

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U45200BR2014PTC023346	Name of Firm	ABHIJEET BUILDTECH PRIVATE LIMITED
Firm Address :	MANIKSARKAR GHAT ROAD BHAGALPUR BHAGALPUR - 812001		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00888-3/14/R-1235/2021	Name of Project/Phase of Registered Project	SURENDRA SAVITRI APARTMENT
Name of Promoter	ABHIJEET BUILDTECH PRIVATE LIMITED	Project Address	LAL KOTHI, TATARPUR, BHAGALPUR
Name of Co-promoter	N/A		
Project Registration is valid up to	31/01/2026		
Starting date of Project or Phase of the Project	08/11/2021		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	5 YEARS		
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 -	Total Number of Apartments in Landowner's share -
	1. 1 BHK			FLAT-30	FLAT-16	Flat -14
	2. 2 BHK, -	15			1. Booked / Allotted -11	3. Booked/ Allotted-NIL
	3. 3 BHK	15			2. Sold- 3	Sold -NIL
	4. Shop				Percentage of booking 87.5%	Percentage of booking
	5. Bungalow					
	6. Plot etc.					

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

Association of allottees name

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

These details may not be available to common people

Name	Address	contact number	Email id (If any)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	11
	30	2. Sold	03

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	N/A			
2.	Fire N.O.C.				
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No.

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% 100% 100% 100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90% 95%	26-07-2025 30-06-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	95% 95% 95%	30-06-2025 30-06-2025 30-06-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% 100% 100% 100%	

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	100%	
		100%	
		80%	25-07-2025
		95%	30-06-2025
		90%	25-07-2025
		85%	25-07-2025

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO	----	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4.	Storm Water Drains	YES	100%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	

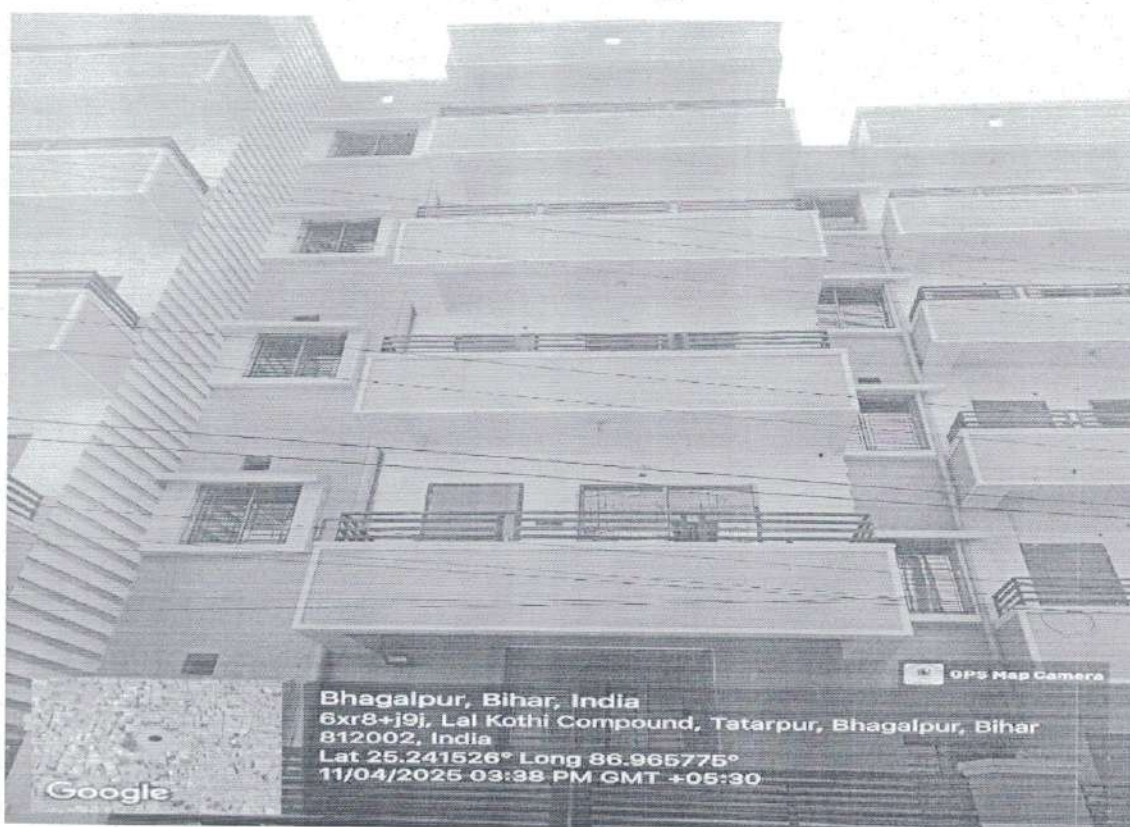
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	80%	25-07-2025
13.	Closed Parking	YES	90%	
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

