,571,625.00	2,576,463.00	(4,838.00)
8	F-121	59.34	1,808,683.00	1,815,832.00	(7,149.00)
9	F-122	59.34	2,475,000.00	2,481,106.00	(6,106.00)
10	F-123	72.31	2,356,025.00	2,362,397.00	(6,372.00)
11	F-201	72.67	2,158,883.00	2,164,631.00	(5,748.00)
12	F-202	59.34	2,064,325.00	2,064,327.00	(2.00)
13	F-203	59.34	1,808,683.00	1,814,465.00	(5,782.00)
14	F-204	59.34	1,808,683.00	1,815,379.00	(6,696.00)
15	F-205	54.06	1,880,200.00	1,885,353.00	(5,153.00)
16	F-206	54.06	1,819,300.00	1,824,728.00	(5,428.00)
17	F-207	59.34	2,501,000.00	2,499,802.00	1,198.00
18	F-208	59.34	1,877,725.00	1,932,266.00	(54,541.00)
19	F-209	59.34	2,300,000.00	2,300,000.00	-
20	F-210	59.34	2,975,000.00	2,971,012.00	3,988.00
21	F-211	72.92	2,519,950.00	2,527,467.00	(7,517.00)
22	F-212	77.14	2,590,825.00	2,598,513.00	(7,688.00)
23	F-313	72.92	2,519,950.00	2,527,467.00	(7,517.00)
24	F-314	59.34	2,180,950.00	2,325,354.00	(144,404.00)
25	F-315	59.34	2,180,950.00	2,133,966.00	46,984.00
26	F-316	59.34	2,320,900.00	2,328,071.00	(7,171.00)
27	F-317	78.92	2,305,967.00	2,305,123.00	844.00
28	F-318,319	119.6	3,543,700.00	3,545,488.00	(1,788.00)
29	F-320	77.65	2,354,995.00	2,361,557.00	(6,562.00)
30	F-321	59.34	2,064,325.00	2,070,487.00	(6,162.00)
31	F-322	59.34	2,151,000.00	2,156,309.00	(5,309.00)
32	F-323	72.31	2,356,025.00	2,433,603.50	(77,578.50)
33	F-401	72.67	2,469,325.00	2,476,682.00	(7,357.00)
34	F-402	59.34	2,575,000.00	2,622,133.00	(47,133.00)
35	F-403	59.34	2,625,800.00	2,665,350.00	(39,550.00)
36	F-404	59.34	1,808,683.00	1,725,505.00	83,178.00
37	F-405	54.06	1,850,000.00	1,766,799.00	83,201.00
38	F-406	54.06	1,850,000.00	1,798,248.00	51,752.00
39	F-407	59.34	3,007,081.00	3,007,081.00	-
40	F-408	59.34	3,151,000.00	3,141,335.00	9,665.00
41	F-409	59.34	2,180,950.00	2,356,276.00	(175,326.00)
42	F-410	59.34	2,134,300.00	2,140,399.00	(6,099.00)
43	F-411	72.92	2,519,950.00	2,527,467.00	(7,517.00)
44	F-412	77.14	2,620,000.00	2,630,646.00	(10,646.00)
45	F-501	72.67	2,590,200.00	2,591,008.00	(808.00)
46	F-502	59.34	2,700,000.00	2,696,922.00	3,078.00
47	F-503	59.34	2,125,000.00	2,123,991.00	1,009.00
48	F-504	59.34	2,120,772.00	2,019,420.00	101,352.00
49	F-505	54.06	1,829,678.00	1,703,501.00	126,177.00
50	F-506	54.06	1,829,678.00	1,703,501.00	126,177.00
51	F-507	59.34	2,065,967.00	1,948,500.00	117,467.00
52	F-508	59.34	1,633,683.00	1,633,682.00	1.00
53	F-509	59.34	3,251,000.00	3,047,813.00	203,187.00
54	F-510	59.34	3,400,000.00	3,036,178.00	363,822.00
55	F-511	72.92	2,202,658.00	2,204,845.00	(2,187.00)
56	F-512	77.14	2,238,943.00	2,241,136.00	(2,193.00)
Total			6572.31	251,753,936.00	226,359,910.55
					25,394,025.45

For Vision Land Pvt. Ltd.

