

Kumar Buildcon (P) Ltd.

CIN-U74200BR1987PTC002803

201, N. P. Centre

New Dakbungalow Road, Patna - 800 001

Ph. : 2215654, 2216341, 2216359 Fax : 0612-2216359

Website : www.kumarbuildcon.com

e-mail : kumarbuildcon@gmail.com

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U74200BR1987PTC002803	Name of Firm	KUMAR BUILDCON PRIVATE LIMITED
Firm Address :	201 N P CENTRE, NEW DAK BUNGLOW ROAD, PATNA-800001		
Total Experience of promoter in Real Estate sector	37 YEARS		
Total Experience in Real Estate after Implementation of RERA	08 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	18 Nos 04 Nos 04 Nos. NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	05 Nos 02 Nos 01 Nos. NIL	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00016-8/94/R-1721/2024	Name of Project/Phase of Registered Project	KUMAR CAPITAL GREEN
Name of Promoter	KUMAR BUILDCON PVT. LTD	Project Address	201 N P CENTRE, NEW DAK BUNGLOW ROAD, PATNA-800001
Name of Co-promoter	NA		
Project Registration is valid up to	05/03/2031		
Starting date of Project or Phase of the Project	01/07/2024		
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	5 YEARS	For Kumar Buildcon (P) Ltd.	

Pankash Kumar
Director

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area in Sq. Ft.	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
	1. 1 BHK (EWS & LIG)	96 Nos. 0 % Landowner	592 & 315	96 Nos.	1. Booked / Allotted - NIL	3. Booked/ Allotted: - NA
	2. 2 BHK,	NIL	NIL	NIL	2. Booked / Allotted - NIL	Sold - NIL
	3. 3 BHK	116 Nos. 50% Landowner	1193, 1237, 1186 & 1236	116 Nos.	3. Booked / Allotted - 01	
	4. 4 BHK	68 Nos. 50% Landowner	2157,2300,2145, 2219, 1696, 1997, 1772	68 Nos.	4. Booked / Allotted - 02	
	5. 5BHK	4 Nos. 50% Landowner	3013, 3088, 2883, 3182	04 nos.	5. Booked / Allotted - NIL	
	6. Plot etc.	NIL	NIL		Percentage of booking - 2.50%	Percentage of booking - NIL

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Parking	Total Number of Garages:	
		1. Booked/Allotted -	03
04	468	2. Sold	NIL

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	State Environment Impact Assessment Authority(SEIAA), BIHAR)	NA	13/07/2023	SIA/8(a)/2336/2023
2.	Fire N.O.C.	Office of the State Fire Officer-Cum-Director, Bihar, Patna	NA	06/08/2023	File No-124/2023
3.	Water Supply Permission	Govt. of India Ministry of Jal Shakti	NA	27/11/2024	NOC/INF/BH/2024/222/ 2024/N
4.	NOC from Airport Authority of India	Airport authority of India	NA	23/07/2024	PATNA/EAST/B/070824 /1108286

For Kumar Buildcon (P) Ltd.


Director

5.	Other Approval(s), if any, required for the Project.	NA	NA	NA	NA
----	--	----	----	----	----

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. **P/MAKHDUMPUR DIGHA/PRN-1B+G+7/644/2022** (To beaded for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any) / Pile work	0% 60%	30/06/2025 31/03/2025
2.	Basements (if any)	0%	30/10/2026
3.	Podiums (if any)	0%	30/10/2027
4.	Plinth	0%	30/10/2027
5.	Stilt Floor	0%	30/10/2027
6.	Slabs of Super Structure	0%	30/10/2028
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30/12/2030
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30/12/2030
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30/12/2023
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30/12/2030
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0%	30/12/2030

For Kumar Buildcon (P) Ltd.

Panca Sh Kumar
Director

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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	30/12/2030
2.	Water Supply	YES	0%	30/12/2030
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30/12/2030
4.	Storm Water Drains	YES	0%	30/12/2030
5.	Landscaping & Tree Planting	Tree Planting ONLY	0%	30/12/2030
6.	Street Lighting	YES	0%	30/12/2030
7.	Community Buildings	NO		30/12/2030
8.	Treatment and Disposal of Sewage and Sullage Water	NO		30/12/2030
9.	Solid Waste Management & Disposal	YES	0%	30/12/2030
10.	Water Conservation / Rain Water Harvesting	YES	0%	30/12/2030
11.	Energy Management	YES	0%	30/12/2030
12.	Fire Protection and Fire Safety Requirements	YES	0%	30/12/2030
13.	Closed Parking	NO		
14.	Open Parking	YES	0%	30/12/2030
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	30/12/2030
16.	Others (Option to Add More)	NO		

For Kumar Buildcon (P) Ltd.