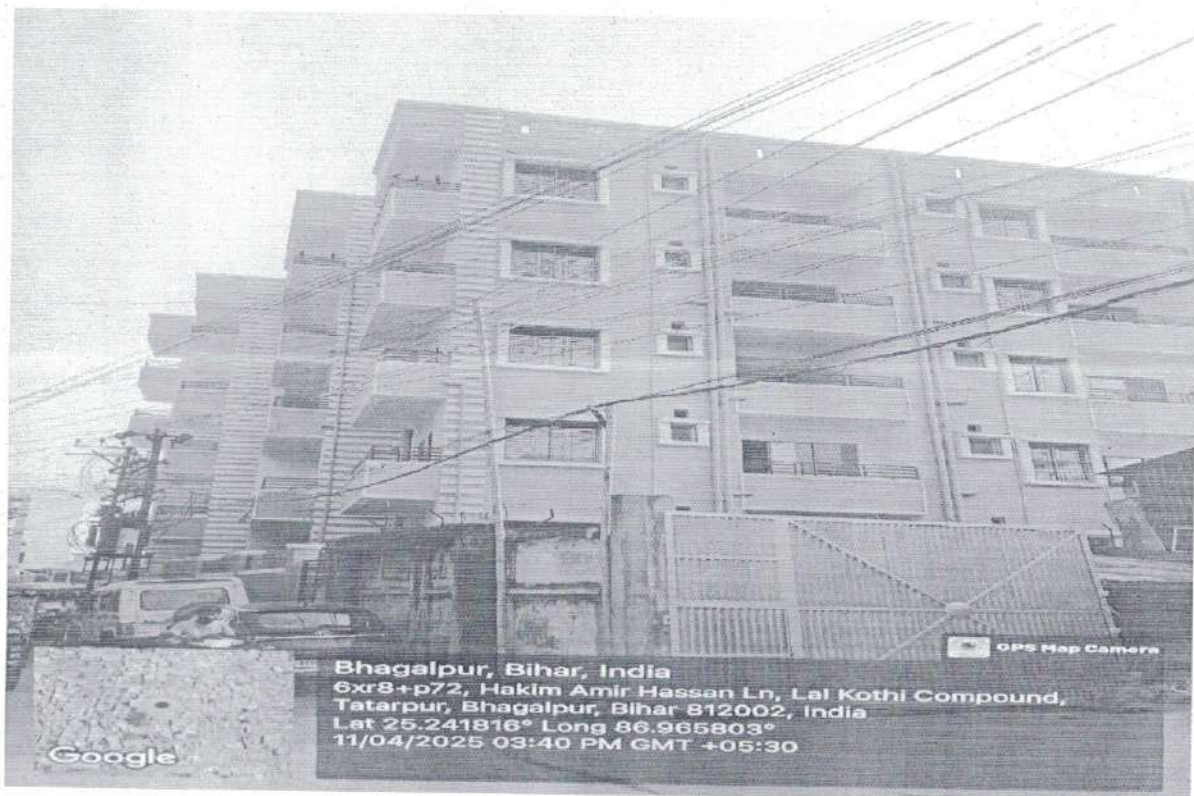
VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