[Signature]
Director



Unsold Inventory Valuation
Ready Reckoner Rate as on the date of Certificate
Of the Residential / Commercial premises Rs. /- per sq. mts.

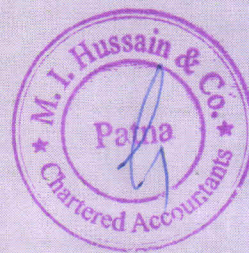
Sr. No.	Flat No.	Carpet Area (In sq. mts.)	Unit Consideration as per Read Reckoner Rate (ASR)	REMARKS
(1)	(2)	(3)	(4)	(5)
1	A/203	86.74	5,000,000.00	
2	A/601	86.74	3,500,000.00	
3	A/604	86.74	3,500,000.00	
4	A/704	86.74	3,500,000.00	
5	B/603	86.74	3,800,000.00	
6	C/702	86.74	3,800,000.00	
7	D/101	95.49	4,900,000.00	
8	D/102	95.49	4,511,000.00	
9	D/103	95.49	4,511,000.00	
10	D/104	95.49	4,511,000.00	
11	D/301	95.49	4,511,000.00	
12	D/501	95.49	4,511,000.00	
13	D/502	95.49	4,511,000.00	
14	D/503	95.49	4,000,000.00	
15	D/504	95.49	4,511,000.00	
16	D/701	95.49	4,511,000.00	
17	D/803	95.49	4,511,000.00	
18	D/804	95.49	4,511,000.00	
19	G/13	72.92	2,000,000.00	
20	G/14	59.34	2,000,000.00	
21	G/15	59.34	2,000,000.00	
22	SHOP	37.65	2,500,000.00	
TOTAL		1895.57	85,610,000.00	

Place : Patna
Date: 10/06/2025

For Vision Land Pvt. Ltd.

Director


HARSH KUMAR SINGH
Managing Director, DIN-00758759



FORM-7 [Regulation - 9]

Quarterly Progress Report for the Quarter ending 30/JUNE/2024.

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/ Registration no. of the Partnership firm/LLP Identification number// Any other registration with MSME or Govt. Bodies	U45201BR2008PTC013450	Name of the Promoter's Entity	VISION LAND PRIVATE LIMITED
Address of the Promoter's Entity :	CHANDRA MAHAL, JAGAT NARAYAN ROAD, KADAM KUAN, PATNA, BIHAR, 800003		
Total Experience of the promoter in Real Estate sector			
Total Experience in Real Estate Sector after commencement of RERA.			
No. of Projects done before commencement of RERA	1. Residential		
	2. Commercial		
	3. Residential-cum-Commercial		
	4. Plotted project		
No. of Project done after commencement of RERA	1. Residential		
	2. Commercial		
	3. Residential-cum-Commercial		
	4. Plotted project		

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00209-1/252/R-414/2019	Name of Project	VISION GALAXY, POLARIS, TITANIUM
Name of promoter	VISION LAND PRIVATE LIMITED	Project Address	JALALPUR, APARNA COLONY, PATNA
Project Registration is valid upto	31/12/2021.		
Starting date of Project	15/01/2012.		
Type of Project	1. Residential	Mixed Development (residential and commercial)	
	2. Commercial		
	3. Residential- cum- Commercial		
	4. Plotted project		
Name of the Competent Authority which sanctioned the project map	Danapur Nagar Prishad Nizamat.		
Period of validity of map as granted by the Competent Authority concerned	2016. To be revised		

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
			flat - 265 Shop 02	Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
VISION GALAXY, VISION POLARIS 'A' VISION POLARIS 'B' VISION TITANIUM	2- BHK (GALAXY)	4277.64	73	37	37		
	3- BHK (GALAXY)	3375.32	42	19	19		
	Shop (GALAXY)	61.26	02	0	0		
	3- BHK (POLARIS 'A')	6071.93	70	31	31		
	3- BHK (POLARIS 'B')	3055.70	32	04	04		
	3- BHK (TITANIUM)	4635.98	48	0	0		
	Plots (In case of plots specific area of plot must be mentioned)						
	Total Carpet Area	21477.83		% of Total units	% of Total units	% of Total units	% of Total units

For Vision Land Pvt. Ltd.