 Prakash Kumar
Director

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/yyyy) Format
1.	Internal Roads and foot paths	YES	0%	31/12/2030
2.	Water Supply	YES	0%	31/12/2030
	Sewerage Chambers Septic Tank	YES	0%	31/12/2030
4	Drains	YES	0%	31/12/2030
5.	Parks, Land Scaping and Tree Planting	YES	0%	31/12/2030
6.	Street Lighting	YES	0%	31/12/2030
7.	Disposal of sewage & sullage water	YES	0%	31/12/2030
8.	Water conservation/Rain Water Harvesting	YES	0%	31/12/2030
9.	Energy Management	YES	0%	31/12/2030

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Iron Banding work in Basement	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. 2039102000007962	Rs. 14.65/- (Lakh)
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 11,573/- (Lakh)
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 8760/- (Lakh)
4.	Any Variation in Development Cost which is declared at the start of the Project.	Rs. 00/-
5.	Amount received during the Quarter	Rs. 27.00/- (Lakh)
6.	Actual Cost Incurred during the Quarter	Rs. 326.60/- (Lakh)
7.	Net amount at end of the Quarter	Rs. 326.60/- (Lakh)
8.	Total expenditure on Project till date	Rs. 864.94/- Lakh
9.	Cumulative fund collected till the end of Quarter in question	Rs. 27.00/- (Lakh)
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 864.00/- (Lakh)

For Kumar Buildcon (P) Ltd.

Pranav Kumar
Director

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED		
XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter - NOT APPLICABLE	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NA
2.	Agreement for Sale	NA
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? :- AS PER TIME SCHEDULE		

Undertaking:

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

For Kumar Buildcon (P) Ltd.


Director

Signature of Promoter Name:

Date: 10.01.2025

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: 10.10.2024

To

Kumar Buildcon Private Limited
201 N P Centre, New Dak Bunglow Road,
Patna, Bihar- 800001

Subject: - Certificate of percentage of completion of construction work of 04 No. of Buildings 279 Wings (188 Residential 91 EWS) of the 60% Pile work Completion of the project Bihar RERA Registration Number **BRERAP00016-8/94/R-1721/2024** situated and lying at Plot No. 3184,3176,3148,3149,3150,3151,3186,3187,3188,3192,3185,3177,3196 &3195 boundaries (Latitude and longitude of the end points) 25.636995 to 85.097941 the North 25.63576 to 85.098334 to the South to the 25.636101 to 85.098721 the East to the 25.636078 to 85.097858 to the West, Khata No. 921, 1838, 1123,1133,841,856,876,888,953,971 Ward No 01, Thana No. 01, Mauza- Khilchipur, Mohalla- Digha, P.S.- Phulwari (Old), Digha (New), Anchal- Patna Sadar, Town & Dist. Patna, within the Jurisdiction of Patna Municipal Corporation and under the Jurisdiction of District Sub-Registrar Sadar Registry Office, Patna-800011. Admeasuring 14234.67 Sq. mts. area being developed by M/s Kumar Buildcon Pvt. Ltd.

Sir,

I, Nishant Shekhar has undertaken assignment as Architect/Licensed surveyor of certificate percentage of completion of Construction work of the “**KUMAR CAPITAL GREEN**” 04 Building (s)/ 279 Wings (188 Residential 91 EWS) phase of the project, situated and lying at Plot No. 3184, 3176, 3148, 3149, 3150, 3151, 3186, 3187, 3188, 3192, 3185, 3177,3196 &3195 Khata No. 921, 1838, 1123,1133,841,856,876,888,953,971 Ward No 01, Thana No. 01, Mauza- Khilchipur, Mohalla- Digha, P.S.- Phulwari (Old), Digha (New), Anchal- Patna Sadar, Town & Dist. Patna, within the Jurisdiction of Patna Municipal Corporation and under the Jurisdiction of District Sub-Registrar Sadar Registry Office, Patna-800011. Admeasuring 14234.67 Sq. mts. area being developed by M/s Kumar Buildcon Pvt. Ltd.

1. Following technical professionals are appointed by owner/promoter:-

(I) Nishant Shekhar as L.S/Architect;

(II) Sri Vijay Kumar as Structural Consultant

(III) V S Kukreja as MEP Consultant

(IV) Sri Suresh Mahto (Civil Engineer) 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 number **BRERAP00016-8/94/R-1721/2024** 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 52 Wings (35 Residential 17 Shops) (to be prepared separately for each Building/Wing of the project)

SI No.	Tasks/Activity	Percentage of work done	Projected date of completion
1	Excavation	0%	30/06/2025
2	Basements (if any) Roof	0%	30/10/2026
3	Podiums (if any)	0%	30/10/2027
4.	Plinth	0%	30/10/2027
5.	Stilt Floor Roof	0%	30/10/2027
6.	Slabs of super structure	0%	30/10/2028
7.	Internal walls, Internal plaster, Floorings within Flats/premises, Doors and windows to each of the Flat/ premises	0%	30/12/2030
8	Sanitary fittings within the flat/premises, Electrical fittings within the flat/premises	0%	30/12/2030
9.	Staircases, Lifts wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground water Tanks	0%	30/12/2023
10.	The external plumbing and external plaster, Elevation, completion of terraces with Waterproofing of the Building/Wing	0%	30/12/2030
11.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, 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	0%	30/12/2030

Yours Faithfully,

(NISHANT SHEKHAR)

(Registration No./ License No.....)