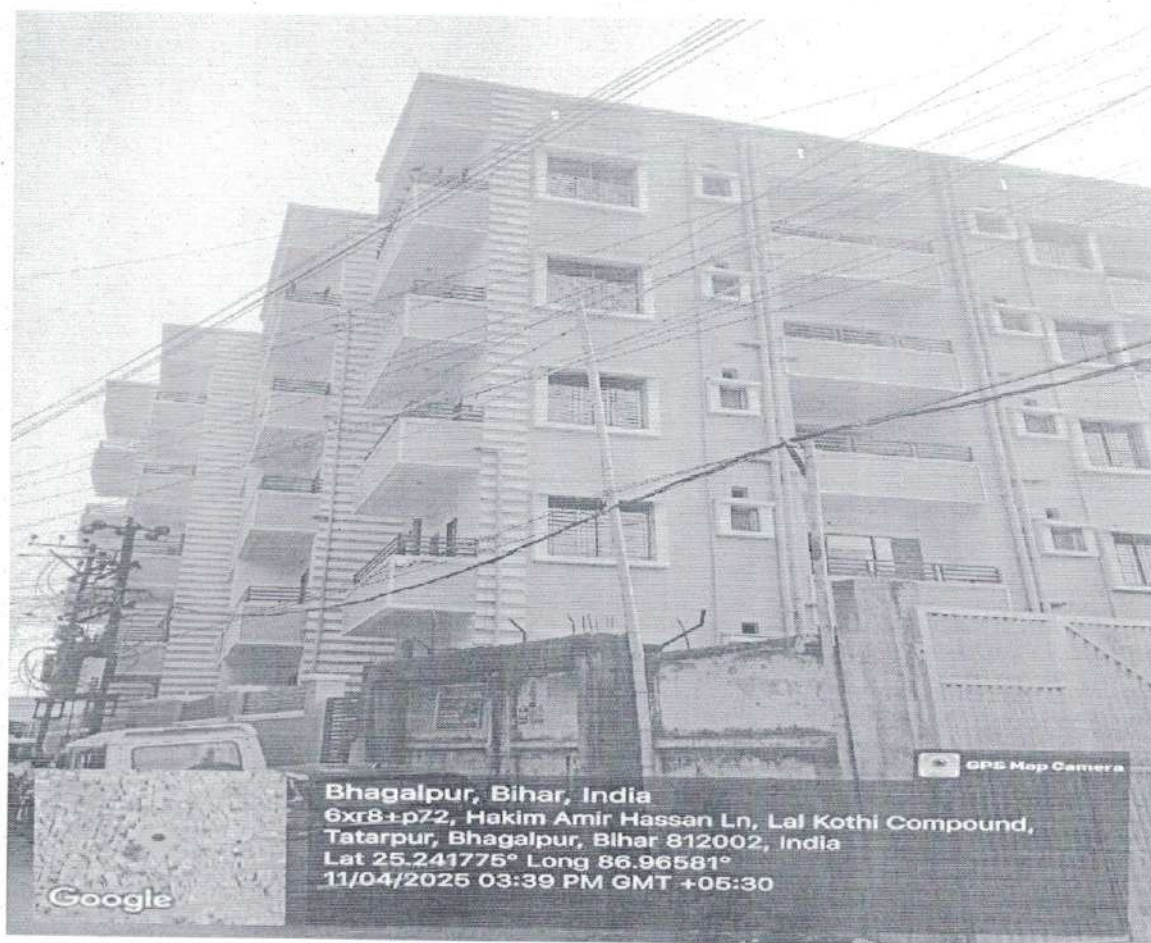
		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			

8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

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







X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	32570210001882
2.	Estimated Cost of the Project including land cost at the start of the Project	3,61,63,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	2,63,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project.	N/A
5.	Amount received during the Quarter	0=00
6.	Actual Cost Incurred during the Quarter	49,68,910=00
7.	Net amount at end of the Quarter	31,133=60
8.	Total expenditure on Project till date	4,92,55,623=33
9.	Cumulative fund collected till the end of Quarter in question	5,42,32,000=00
10.	Cumulative expenditure done till the end of Quarter in question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED		

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	02
2.	Agreement for Sale	02
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1 BHK- 2 BHK, -15 3 BHK15 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	
	FLAT NO.	FLAT TYPE
	101	3 BHK
	103	2 BHK
	104	3 BHK
	105	3 BHK
	106	2 BHK
	201	3 BHK
	202	2 BHK
	203	2 BHK
	205	3 BHK
	206	2 BHK
	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc	

	301	3 BHK	
	304	3 BHK	
	305	3 BHK	
	306	2 BHK	

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : MRITUNJAY NARAYAN SINGH

Contact No : 8051085184

Email id : abhijeetbuildtech@gmail.com

Address : MANIKSARKAR GHAT ROAD BHAGALPUR BHAGALPUR - 812001

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.