Director

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

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

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

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO. /OFFICE SPACE/SHOP/ETC.**(A) Cancelled by Allottees**FLAT NO_D/202_SOURABH NARAYAN SINGH
FLAT NO D/502 SWETA SINGH

*Whether notices and reminder of cancellation has been served to the Promoter by Allottee/s

yes

(B) Cancelled by PromotersFLAT NO_A/202_SEEMA PRASAD
FLAT NO A/203 SANTOSH KUMAR
FLAT NO B/403 SUPRIYA SHIVANI

*Whether notices and reminder of cancellation has been served to the Allottees by Serving

yes

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
	242	91

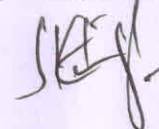
VII. DETAILS OF BUILDING APPROVALS

S. No.	Name of the Approval/ N.O.C./Permission/ Certificate	Issuing Authority	Validity up to	Attach Copy
1	Environment Clearance	N.A		
2	Fire N.O.C.	STATE FIRE OFFICE PATNA , BIHAR		YES
3	Airport Authority of India N.O.C.	AIRPORT AUTHORITY OF INDIA		YES
4	Water Supply Permission	N.A		
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	Percentage of Actual Work Done (As on date of the	Percentage of Actual Work Done (As on date of the Certificate) (3)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yy) Format
		GALAXY	POLARIS 'A'	POLARIS 'B'	TITANIUM	
1	Excavation (if any)	100%	100%	100%	100%	-
2	Basements (if any)	N.A	N.A	N.A	N.A	-
3	Podiums (if any)	N.A	N.A	N.A	N.A	-
4	Plinth	100%	100%	100%	0%	-
5	Stilt Floor	N.A	N.A	N.A	N.A	-
6	Slabs of Super Structure	100%	100%	90%	0%	-
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	100%	30%	0%	-
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	65%	15%	0%	-

For Vision Land Pvt. Ltd.



Director

9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	75%	35%	0%	-
10	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	100%	75%	15%	0%	-
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	100%	50%	25%	0%	-
12	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	100%	50%	25%	0%	-
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.	100%	50%	25%	0%	-
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)	Percentage of actual Work Done (As on date of the Certificate)	Percentage of actual Work Done (As on date of the Certificate)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy) Format
(1)	(2)	(3)	GALAXY	POLARIS 'A'	POLARIS 'B'	TITANIUM	(5)
1	Internal Roads & Footpaths	YES	100%	75%	65%	0%	-
2	Water Supply	YES	100%	70%	30%	0%	-
3	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	55%	40%	0%	-
4	Storm Water Drains	YES	100%	0%	0%	0%	-
5	Landscaping & Tree Planting	YES	100%	75%	55%	0%	-
6	Street Lighting	YES	100%	40%	25%	0%	-
7	Community Buildings	YES	100%	N.A	N.A	0%	-
8	Treatment and Disposal of Sewage and Sullage Water	YES	N.A	N.A	N.A	N.A	-
9	Solid Waste Management & Disposal	YES	N.A	N.A	N.A	N.A	-
10	Water Conservation/Rain Water Harvesting	YES	N.A	N.A	N.A	N.A	-
11	Energy Management	YES	100%	40%	20%	0%	-
12	Fire Protection and Fire Safety Requirements	YES	100%	0%	0%	0%	-
13	Closed Parking	YES	100%	100%	75%	0%	-
14	Open Parking	YES	100%	100%	50%	0%	-
15	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%	50%	40%	0%	-
16	Others (Option to Add More)	-	0%	0%	0%	0%	-
17	Overall Percentage of Actual Work Done and final completion date	-	100%	85%	50%	0%	-

For Vision Land Pvt. Ltd.



Director

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.	Various Bank Accounts
Estimated Cost of the Project including Land Cost at the start of the Project	649,100,000.00
Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	404,200,000.00
Any Variation in Development Cost which is declared at the start of the Project.	-
Amount received during the Quarter	12,833,149.00
Actual Cost Incurred during the Quarter	3,441,828.22
Net amount at end of the Quarter	77,953.14
Total expenditure on Project till date	245,472,674.42
Cumulative fund collected till the end of Quarter in question	226,359,910.55
Cumulative expenditure done till the end of Quarter in question	245,472,674.42
Percentage of Expenditure incurred of the total Estimated development cost of the project.	60.73

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	YES
	3.	Photographs showing Side Elevation (Both sides)	YES
	4.	Photograph of each floor showing the progress of interior works	YES
	5.	Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)	NO
			YES
(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	NO

For Vision Land Pvt. Ltd.



