

FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending March of 2023

I. 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	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Residential	
Period of validity of map by the Competent Authority	3 YEARS		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
	1. 1 BHK	-			1. Booked/Allotted - 08
	2. 2 BHK,	15	-6475.70		2. Sold -
	3. 3 BHK	15	8947.80	30	
	4. Shop	-			
	5. Bungalow	-			
	6. Plot etc.	-			

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 06
	20	2. Sold	-

IV. DETAILS OF BUILDING APPROVALS

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

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

V. Construction Progress of the Project

1. Building / Wing / Layout Number _____ (To be filled for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
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.	65%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	25%

9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	75%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	40%
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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	15%

VI. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO		
2.	Water Supply	YES	20%	Boring and water Pump Installed.
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES		
4.	Storm Water Drains	YES		
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		
13.	Closed Parking	YES	80%	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		
16.	Others (Option to Add More)	NO		

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

		Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
1.	Internal Roads & Footpaths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Landscaping and Tree Planning			
6.	Street Lighting			
7.	Disposal of sewage & Sullage Water			
8.	Water conservation/ Rain Water Harvesting			

9.	Energy Management			
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VII. 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	

VIII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	32570210001882
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Amount received during the Quarter	29,51,000=00
4.	Actual Cost Incurred during the Quarter	22,34,899=64
5.	Net amount at end of the Quarter	28,23,256=26
6.	Total expenditure on Project till date	2,11,58,030=64
7.	Cumulative fund Collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

IX. Details of Mortgage or Charge if any created

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NO
2.	Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	8
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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 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

हस्ताक्षर दिनांक 12/11/2021
DIRECTOR

Signature of _____

PromoterName:

Date:

FORM-1
[see Regulation 3]
ARCHITECT'S CERTIFICATE

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

Date: 10-04-2023

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

Subject: Certificate of completion of construction work of Surendra Savitri Apartment, project registration No.: **BRERAP00888-3/14/R-1235/2021** situated at Lal Kothi, Tatarpur, Bhagalpur, Khesra No: 1499 Ka (Part) Gha & 1500 Ka, Kha & Ga (Part), Khata No- 795 & 816, Thana No- 17, Mauza: Tatarpur Lal Kothi, Bhagalpur, Bihar-812002 admeasuring 634.55 sq.mts. area being developed by Abhijeet Buildtech Pvt Ltd.

Sir,

I, Sidharth have undertaken assignment as Architect/Licensed surveyor of certifying completion of construction work of Surendra Savitri Apartment, situated at Lal Kothi, Tatarpur, Bhagalpur, Khesra No: 1499 Ka (Part) Gha & 1500 Ka, Kha & Ga (Part), Khata No- 795 & 816, Thana No- 17, Mauza: Tatarpur Lal Kothi, Bhagalpur, Bihar- admeasuring 634.55 sq.mts. Area being developed by Abhijeet Buildtech Pvt Ltd.

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 Site Supervisor.

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

Table- A

Building Surendra Savitri Apartment (to be prepared separately for each building)

Sr. No	Tasks/Activity	Percentage of Work Done
1.	Excavation	Completed
2.	1 Number of basement(s) and Plinth	Completed
3.	Number of Podiums	-----
4.	Stilt Floor	Completed
5.	6 Number of Slabs of Super Structure	Completed
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	65%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	25%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	75%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	40%
10.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate.	15%

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 work Done	Details
1	Internal Roads & Foot-Paths	No	---	---
2	Water Supply	Yes	20 %	Boring & Water Pump Installed
3	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	-----	-----
4	Storm Water Drains	Yes	-----	-----
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	-----	-----
13	Electrical meter room, sub-station, receiving station.	Yes	-----	-----
14	Others (Option to Add more).	-----	-----	-----

Yours Faithfully,

SIDHARTH

Name (IN BLOCK LETTERS) of Architect

Sidharth

Ar.Sidharth

Reg. No-CA/2015/67641

(Registration No./license No.....)