ABHIJEET BUILDTech PRIVATE LIMITED

मृत्तुंजय नारायण सिंह

DIRECTOR

Signature of Promoter

Name: Mritunjay Narayan Singh

Date: 14-04-2025

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of money from Designated Account)

Date: 12-04-2025

To,
Abhijeet Buildtech Pvt Ltd
Manik Sarkar Ghat Road, Adampur
Bhagalpur, Bihar-812001.

Subject: Certificate of percentage of completion of construction work of **Surendra Savitri Apartment** of the project registration no.: **BRERAP00888-3/14/R-1235/2021** situated at **Lal Kothi, Tatarpur, Bhagalpur (Khesra/Plot No.-1499 (Ka) (P), 1499 (Gha), 1500 (Ka, Kha, Gha) (P), Khata No.-816, 795, Holding No.- 1 & 2 (Part), Ward No.-14, Thana No.-17, Mauza- Lal Kothi, P.S- Tatarpur, Bhagalpur-812002** demarcated by its boundaries (latitude **25.2422° N** and longitude **86.9587° E** of the end points) **Karu Babu** to the North, **Nij Owner** to the South, **Amir Hussain Lane** to the East, **Nij Owner** to the West, Admeasuring **634.55** sq. mts. area being developed by **Abhijeet Buildtech Private Limited**.

Sir,

I Sidharth have undertaken assignment as Architect of certifying Percentage of Completion of Construction work of the **Surendra Savitri Apartment**, situated at **Lal Kothi, Tatarpur, Bhagalpur (Khesra/Plot No.-1499 (Ka) (P), 1499 (Gha), 1500 (Ka, Kha, Gha) (P), Khata No.-816, 795, Holding No.- 1 & 2 (Part), Ward No.-14, Thana No.-17, Mauza- Lal Kothi, P.S- Tatarpur, Bhagalpur-812002, 634.55** sq. mts. area being developed by **Abhijeet Buildtech Private Limited**.

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

- (I) Shri Sidharth as Architect;
- (II) Shri Amit Parashar as Structural Consultant
- (III) Shri Sidharth as MEP Consultant
- (IV) Md Danish Perwaiz as Site Supervisor

Based on site Inspection, with respect to each of the Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the building of the Real Estate Project as registered vide number **BRERAP00888-3/14/R-1235/2021** under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table A

Building Neelam Heights (to be prepared separately for Building)

Sr. No.	Tasks/Activity	Percentage of work done	Projected date of completion
1	Excavation (if any)	100%	
2	Basement (if any)	100%	
3	Podiums (if any)	N/A	
4	Plinth	100%	
5	Stilt Floor	100%	
6	Slabs of Super Structure	100%	
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	100%	
8	Sanitary fittings within the flat/premises, Electrical fittings within the flat/premises.	94%	26-07-2025
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground water Tanks.	95%	30-06-2025
10	External plumbing and external plaster, elevation, completion of terraces with Waterproofing of the Building/Wing	100%	
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.	93%	25-07-2025

TABLE-B

Internal & External Development Works in respect of the entire Registered-Phase

S. No.	Common areas and facilities, Amenities	Proposed (Yes/No)	Percentage of Actual Work Done (As on date of the Certificate)	Projected date of completion
1.	Internal Roads & Footpaths	No	---	----
2.	Water Supply	Yes	100%	----
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	----
4.	Storm Water Drains	Yes	100%	----
5.	Landscaping & Tree Planting	Yes	----	----
6.	Street Lighting	No	----	----
7.	Community Buildings	No	----	----
8.	Treatment and Disposal of Sewage and Sullage Water	No	----	----
9.	Solid Waste Management & Disposal	Yes	----	----
10.	Water Conservation, Rain Water Harvesting	Yes	----	----
11.	Energy Management	No	----	----
12.	Fire Protection and Fire Safety Requirements	Yes	80%	25-07-2025
13.	Electrical Meter Room	Yes	100%	----
14.	Any Other Amenities	-	-	-

Yours Faithfully


Ar. Sidharth

Signature & Name (IN BLOCK LETTERS) of Architect
 Reg. No. CA/2015/67641
 (Registration No./License No.)

