

ANNEXURE-A

Quarterly Progress Report for quarter ending December (2022)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00008879 R-1397/2022	Name of Project/Phase of Registered Project	R.N.HEIGHTS
Name of Promoter	REAL GREEN HOMES PVT.LTD	Project Address	
Name of Co-promoter			
Project Registration is valid up to	30/06/2025		
Starting date of Project or Phase of the Project	20/05/2022		
Type of Project or Phase of the Project	1 Residential 2 Commercial 3 Residential- cum-Commercial 4, Plotted project	MIXED DEVELOPMENT	
Period of validity of map by the Competent Authority	3.5 YEARS		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned partments B+G+7, G+I	Total Number of Apartments - 1. Booked/ Alloted -09 2. Sold-00
B+G+7, G+I		3bhk	1041.00		
		4 bhk	1272.00		
	1. 3 BHK	4 bhk	1263.00		
	2. Shop	3 bhk	1044.00		
	3. 4BHK	3bhk	956.00		
		Shop	200.00		

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES				
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:		
		1. Booked/Allotted	-	09
B+G+7,G+I	130	2. Sold	-	00

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number _____ (To beaded 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)	0%

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

V. 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	YES	0%	
2.	Water Supply	YES	10%	PUMP INSTALLED

3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NA	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	NA	NA	
9.	Solid Waste Management & Disposal	NA	-	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	NA	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking	YES	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	-	-	

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING

S. No.	Particulars
1.	Front Elevation.
2.	Rear Elevation
3.	Side Elevation

VII. Financial Progress of the Project

S. No.	Particulars	Amount (In Rs.)
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(1)	(2)	(3)
1.	Project Account No.	9646071351
2.	Estimated Cost of the Project including land cost at the start of the Quarter	27 CR
3.	Amount received during the Quarter	95,51,000/-
4.	Actual Cost Incurred during the Quarter	75,29,475/-
5.	Net amount at end of the Quarter	27,57,525/-
6.	Total expenditure on Project till date	1,86,46,475/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	NA

VIII. MISCELLANEOUS

A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	0

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 purpose this undertaking may serve.

Real Green Homes Pvt. Ltd.

Rajiv Nayan

MD

Signature of Promoter

Name: **Rajiv Nayan**

Date : **15/01/2023**



SACHIN AGRAWAL & GUPTA

(CHARTERED ACCOUNTANTS)

G-153/154, Khetan Super Market, Birla Mandir Road, Patna- 800004
Mob. : 7488086993, E-mail ID : ca_mukesh@yahoo.com

FORM-3 [see Regulation 3]

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY FOR THE QUARTER ENDED 31ST DECEMBER 2022)

Cost of Real Estate Project Real Estate Regulatory Authority, Bihar Registration Number RERAP2311201700008-8

Sr.No.		Particulars	AMOUNT (RS) ESTIMATED/ INCURRED
1.	i.	Land Cost :	
	a	Acquisition Cost of Land lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	NIL
	b	Amount of Premium payable to obtain CLU, FAR additional FAR and any other incentive from Local Authority or State Government or any Statutory Authority	
	c	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	18,56,285/-
	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 development of land owned by public authorities	
Sub-Total of Land Cost			18,56,285/-
	ii.	Development Cost/ Cost of Construction :	
	a	(i) Estimated Cost of Construction as certified by Engineer	27,00,00,000/-
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA <i>Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</i>	1,86,46,475/-
		(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	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	
Sub-Total of Development Cost			1,86,46,475/-

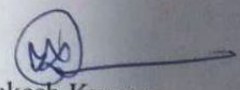
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] if Estimated Columns	27,00,00,000/-
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	1,86,46,475/-
4	% completion of Construction Work (as per Project Architect's Certificate)	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	
8	Net Amount which can be withdrawn from the Designated Bank Account under the certificate	

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours faithfully,
For Sachin Agrawal & Gupta
Chartered Accountants

Place : Patna
Date : 18th Jan, 2023




CA Mukesh Kumar
Partner
Membership No. 412369
UDIN: 23412369BGRSTT2341

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)