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

FORM-3

(SEE Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(For Registration of a Project and Subsequent Withdrawal of Money)

Cost of Real Estate Project 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	-	-
	f. Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
	g. 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



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	2,11,58,030.64
	Note: (For adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)	
	(iii) On-site expenditure for development Of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	
	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 institution (NBFC) or money borrowed for construction;	
	Sub-Total of Development Cost	2,11,58,030.64
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	2,13,80,675.64
4.	% completion of construction work (as per project Architect's certificate)	70%
5.	Proportion of the cost incurred on land cost and construction cost to the total Estimated cost (3/2%).	80.61%
6.	Amount which can be withdrawn from the Designated Account Total Estimated cost* proportion of cost incurred (Sr. number 2* Sr.number 5)	2,13,80,675.64
7.	Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement	1,25,24,274.74
8.	Net Amount which can be withdrawn from the Designated bank Account under this certificate	88,56,400.90

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: 12-04-2023

UDIN: 23532093BGYMMF6851

For, Sanjay Pandey & Associates
Chartered Accountants



CA Sanjay Kumar Pandey



(Proprietor)

M.No. - 532093

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1. Estimated balance cost to complete the RealEstate Project
(Difference of total estimated project cost less cost incurred) **51,41,969.36**
2. Balance amount of receivables from sold apartments as
per Annexure A to this certificate **1,77,55,480.00**
(as certificate by chartered Accountant as verified from the
records and books of Accounts)
3. (i) Balance unsold area (to certified by management and to
be verified by CA from the records and books of Accounts) **4,205.00 Sq. ft**
(ii) Estimated amount of sales proceeds in respect of unsold
apartments (calculated as per ASR multiplied to unsold area
as on the date of certificate, to be calculated and certified
by CA) as per Annexure A to this certificate. **1,42,97,000.00**
4. Estimated receivables of ongoing project. Sum of 2 + 3 (ii) **3,20,52,480.00**
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 **70%**

2,24,36,736.00

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: 12-04-2023

UDIN: 23532093BGYMMF6851

For, Sanjay Pandey & Associates
Chartered Accountants

CA Sanjay Kumar Pandey

(Proprietor)

M.No. - 532093



FORM-2[see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of withdrawal of money from Escrow Account)

Date: 10-04-2023

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. 2,11,58,030.64 (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. 51,41,969.36 (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 20/01/2021 date of Registration is	Rs. 2,63,00,000/-
2	Cost incurred as on 31-03-2023 (based on the Estimated cost)	Rs. 2,11,58,031/-
3	Work done in percentage (as percentage of the estimated cost)	70%
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 51,41,969/-
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A)	Rs. _____/-

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 20/01/2021 date of Registration is	Rs. 2,63,00,000/-
2	Cost incurred as on 31-03-2023 (based on the Estimated cost)	Rs. 2,11,58,031/-
3	Work done in percentage (as percentage of the estimated cost)	70%
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 51,41,969/-
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A)	Rs. _____/-

Yours Faithfully



AMIT PARASHAR

Reg. No. RMC/SE/0040/2021

Signature of Engineer(License No)

*** 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.



 GPS Map Camera

Bhagalpur, Bihar, India

Tatarpur Thana, 6XR8+M96, near Dr. Masih Azam, Lal Kothi

Compound, Tatarpur, Bhagalpur, Bihar 812002, India

Lat 25.241682°

Long 86.965856°

08/04/23 02:20 PM GMT +05:30





 GPS Map Camera

Bhagalpur, Bihar, India

Tatarpur Thana, 6XR8+M96, near Dr. Masih Azam, Lal Kothi

Compound, Tatarpur, Bhagalpur, Bihar 812002, India

Lat 25.241682°

Long 86.965856°

08/04/23 02:19 PM GMT +05:30



 **GPS Map Camera**

Bhagalpur, Bihar, India

Tatarpur Thana, 6XR8+M96, near Dr. Masih Azam, Lal Kothi
Compound, Tatarpur, Bhagalpur, Bihar 812002, India

Lat 25.241682°

Long 86.965856°

08/04/23 02:20 PM GMT +05:30



Google



 **GPS Map Camera**

Bhagalpur, Bihar, India

Tatarpur Thana, 6XR8+M96, near Dr. Masih Azam, Lal Kothi
Compound, Tatarpur, Bhagalpur, Bihar 812002, India

Lat 25.241682°

Long 86.965856°

08/04/23 02:47 PM GMT +05:30