FORM-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: 12-04-2025

To,
Abhijeet Buildtech Pvt Ltd
Manik Sarkar Ghat Road, Adampur,
Bhagalpur, Bihar, Pincode-812001

Subject: Certificate of cost Incurred for Development of Surendra Savitri Apartment for Construction of project registration no.: BRERAP00888-3/14/R-1235/2021 situated at Lal Kothi, Tatarpur, Bhagalpur, Khata No- 795 & 816, Municipal Survey Ward No 17, at present Ward No. 14, Thana No- 17, Plot/Khesra No: 1499 Ka (Part) Gha & 1500 Ka, Kha & Ga (Part), Demarcated by its boundaries (latitude 25.2422°N and longitude 86.9587°E of the end points) Mauza: Tatarpur Lal Kothi, Bhagalpur, Bihar-812002. admeasuring 634.55 sq.mts. area being developed by Abhijeet Buildtech Pvt Ltd.

Ref: Bihar RERA Registration Number BRERAP00888-3/14/R-1235/2021

Sir,

I Amit Parasar have undertaken assignment of certifying cost for the subject Real Estate Project registered under RERA, Bihar of Surendra Savitri Apartment situated at Lal Kothi, Tatarpur, Bhagalpur, Khata No- 795 & 816, Municipal Survey Ward No 17, at present Ward No. 14, Thana No- 17, Plot/Khesra No: 1499 Ka (Part) Gha & 1500 Ka, Kha & Ga (Part), admeasuring 634.55 sq. mts area being developed by Abhijeet Buildtech Pvt Ltd.

1. Following technical professionals are appointed by owner/promoter:-
 - (I) Shri Sidharth as Architect;
 - (II) Shri Amit Parasar as Structural Consultant
 - (III) Shri Sidharth as MEP Consultant
 - (IV) Shri Md Danish Perwaiz as Quantity Surveyor*
2. We have estimated the cost of the completion to obtain occupation certificate/completion certificate, of the civil, MEP and Allied works, of the Building(s) of the project, our estimated cost calculations are based on the 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 Shri Md Danish Perwaiz quantity Surveyor* appointed by Developer/Engineer and the assumption of the cost of material, labor and other inputs made by Developer and the site inspection carried out by us.

3. We estimate Total Estimated cost of completion of the building(s) of the aforesaid project under reference as Rs. 2,63,00,000.00 (Total of table A and B). The estimated total cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building(s) from the Bhagalpur Municipal Corporation being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at Rs. **4,92,55,623.33** (Total of table A and B). The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.
5. The balance cost of completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain occupation certificate/ completion certificate from Bhagalpur Municipal Corporation (planning Authority) is estimated at Rs. (Total of table A and B).
6. I certify that the cost of the Civil, MEP and Allied works for the aforesaid project as completed on the date of this certificate is as given in table A and B below:

TABLE- A

Building bearing Number BRERAP00888-3/14/R-1235/2021 or called Surendra Savitri Apartment

(to be prepared Single Block of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the building as on 10/02/2021 date of Registration is	Rs. 2,63,00,000.00
2	Cost incurred as on 31-03-2025 (based on the Estimated cost)	Rs. 4,92,55,623.33
3	Work done in percentage (as percentage of the estimated cost)	187.28 %
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 0.00
5	Cost incurred on Additional/Extra item as on <u>31/03/2025</u> not included in the Estimated cost (Annexure-A)	Rs. 2,29,55,623.33

TABLE- B
(To be prepared for the Single Block 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 10/02/2021 date of Registration is	Rs. 2,63,00,000.00
2	Cost incurred as on 31-03-2023 (based on the Estimated cost)	Rs. 4,92,55,623.33
3	Work done in percentage (as percentage of the estimated cost)	187.28 %
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 0.00
5	Cost incurred on Additional/Extra item as on <u>31/03/2025</u> not included in the Estimated cost (Annexure-A)	Rs. 2,29,55,623.33

Yours Faithfully

Amit Parashar
AMIT PARASHAR
 Signature of Engineer (License No)
 REG. No. HMC/SE/0040/2021
 * MOBILE No-9835531872
 * Note

1. The scope of work is to complete entire Real Estate project as per drawing approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity survey can be done by officer 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 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 specification are indicative and not exhaustive.