Nishant Shekhar

NISHANT SHEKHAR
CA/2006/39203

TABLE-B
Internal & External Development works in respect of the entire registered phase

SI No.	Common areas and facilities, Amenities	Proposed (Yes/No)	Percentage of work done (As on date of the certificate)	Projected date of Completion (dd/mm/yyyy)
1	Internal Roads & Footpaths	YES	0%	30/12/2030
2.	Water Supply (Boring with Motor pump)	YES	0%	30/12/2030
3.	sewerage (chamber, lines, septic tank, STP)	YES	0%	30/12/2030
4.	Storm water drains	YES	0%	30/12/2030
5	Landscaping & Tree Planting	Tree Planting ONLY	0%	30/12/2030
6	Street Lighting	YES	0%	30/12/2030
7	Community Buildings	NO		30/12/2030
8	Treatment and disposal of sewage and sullage water	NO		30/12/2030
9	Solid waste management & Disposal	YES	0%	30/12/2030
10	Water conservation, Rain water harvesting	YES	0%	30/12/2030
11	Energy management	YES	0%	30/12/2030
12	Fire protection and fire safely requirements	YES	0%	30/12/2030
13	Closed Parking	NO		
14	Open Parking	YES	0%	30/12/2030
15.	Electrical Meter Room, Sub- Station, Receiving Station	YES	0%	30/12/2030
16.	Others (Option to Add More)	NO		

Yours Faithfully

(NISHANT SHEKHAR)

(Registration No./ License No.....)

Nishant Shekhar

NISHANT SHEKHAR
CA/2006/39203

FORM-2
[see Regulation 3]
ENGINEER'S CERTIFICATE

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

Date: - 10.01.2025

To

Kumar Buildcon Private Limited
201 N P Centre, New Dak Bunglow Road,
Patna, Bihar- 800001

Subject: - Certificate of cost incurred of Development of **KUMAR CAPITAL GREEN** for the construction of 04 No. of Buildings 279 Wings (188 Residential 91 EWS) of the 60% Pile work Compilation phase of the project Bihar RERA Registration Number **BRERAP00016-8/94/R-1721/2024** situated and lying at Plot No. 3184, 3176, 3148, 3149, 3150, 3151, 3186, 3187, 3188, 3192, 3185, 3177, 3196 & 3195 boundaries (Latitude and longitude of the end points) 25.636995 to 85.097941 the North 25.63576 to 85.098334 to the South to the 25.636101 to 85.098721 the East to the 25.636078 to 85.097858 to the West, Khata No. 921, 1838, 1123, 1133, 841, 856, 876, 888, 953, 971 Ward No 01, Thana No. 01, Mauza- Khilchipur, Mohalla- Digha, P.S.- Phulwari (Old), Digha (New), Anchal- Patna Sadar, Town & Dist. Patna, within the Jurisdiction of Patna Municipal Corporation and under the Jurisdiction of District Sub-Registrar Sadar Registry Office, Patna-800011. Admeasuring 14234.67 Sq. mts. area being developed by M/s Kumar Buildcon Pvt. Ltd.

Sir,

I, Vijay Kumar has undertaken assignment as Architect/Licensed surveyor of certificate estimated cost of the subject Real Estate project proposed to register under Bihar RERA, being 04 Building (s)/ 279 Wings (188 Residential 91 EWS) phase of the project, situated and lying at Plot No. 3184, 3176, 3148, 3149, 3150, 3151, 3186, 3187, 3188, 3192, 3185, 3177, 3196 & 3195 Khata No. 921, 1838, 1123, 1133, 841, 856, 876, 888, 953, 971 Ward No 01, Thana No. 01, Mauza- Khilchipur, Mohalla- Digha, P.S.- Phulwari (Old), Digha (New), Anchal- Patna Sadar, Town & Dist. Patna, within the Jurisdiction of Patna Municipal Corporation and under the Jurisdiction of District Sub-Registrar Sadar Registry Office, Patna-800011. Admeasuring 14234.67 Sq. mts. area being developed by M/s Kumar Buildcon Pvt. Ltd.

1. Following technical professionals are appointed by owner/promoter:-

- (I) Nishant Shekhar as L.S/Architect;
- (II) Sri Vijay Kumar as Structural Consultant
- (III) Nishant Shekhar as MEP Consultant
- (IV) Sri Suresh Mahto (Civil Engineer) as Site Supervisor


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

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 _____ 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 8760 Lakh (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 05/03/2031 being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at Rs. 865 Lakh (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 05/03/2031 (planning Authority) is estimated at Rs 7895 Lakh (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/Wing bearing Number **BRERAP00016-8/94/R-1721/2024** or called KUMAR CAPITAL GREEN (to be prepared separately for each Building/Wing of the Real Estate Project)

Si No.	Particulars	Amounts
1	Total estimated cost of the building/wing as on 05/03/2031 date of Registration is	8760 Lakh
2	Cost incurred as on 31/12/2024 (based on the Estimated cost)	865.00 Lakh
3	Work done in percentage (as percentage of the estimated cost)	10%
4	Balance cost to be incurred Based on Estimated cost)	7895.00 Lakh
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A) Rs. _____/-	nil

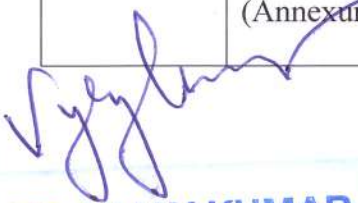
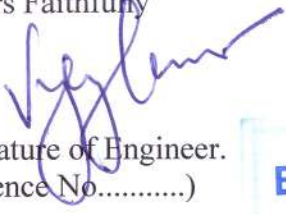

ER. VIJAY KUMAR
 STRUCTURAL ENGINEER
 RED. NO. BR/UDHD/SE/23-0077

TABLE- B

(To be prepared for the entire registered Phase of the Real Estate Project)

Si No.	Particulars	Amounts
1	Total estimated cost of the Internal and External Development works including amenities and Facilities in the layout as on 05/03/2031	876 Lakh
2	Cost incurred as on 30/09/2024 (based on the Estimated cost)	nil
3	Work done in percentage (as percentage of the estimated cost)	0 %
4	Balance cost to be incurred (Based on Estimated cost)	876 Lakh
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A) Rs. _____/-	nil

Yours Faithfully



Signature of Engineer.
(Licence No.....)