Director

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)

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

- a. Whether the project is in progress as per time schedule or lagging behind? Yes/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:
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.

For Vision Land Pvt. Ltd.



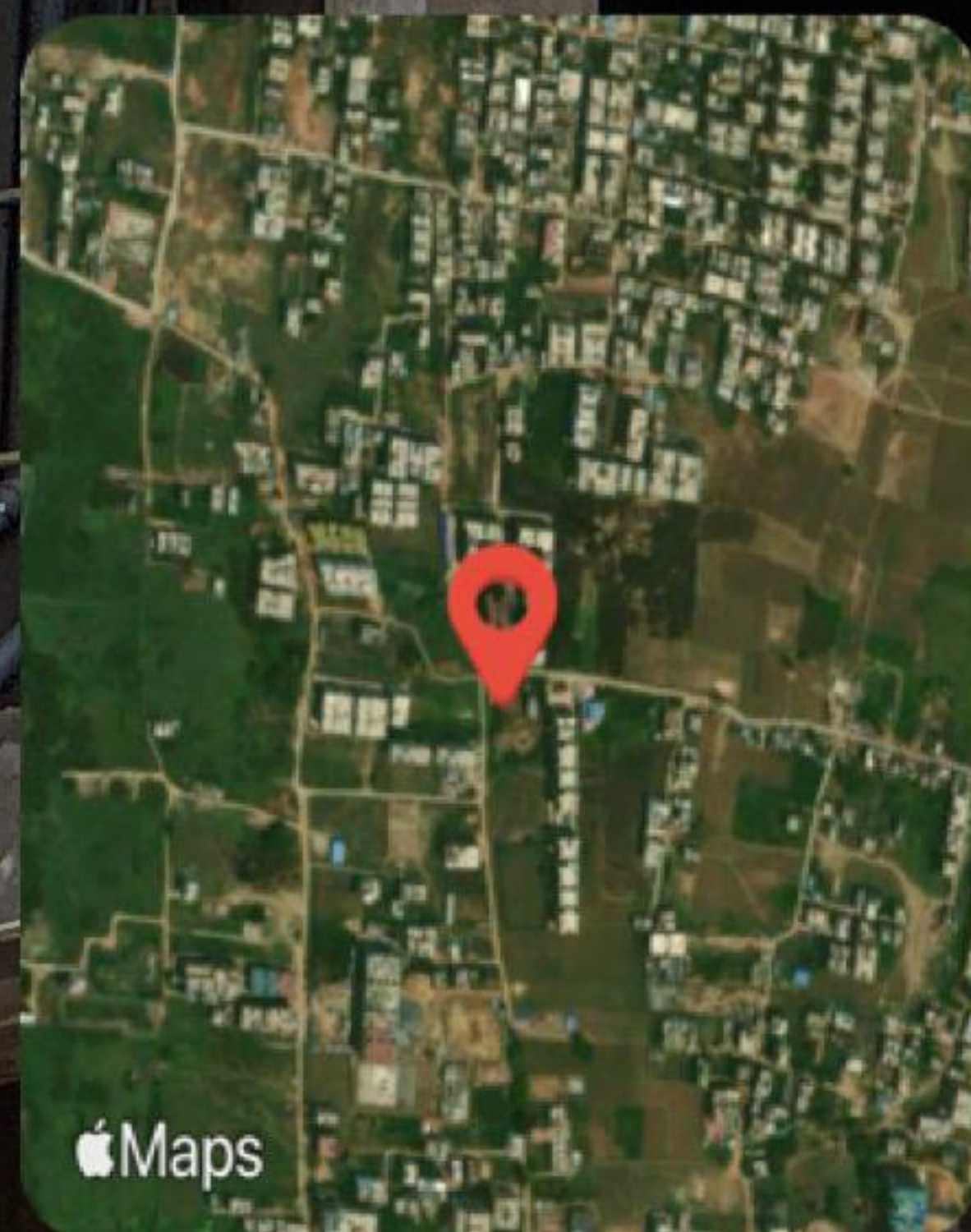
Director

Signature of Promoter
Name:

Date :



GPS Map Camera



Apple Maps

Patna, Bihar, India

Kothawan Road, Danapur, Patna, Bihar
801503, India

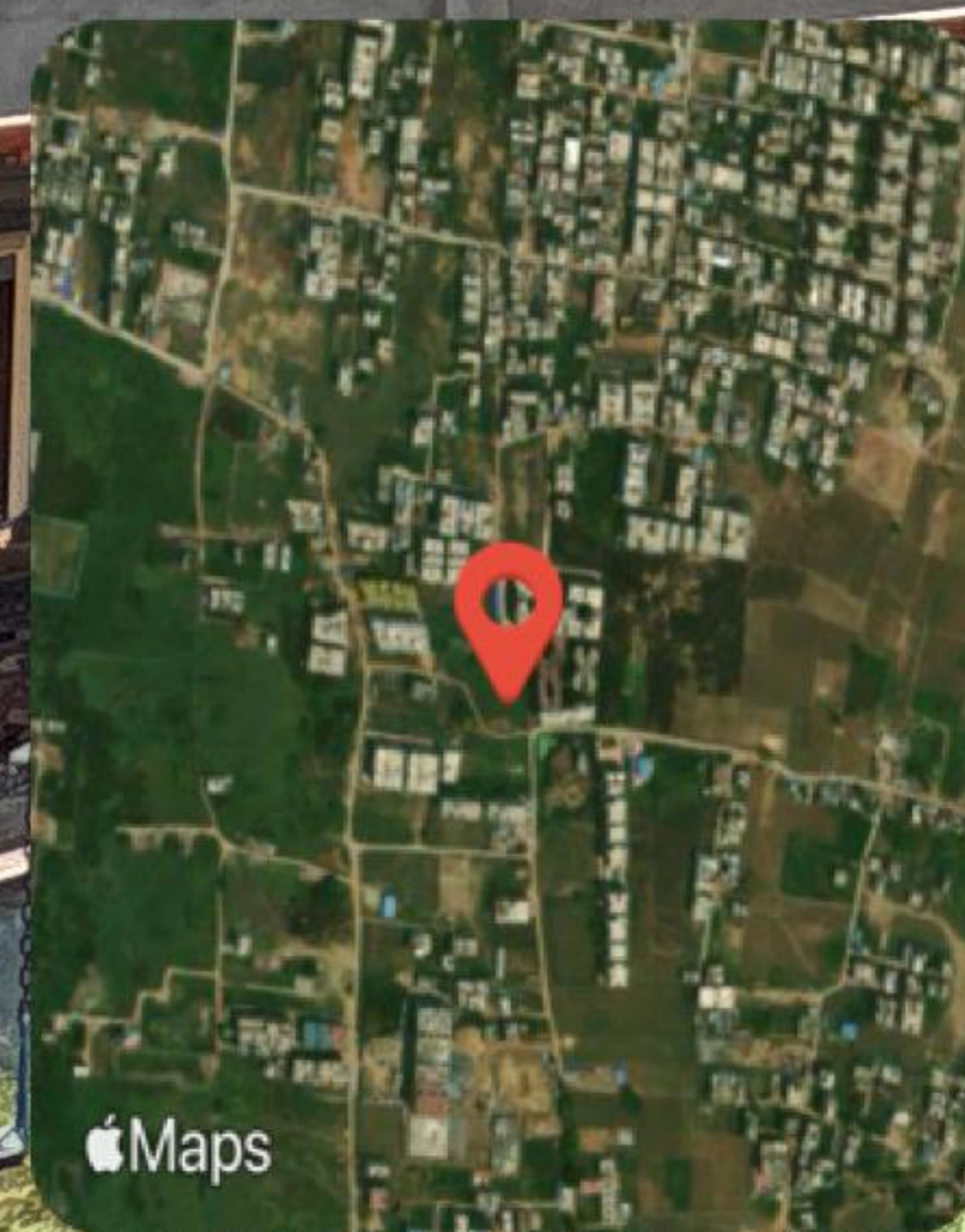
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Note : Captured by GPS Map Camera