Sanjay Pandey & Associates
Red Cross Road, Adampur, Bhagalpur – 812001
Email: casanjaybgp@gmail.com; Mob: 9931152227

Annexure A

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

FORM-3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project: ₹ 2,63,00,000.00

Bihar RERA Registration Number: BRERAP00888-3/14/R-1235/2021

Sr. No	Particulars	Amount (Rs.)	
		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	2,22,645.00	2,22,645.00
	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. Acquisition cost of TDR (if any)		
	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		
	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 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	2,22,645.00	2,22,645.00



Sanjay Pandey & Associates
Red Cross Road, Adampur, Bhagalpur – 812001
Email: casanjaybgp@gmail.com; Mob: 9931152227

Sr. No.	Particulars	Amount (Rs.)
	ii. Development Cost/Cost of Construction:	
	a. (i) Estimated cost of construction as Certified by Engineer	2,63,00,000.00
	(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA	4,46,92,046.08
	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 the entire project excluding the cost of construction as per (i) or (ii) above, i.e. salaries, consultant's 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.	45,63,577.25
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	
	c. Principle sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC), or money borrowed for construction;	
	Sub-Total of Development Cost	4,92,55,623.33
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	2,65,22,645.00
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	4,94,78,268.33
4.	% completion of construction work (as per project Architect's certificate)	95%
5.	Proportion of the Cost incurred on Land Cost 100% and Construction Cost to the Total Estimated Cost 187.28% . (3/2%)	186.55%
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (Sr. number 2 * Sr. number 5)	4,94,77,994.25
7.	Less: Amount withdrawn till date of this certificate as per the books of Accounts and Bank Statement	3,48,26,904.74
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,46,51,089.50

This certificate is being issued for RERA compliance for the Company ABHIJEET BUILDTECH PVT LTD and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Place: Bhagalpur

Date: 14-04-2025

For, Sanjay Pandey & Associates
Chartered Accountants

CA Sanjay Kumar Pandey



UDIN: 25532093BMNVKA5981

(Proprietor)
(Membership Number: 532093)

Sanjay Pandey & Associates
Red Cross Road, Adampur, Bhagalpur – 812001
Email: casanjaybgp@gmail.com; Mob: 9931152227

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (Rs.)
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)	0.00
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certificate by chartered Accountant as verified from the records and books of Accounts)	76,49,155.00
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 the unsold area as on the date of the certificate, to be calculated and certified by CA) as per Annexure A to this certificate	95.51 74,97,535.00
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	1,51,46,690.00
5	Amount to be deposited in Designated Account- 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account	

This certificate is being issued for RERA compliance for the Company ABHIJEET BUILDTECH PVT LTD and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Place: Bhagalpur

Date: 14-04-2024

For, Sanjay Pandey & Associates
Chartered Accountants

CA Sanjay Kumar Pandey



UDIN: 25532093BMNVKA5981

(Proprietor)
(Membership Number: 532093)

Sanjay Pandey & Associates

Red Cross Road, Adampur, Bhagalpur – 812001

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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. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	103	40.10	43,10,000.00	36,51,000.00	6,59,000.00
2	105	55.41	43,50,000.00	37,00,000.00	6,50,000.00
3	106	40.10	37,39,470.00	20,00,000.00	17,39,470.00
4	201	55.41	48,89,430.00	42,50,000.00	6,39,430.00
5	202	40.10	18,26,000.00	10,00,000.00	8,26,000.00
6	203	40.10	39,04,320.00	30,01,000.00	9,03,320.00
7	205 & 206	55.41 & 40.10	90,65,910.00	85,15,000.00	5,50,910.00
8	301	55.41	56,25,000.00	52,00,000.00	4,25,000.00
9	304	55.41	54,75,205.00	49,20,000.00	5,55,205.00
10	305	55.41	55,10,820.00	48,10,000.00	7,00,820.00

(Unsold Inventory Valuation)

Ready-Reckoner Rate as on the date of Certificate

Of the Residential/Commercial premises Rs. 78,500.00 per Sq. Mts.

Sr. No.	Flat No.	Carpet Area (In Sq. Mts.)	Unit Consideration as per Ready Reckoner
(1)	(2)	(3)	(4)
1	102	40.10	31,47,850.00
2	204	55.41	43,49,685.00