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

* Note

1. The scope of work is to complete entire Real Estate project as per 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.

FORM-3

(SEE Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project **8760 Lakh**Bihar RERA Registration Number **BRERAP00016-8/94/R-1721/2024**

SI 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		33.01/- (Lakh)
	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		40706.16 Sq. M.
	c. Acquisition cost of TDR (if any)		Nil
	d. Amounts payable to state Government or competent authority or any other statutory authority of the state or Central Government towards stamp duty, transfer charges, registration fees etc.; and		294.15/- (Lakh)
	f. Land premium payable as per annual Statement of rates (ASR) for redevelopment of land owned by public authorities.		Nil
	g. Under Rehabilitation scheme:		Nil
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		Nil
	(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)		Nil



H.O.: 305, Shashi Complex, Exhibition Road Patna—800 001

E-mail: gkrishna05@gmail.com, Ph.0612-2218047 Mob: 9431023147, 9386155718

(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,	Nil
(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.	Nil
Sub-Total of Land Cost	327.25/- (Lakh)

Sr. No	Particulars	Amount (Rs.)	
		Estimated	Incurred
1.ii	Development cost/cost of construction:	8760/- (Lakh)	
	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 Note: (For adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)		471.77/- (Lakh)
	(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 often entire phase of the project registered.		52.11/- (Lakh)
	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, nonbanking financial institution (NBFC) or		13.87/- (Lakh)



	money borrowed for construction;		
	Sub-Total of Development Cost		537.75/- (Lakh)
	2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	8760/- (Lakh)	
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column Sr. No Particulars Amount		865.00/- (Lakh)
	4. % completion of construction work (as per project Architect's certificate)		10%
	5. Proportion of the cost incurred on land Cost and 75% construction cost to the total Estimated cost. (3/2%)		9.87%
	6. Amount which can be withdrawn from the Designated Account Total Estimated cost* proportion of cost incurred (Sr. number 2* Sr. number 5)		12.60/- (Lakh)
	7. Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement		12.60/- (Lakh)
	8. Net Amount which can be withdrawn from the Designated bank Account under this certificate		12.60/- (Lakh)

This certificate is being issue for RERA compliance for the company M/s Kumar Buildcon Pvt. Ltd. And based on the records and documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully,

UDIN: **25099637BMJPQJ5559**

For G Krishna & Co. [FRN 010098C]

Chartered Accountants


Dilip Kumar Singh [MRN 099637]

FCA, Partner

Date: - 13-01-2025

Place- Patna



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

SI No.	Particular	Amount (Rs.) Estimate incurred
1.	Estimated balance cost to complete the Real Estate Project (Difference of total Estimated project cost less cost incurred)	7895/- (Lakh)
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)	391.71/- (Lakh)
3.	(i) Balance unsold area (to 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	9531.69/- (Lakh)
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	9923.40/- (Lakh)
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	6946.38/- (Lakh)

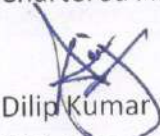
This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully,

UDIN: **25099637BMJPQJ5559**

For G Krishna & Co. [FRN 010098C]

Chartered Accountants

 Dilip Kumar Singh [MRN 099637]

FCA, Partner

Date: - 13-01-2025

Place- Patna



H.O.: 305, Shashi Complex, Exhibition Road Patna—800 001

E-mail: gkrishna05@gmail.com, Ph.0612-2218047 Mob: 9431023147, 9386155718

Annexure A**Statement for calculation of Receivables from the sales of the Ongoing Real Estate
Project Sold Inventory**

Sr. No.	Tower No.	Flat No.	Carpet Area (in Sq. mts.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount in Rs.	Balance Receivable in Rs.
1.	T-1	203	157.71	Rs. 1,48,56,000.00	95,239.00	1,47,60,761.00
2.	T-1	1402	157.62	Rs. 1,48,50,000.00	95,238.00	1,47,54,762.00
3.	T-2	1237	114.96	Rs. 1,20,36,000.00	23,80,952.00	96,55,048.00
Total			430.29	Rs. 4,17,42,000.00	25,71,429.00	3,91,70,571.00

(Unsold Inventory Valuation)**Ready Reckoner Rate as on the date of Certificate of the Residential premises Rs.
75000/- Per Sq. mts.**

Sr. No.	Tower No.	Flat No.	Carpet Area (in Sq. mts.)	Proposed Unit Consideration in Rs.
1	1	103	157.71	1,18,28,532.00
2	1	201	157.62	1,18,21,561.00
3	1	202	157.62	1,18,21,561.00
4	1	204	164.68	1,23,51,301.00
5	1	401	157.62	1,18,21,561.00
6	1	402	157.62	1,18,21,561.00
7	1	403	157.71	1,18,28,532.00
8	1	404	164.68	1,23,51,301.00
9	1	601	157.62	1,18,21,561.00
10	1	602	157.62	1,18,21,561.00
11	1	603	157.71	1,18,28,532.00
12	1	604	164.68	1,23,51,301.00
13	1	701	157.62	1,18,21,561.00
14	1	702	157.62	1,18,21,561.00
15	1	703	157.71	1,18,28,532.00
16	1	704	164.68	1,23,51,301.00
17	1	801	157.62	1,18,21,561.00
18	1	802	157.62	1,18,21,561.00
19	1	803	157.71	1,18,28,532.00
20	1	804	164.68	1,23,51,301.00
21	1	1001	157.62	1,18,21,561.00
22	1	1002	157.62	1,18,21,561.00
23	1	1003	157.71	1,18,28,532.00
24	1	1004	164.68	1,23,51,301.00
25	1	1104	164.68	1,23,51,301.00
26	1	1202	157.62	1,18,21,561.00
27	1	1204	164.68	1,23,51,301.00