GPS Map Camera



Patna, Bihar, India

Kothawan Road, Danapur, Patna, Bihar
801503, India

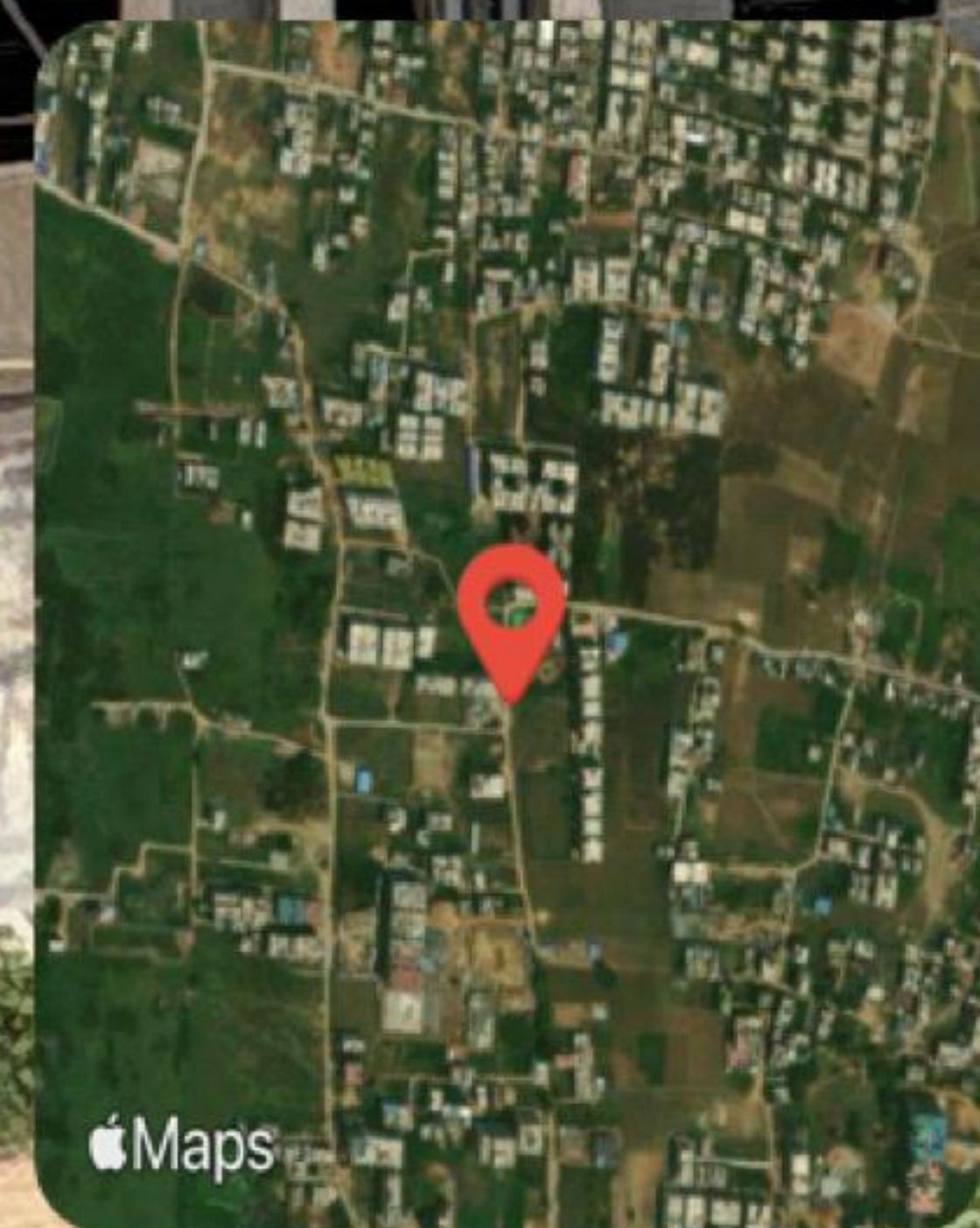
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Note : Captured by GPS Map Camera