Sl No.	PARTICULARS: as on 31.12.2022	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) (As per Revised Estimates by the Engineer)	27,00,00,000/-
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	
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 to this certificate	
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	
5.	Amount to be deposited in Designated Account – 70% or 100% IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	

This certificate is being issued for RERA compliance for the Company M/S Realgreen Homes Pvt Ltd and is based on the records and documents produced before me and explanations provided to me by the management of the Company

Yours faithfully,
For Sachin Agrawal & Gupta
Chartered Accountants

Place : Patna
Date : 18th Jan, 2023




CA Mukesh Kumar
Partner
Membership No. 412369

ARCHITECTS CERTIFICATE

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

Date-

To,

M/s REAL GREEN HOMES PVT .LTD

2ND FLOOR , BINDESHWARI CHANDRA PALZA

S.K.PURI , PATNA -800001

Subject : Certificate of Percentage of Work executed in the project

Having building bearing the registration no .BRERAP00008-8/79/R-1397/2022 and being developed on the plot bearing Khata no 177 And Plot no 542, 549 Situated in In front of Pillor no .242 , Near Patliputra Railway Station , Patna.

Sir,

I/ We Mr. Uma Shankar have undertaken assignment as Architect of certifying Percentage of execution of Work of 1 Building of R.N. Heights being developed on Khata No 177 Plot No 542, 549

Admeasuring 5631.13 sq.mts area being developed by M/s REAL GREEN HOMES PVT.LTD .

1. Following technical professionals are appointed by Promoter :-

(i) M/s Uma Shankar as Architect.

(ii) Susil Kumar

(iii) Jitendar Kumar

(iv) Bipin Bihari as a Site Supervisor

Based on site Inspection , with respect to each of the Building/ Wing of the aforesaid Real Estate the building / Wing of the Real Estate Project as registered vide number BRERAP00008-8/79/R-

1397/2022 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/Wing Number 1

Sr.No	Tasks/ Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	50% AND 10%
3	Number of Podiums	N/A
4	Stilt Floor	10%
5	Number of Slabs of Super Structure	10%
6	Internal Walls , Internal Plaster , Flooring within Flats/ Premises, Doors and Windows to each of the Flat/ Premises	0%
7	Sanitary Fitting within the Flat/ Premises. Electrical Fitting within the Flat/Premises	0%
8	Staircases , Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts. Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation. Completion of terraces with waterproofing of the Building/Wing.	0%
10	Installation of lifts , water pumps. Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas , electromechanical equipment. Compliance to conditions of environment/CRZ NOC finishing to required entrance lobby/s plinth protection, paving of areas appurtenant to Building/ Wing. Compound Wall and allother requirements as may be required to obtain Occupation Certificate	0%

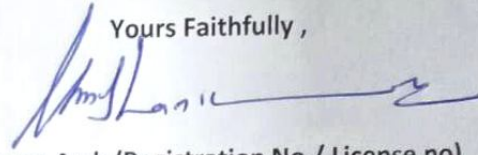
TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

Sr.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths.	Yes	0.1.	
2	Water Supply	Yes	10.1.	
3	Sewerage (chamber, lines, Septic Tank , STP)	Yes	0.1.	
4	Strom Water Drains	Yes	0.1.	
5	Landscaping & Tree Planting	Yes	0.1.	
6	Street Light	Yes	0.1.	
7	Community Buildings	NA	NA	
8	Treatment and disposal of sewage and sullage water	NA	NA	

9	Solid Waste management & disposal	N/A	N/A	
10	Water Conservation , Rain water harvesting	Yes	07	
11	Energy management	Yes	07	
12	Fire protection and fire safety requirements	Yes	07	
13	Electrical meter rooms ,sub-station receiving station	Yes	07	
14	Other (Option to Add more).	-		

Yours Faithfully ,



Signature & Name Arch (Registration No./ License no)

AR. Umashankar Kumar
Registered Architect
Reg. No.-CA/2011/54023