H.O.: 305, Shashi Complex, Exhibition Road Patna—800 001

E-mail: gkrishna05@gmail.com, Ph.0612-2218047 Mob: 9431023147, 9386155718



28	1	1401	157.62	1,18,21,561.00
29	1	1601	280.02	2,10,01,394.00
30	1	1603	267.94	2,00,95,260.00
31	2	301	110.87	83,15,520.00
32	2	303	110.22	82,66,729.00
33	2	304	114.87	86,15,242.00
34	2	404	114.87	86,15,242.00
35	2	601	110.87	83,15,520.00
36	2	602	114.96	86,22,212.00
37	2	603	110.22	82,66,729.00
38	2	604	114.87	86,15,242.00
39	2	701	110.87	83,15,520.00
40	2	703	110.22	82,66,729.00
41	2	704	114.87	86,15,242.00
42	2	801	110.87	83,15,520.00
43	2	802	114.96	86,22,212.00
44	2	803	110.22	82,66,729.00
45	2	804	114.87	86,15,242.00
46	2	901	110.87	83,15,520.00
47	2	902	114.96	86,22,212.00
48	2	1001	110.87	83,15,520.00
49	2	1002	114.96	86,22,212.00
50	2	1003	110.22	82,66,729.00
51	2	1004	114.87	86,15,242.00
52	2	1201	110.87	83,15,520.00
53	2	1202	114.96	86,22,212.00
54	2	1203	110.22	82,66,729.00
55	2	1204	114.87	86,15,242.00
56	2	1401	110.87	83,15,520.00
57	2	1402	114.96	86,22,212.00
58	2	1403	110.22	82,66,729.00
59	2	1404	114.87	86,15,242.00
60	2	1601	200.46	1,50,34,851.00
61	2	1603	199.35	1,49,51,208.00
62	3	101	110.87	83,15,520.00
63	3	102	114.96	86,22,212.00
64	3	201	110.87	83,15,520.00
65	3	203	110.22	82,66,729.00
66	3	401	110.87	83,15,520.00
67	3	402	114.96	86,22,212.00
68	3	403	110.22	82,66,729.00
69	3	404	114.87	86,15,242.00
70	3	601	110.87	83,15,520.00
71	3	602	114.96	86,22,212.00
72	3	603	110.22	82,66,729.00



73	3	604	114.87	86,15,242.00
74	3	701	110.87	83,15,520.00
75	3	702	114.96	86,22,212.00
76	3	703	110.22	82,66,729.00
77	3	704	114.87	86,15,242.00
78	3	801	110.87	83,15,520.00
79	3	802	114.96	86,22,212.00
80	3	803	110.22	82,66,729.00
81	3	804	114.87	86,15,242.00
82	3	901	110.87	83,15,520.00
83	3	902	114.96	86,22,212.00
84	3	903	110.22	82,66,729.00
85	3	904	114.87	86,15,242.00
86	3	1001	110.87	83,15,520.00
87	3	1002	114.96	86,22,212.00
88	3	1003	110.22	82,66,729.00
89	3	1004	114.87	86,15,242.00
90	3	1201	110.87	83,15,520.00
91	3	1202	114.96	86,22,212.00
92	3	1203	110.22	82,66,729.00
93	3	1204	114.87	86,15,242.00
94	3	1502	213.75	1,60,31,599.00
95	3	1504	206.23	1,54,67,007.00
Total			12708.92	95,31,69,146.00

Note: - Exchange of Flats from Builder Share to Land owners Share by way of Supplementary Agreement on dated 16.10.2024. (Copy of Agreement attached)

As per previous Allotment

Name of Owner	Flat No.	Tower No.	Carpet Area	Super Built-up Area
Mrs. Vijaya Singh	1204	T-01	1850 sq. ft.	2606 sq. ft.
Sri Prakash Kumar	1004	T-01	1850 Sq. ft.	2606 Sq. ft.
Smt. Punita Kumar	1104	T-01	1850 Sq. Ft.	2606 Sq. Ft.
M/s Kumar Buildcon Pvt. Ltd	1201	T-01	1767 Sq., ft.	2520 Sq. ft.
	1203	T-01	1766 Sq. ft	2476 Sq. ft.
	1403	T-01	1697 Sq. Ft.	2476 Sq. Ft.