GPS Map Camera



Patna, Bihar, India

Kothawan Road, Danapur, Patna, Bihar
801503, India

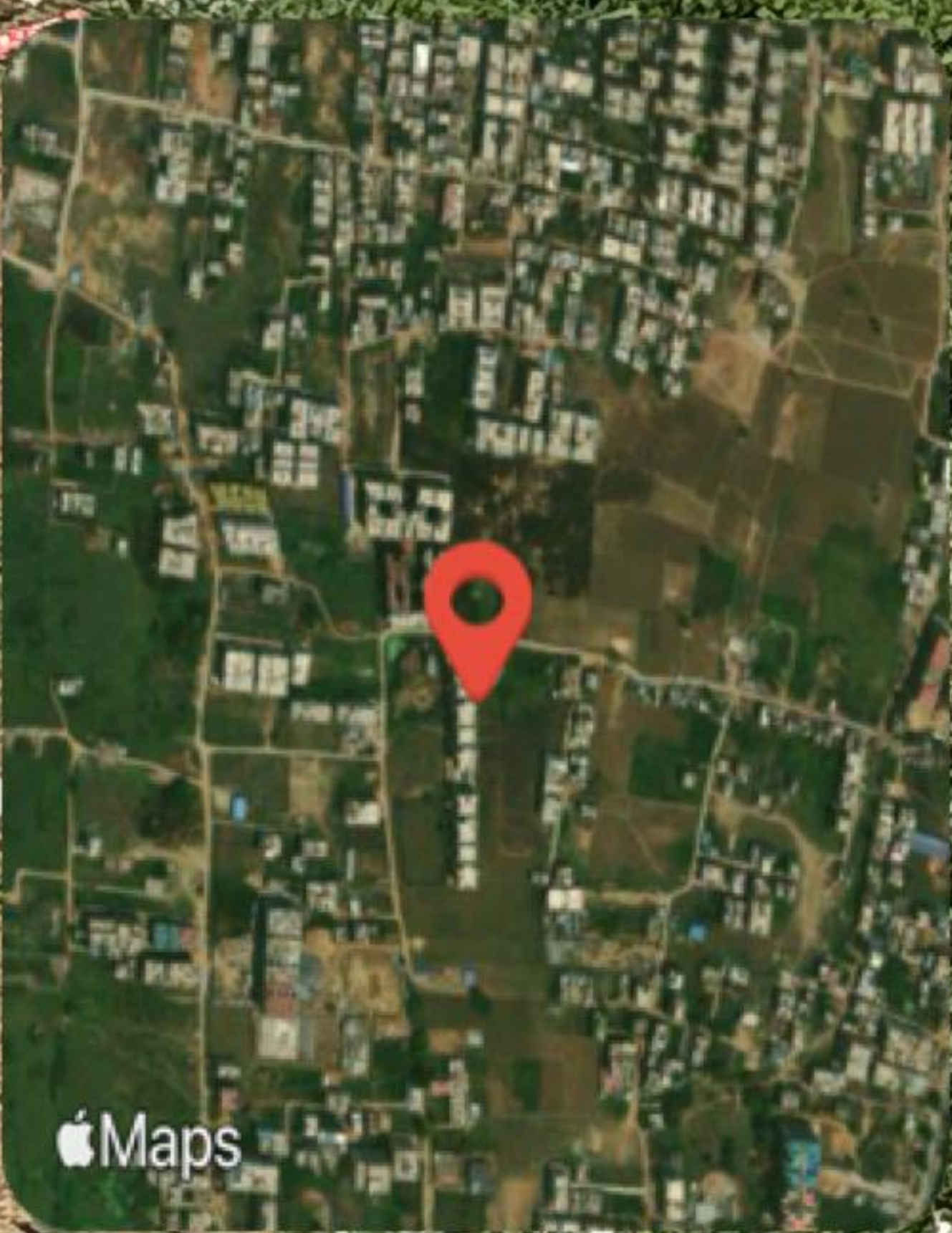
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Note : Captured by GPS Map Camera



GPS Map Camera



Patna, Bihar, India

Kothawan Road, Danapur, Patna, Bihar
801503, India

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Note : Captured by GPS Map Camera