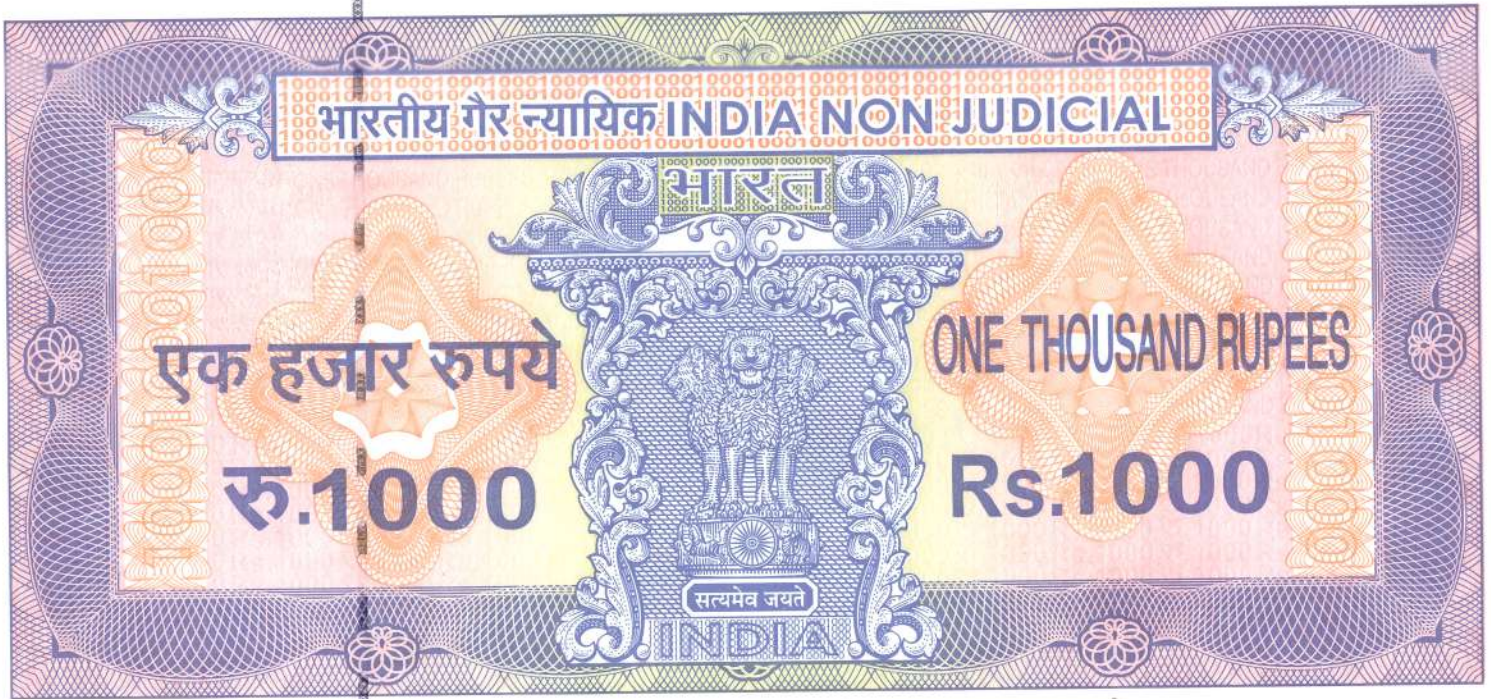
H.O.: 305, Shashi Complex, Exhibition Road Patna—800 001

E-mail: gkrishna05@gmail.com, Ph.0612-2218047 Mob: 9431023147, 9386155718

As per Supplementary Agreement (Dated 16.10.2024)

Name of Owner	Flat No.	Tower No.	Carpet Area	Super Built-up Area
M/s Kumar Buildcon Pvt. Ltd	1004	T-01	1850 Sq. ft.	2606 Sq. ft.
	1104	T-01	1850 Sq. ft.	2606 Sq. ft.
	1204	T-01	1850 Sq. ft.	2606 Sq. ft.
Smt. Punita Kumar	1201	T-1	1767 Sq. ft.	2520 Sq. ft.
Sri Prakash Kumar	1203	T-1	1766 Sq. ft.	2476 Sq. ft.
Mrs. Vijaya Singh	1403	T-01	1697 Sq. Ft.	2476 Sq. Ft.





बिहार BIHAR

क्रम संख्या... 35587 30 924 1000 सीट संख्या... AX 678842
क्रेता का नाम एवं पता... रमेश प्रसाद मुद्राक, बिक्रेता
ला० नं० 11/77 समाहरनालय, पटन



SUPPLEMENTARY AGREEMENT

This Agreement has been executed on 16th day of October 2024.

Between

1. SRI PRAKASH KUMAR S/O LATE MURALI PRASAD SINHA, aged about 63 years having PAN No- AFPPK0555A, Aadhar No- 4679-2890-1608, Mobile No- 9431011196.
2. SMT. PUNITA KUMAR W/O SRI PRAKASH KUMAR, aged about 59 years having PAN No- AGXPK2760N, Aadhar No- 8072-8386-0150, Mobile No- 9431011445.

Prakash Kumar
Punita Kumar

For Kumar Buildcon (P) Ltd.
Director

Both resident of 11E, Road No- 12, Rajendra Nagar, Town & District- Patna, Bihar-800016, hereinafter referred to as the LANDOWNERS (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors in office and assigns or nominees) of the FIRST PART.

And

M/S KUMAR BUILDCON PRIVATE LIMITED, A Company incorporate under the Companies Act' 1956 having PAN-AAACK9902G, GST NO- 10AAACK9902G1ZY, Registered Office at 201, N.P. Centre, New Dak Bunglow Road, P.S. - Kotwali, Dist. - Patna 800001, represented through one of its Directors **SRI NARENDRA KUMAR S/O LATE SUKHDEO SINHA**, aged about 58 Years, resident of – Sukhdeo Bhawan, Opp- A/84, P C Colony, Kankarbagh, Patna-800020. hereinafter referred to as the Developer (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors in office and assigns or nominees) of the SECOND PART. **Mobile No. -9431020009.**

That the landowners have entered into a Registered Development Agreement on vide Deed No.-13775, in Book No.-1, Volume No.-313, on pages from 357 to 373, CD No. - 48 /Year 2023, Token No- 15009/2023 for development of their land detailed in schedule below with M/s. Kumar Buildcon Pvt. Ltd. on 04.09.2023 and made a distribution of the property at Khilchipur Digha, Patna 22.04.2024. In that agreement certain portions have been given to **Sri Prakash Kumar & Smt. Punita Kumar**, for which she is absolute owner.

Those due to some unavoidable reasons **Sri Prakash Kumar & Smt. Punita Kumar**, and Developer want to make a change in that Agreement. And hence this Supplementary Agreement: -




For Kumar Buildcon (P) Ltd.

Director

As per previous Allotment

Name of Owner	Flat No.	Tower No.	Carpet Area	Super Built-up Area
Sri Prakash Kumar	1004	T-01	1850 Sq. ft.	2606 Sq. ft.
Smt. Punita Kumar	1104	T-01	1850 Sq. Ft.	2606 Sq. Ft.
M/s Kumar Buildcon Pvt. Ltd	1201	T-01	1767 Sq., ft.	2520 Sq. ft.
	1203	T-01	1766 Sq. ft	2476 Sq. ft.

As per Supplementary Agreement (Dated 16.10.2024)

Name of Owner	Flat No.	Tower No.	Carpet Area	Super Built-up Area
M/s Kumar Buildcon Pvt. Ltd	1004	T-01	1850 sq. ft.	2606 sq. ft.
	1104	T-01	1850 Sq. Ft.	2606 Sq. ft.
Smt. Punita Kumar	1201	T-01	1767 Sq. ft.	2520 Sq. ft.
Sri Prakash Kumar	1203	T-01	1766 Sq. ft.	2476 Sq. ft.

The Owners **Sri Prakash Kumar & Smt. Punita Kumar** have now got 108 Sq. Ft. more than their share in residential part at Kumar Capital Green "Tower-1" as per Supplementary Agreement dated 16.10.2024. The Owners **Sri Prakash Kumar & Smt. Punita Kumar** will pay for Excess area of 108 sq. Ft to M/s Kumar Kumar Buildcon Pvt. Ltd. as current market price.

SCHEDULE
REFERRED AS ABOVE

All that piece and parcel of Land measuring approx approximate area of 3484 Sq. ft. equivalent to 08 Decimal, out of 24 decimals bearing Khata No-921, Tauzi No-5174, C.S. Plot No-3184, Mauza - Digha., Survey Thana – Phulwari Sharif, Present P.S.- Digha, Ward No-1, Thana No-01, Thana code- 001, Jamabandi Bhag Bartman- 170, Page No.-64, District- Patna within the Patna Municipal Corporation, Sadar Register office and District Patna, and bounded as follows: -

 Prakash Kumar.
Punita Kumar

For Kumar Buildcon (P) Ltd.
 Director

North: Plot No. 3183 & Plot No.- 3196

South: Plot No. 3185 (United Paper Board Ltd)

East: Plot No. 3177 (United Paper Board Ltd)

West: Plot No. 3187 (United Paper Board Ltd)

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND
SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY MONTH AND
YEAR WRITTEN HEREINAFTER.

WITNESSES:

1. *Jagdish Kumar*
201 N.P. Centre
New Dak Banghu Rd
Patna - 800001

Prakash Kumar

Punita Kumar

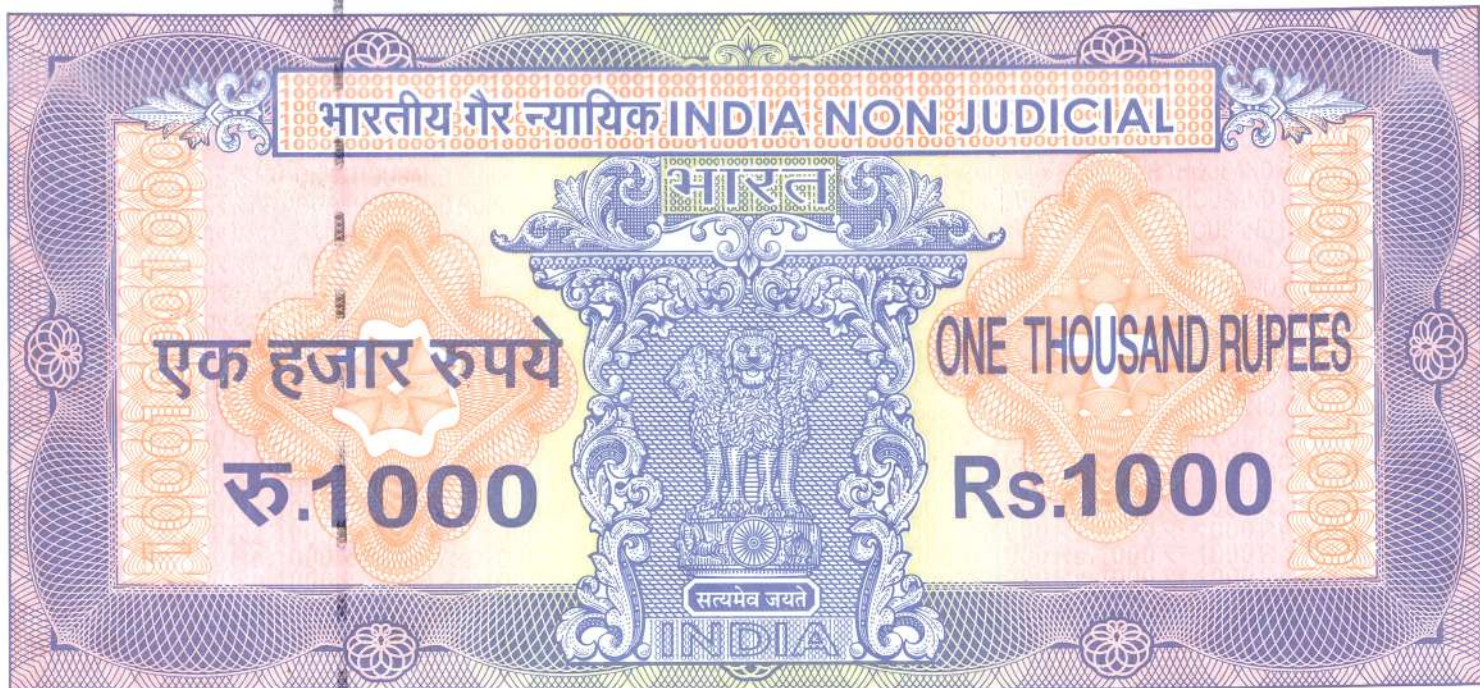
SIGNATURE OF THE OWNER

2. *Akshendra*
201, N.P. Centre
New Dak Banghu Rd
Patna - 800001

For Kumar Buildcon (P) Ltd.

Waman Kumar
Director

SIGNATURE OF THE DEVELOPER



कम संख्या 35598 दिथि 1-1024 मुद्रा संख्या 1000 रीट संख्या AX 678883
क्रेता का नाम एवं पता कृष्ण विनय सिंह जी एन 11/12/2020
रमेश प्रसाद मुद्रांक, बिक्रेता
ला. नं. 11/77 समाहरनालय, पटना

SUPPLEMENTARY AGREEMENT

This Agreement has been executed on 16th day of October 2024.

Between

MRS. VIJAYA SINGH D/O LATE SUBANSH PRASAD SINGH W/O SRI RAJKISHORE SINGH, Aged about 47 years having PAN No- EKKPS3505L, Aadhar No. 3550-8426-8923, resident of Road No-12, Rajendra Nagar, P.S. - Kadankuan Town & Dist. Patna- 800016 hereinafter referred to as the LANDOWNER (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors in office and assigns or nominees) of the FIRST PART. Mobile No.- 9407365249

Vsingh

For Kumar Buildcon (P) Ltd.

Namach Kumar
Director 16/10/2024

And

M/S KUMAR BUILDCON PRIVATE LIMITED, A Company incorporate under the Companies Act' 1956 having PAN-AAACK9902G, GST NO- 10AAACK9902G1ZY, Registered Office at 201, N.P. Centre, New Dak Bunglow Road, P.S. - Kotwali, Dist. - Patna 800001, represented through one of its Directors **SRI NARENDRA KUMAR S/O LATE SUKHDEO SINHA**, aged about 58 Years, resident of – Sukhdeo Bhawan, Opp- A/84, P C Colony, Kankarbagh, Patna-800020. hereinafter referred to as the Developer (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors in office and assigns or nominees) of the SECOND PART. **Mobile No. -9431020009.**

That **Mrs. Vijaya Singh** had entered into Registered Development Agreement vide Deed No.-10312, in Book No.-1, Volume No.-235, on pages from 293 to 311, CD No. - 26 /Year 2023, Token No- 11162/2023 for development of her land detailed in schedule below with M/s. Kumar Buildcon Pvt. Ltd.. on 28.06.2023 and made a distribution of the property at Khilchipur Digha, Patna 22.04.2024. In that agreement certain portions have been given to **Mrs. Vijaya Singh**, for which she is absolute owner.

Those due to some unavoidable reasons **Mrs. Vijaya Singh**, and Developer want to make a change in that Agreement. And hence this Supplementary Agreement:-

As per previous Allotment

Name of Owner	Flat No.	Tower No.	Carpet Area	Super Built-up Area
Mrs. Vijaya Singh	1204	T-01	1850 sq. ft.	2606 sq. ft.
M/s Kumar Buildcon Pvt. Ltd	1403	T-01	1697 Sq. Ft.	2476 Sq. Ft.

Vsingh

For Kumar Buildcon (P) Ltd.

Narendra Kumar
Director
16/10/2024

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND
SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY MONTH AND
YEAR WRITTEN HEREINAFTER.

WITNESSES:

1. Jubeth Kumar
201 W.P. Centre
New Dak Bungalow Road
Patna - 800001

✓ vsingh

SIGNATURE OF THE OWNER

For Kumar Buildcon (P) Ltd.

Nandh Kumar

Director
16/10/2024

SIGNATURE OF THE DEVELOPER

2. APK-sent
201, H.P. Centre
New Dak Bungalow Rd
Patna - 800001

