

ANNEXURE-A

Quarterly Progress Report for quarter ending December 2022

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00020-4/162/R-1292/2022	Name of Project/Phase of Registered Project	LALITA RESIDENCY
Name of Promoter	PATWARI PROJECTS	Project Address	MUSTAFAPUR, DANAPUR
Name of Co-promoter	N.A		
Project Registration is valid up to	01/11/2024		
Starting date of Project or Phase of the Project	01/11/2021		
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	10/10/2024		

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. 1 BHK	-	NA		24	1. Booked/ Allotted - 7 2. Sold -
	2. 2 BHK,	-	8			
	3. 3 BHK	-	16			
	4. Shop	-	NA			
	5. Bungalow	-	NA			
	6. Plot etc.	-	NA			

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	24	1. Booked/Allotted - 7	
		2. Sold -	

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)	NIL

3.	Podiums (if any)	NIL
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.	55%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	45%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	50%
11.	<p>Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical</p> <p>Equipment, compliance to conditions of environment/CRZ NOC,</p> <p>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.</p> <p>Any other activities.</p>	50%

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	NO	X	-
2.	Water Supply	YES	40%	-

3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	50%	
4.	Storm Water Drains	NO	X	
5.	Landscaping & Tree Planting	NO	X	
6.	Street Lighting	X	X	
7.	Community Buildings	X	X	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	X	
9.	Solid Waste Management & Disposal	X	X	
10.	Water Conservation / Rain Water Harvesting	YES	70%	
11.	Energy Management	X	X	
12.	Fire Protection and Fire Safety Requirements	YES	50%	
13.	Closed Parking	YES	50%	
14.	Open Parking	NO	X	
15.	Electrical Meter Room, Sub-Station, Receiving Station	X	20%	
16.	Others (Option to Add More)	X	X	

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars
1.	Front Elevation. ATTACHED
2.	Rear Elevation ATTACHED
3.	Side Elevation ATTACHED

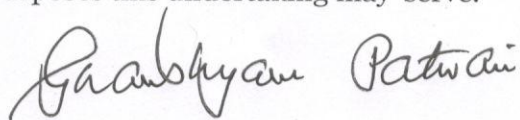
VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)

(1)	(2)	(3)
1.	Project Account No.	057905004317
2.	Estimated Cost of the Project including land cost at the start of the Quarter	4,75,00,000/-
3.	Amount received during the Quarter	53,75,954/-
4.	Actual Cost Incurred during the Quarter	63,78,566/-
5.	Net amount at end of the Quarter	2,72,968/-
6.	Total expenditure on Project till date	2,46,43,153/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	NIL

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

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.



Signature of Promoter

Name: Ghanshyam Patwari

Date : 05/01/2023

A. K. Salampuria & Associates

Chartered Accountants

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

Cost of Real Estate Project _____ Bihar

RERA Registration Number -

BRERAP00020-4/162/R-1292/2022

Sr. No.	Particulars	Amount (₹) 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. b. Amount of Premium payable to obtain development rights,	125,00,000/-
	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	125,00,000/-

Sr. No.	Particulars	Amount (₹) Estimated Incurred
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Head Office : 1st Floor, Above Mica Sales, Near Chanakya Cinema, Exhibition Road, Patna - 800 001, Bihar

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Branches at : Hazaribagh, Mumbai, New Delhi, Jaipur, Ahmedabad

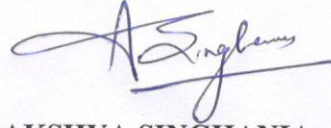
II	Development Cost/ Cost of Construction: a. (i) Estimated Cost of Construction as certified by Engineer. (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered). (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	3,50,00,000/- 2,46,43,153/-
	maintenance costs, consumables etc. All costs directly incurred to complete the (i) construction of the entire phase of the project registered. a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority. b) 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; <p style="text-align: right;">Sub-Total of Development Cost</p>	 <hr/> 3,50,00,000/- <hr/>
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	4,75,00,000/-
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	3,71,43,153/-
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 this 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 A.K. Salampuria & Associates
Chartered Accountants
F.R.N004285C

Date - 05/01/2023

Place - Patna



CA. AKSHYA SINGHANIA

Partner

Membership No - 424348

UDJN:- 23424348 BGW TAF 8497



**(ADDITIONAL INFORMATION FOR
ONGOING PROJECTS)**

Sr. No.	Particulars	Amount (₹) Estimate Incurred
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)	1,03,56,847/-
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 firm Patwari Projects and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

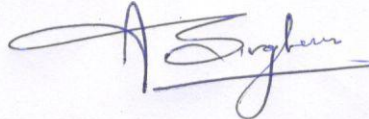
For A.K. Salampuria & Associates

Chartered Accountants

F.R.N004285C

Date - 05/01/2023

Place - Patna



CA. AKSHYA SINGHANIA

Partner

Membership No - 424348



UDIN: 23424348 BGWTAf 8497

ARCHITECT'S CERTIFICATE

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

Date - 05/01/2023

To,
M/s PATWARI PROJETS
Om Complex, S P Verma Road
Patna - 800 001

Subject: Certificate of Percentage of Work executed in the project
Having 1 building bearing the registration no. BRERAP00020-4/162/R-1292/2022 and being developed on the Plot bearing Khata no 260 And Plot no 694 Situated in Raj Nagar, Danapur Khagaul Road, Patna
admeasuring 1143.49 sq.mts., area being developed by the Promoter - M/s Patwari Projects

Sir,

I/ We Mr. Navratna Raghuvanshi have undertaken assignment as Architect of certifying Percentage of execution of Work of 1 Building of Lalita Residency being developed on Khata no 260 And Plot no 694 admeasuring 1143.49 sq.mts.area being developed by M/s Patwari Projects.

1. Following technical professionals are appointed by Promoter: —

- (i) M/s/Shri/Smt. Navratna Raghuvanshi as Architect;
- (ii) M/s Manoj Kumar (CAD) Structural Consultant
- (iii) M/s Unitech Consultant as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s /Shri / Dhananjay Kumar 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 BRERAP00020-4/162/R-1292/2022 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	NIL
3	Number of Podiums	NIL
4	Stilt Floor	100%
5	Number of Slabs of Super Structure	100%

6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	55%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	45%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	50%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	50%
10	Installation of lifts, water pumps, Fire Fighting Fittings 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 allother requirements as may be required to obtain Occupation/ Completion Certificate.	50%

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 & Foot-paths.	NO	X	
2	Water Supply	YES	50%	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	50%	
4	Storm Water Drains	NO	X	
5	Landscaping & Tree Planting.	NO	X	
6	Street Lighting	X	X	
7	Community Buildings	X	X	
8	Treatment and disposal of sewage and sullage water	NO	50%	
9	Solid Waste management & Disposal.	X	X	
10	Water conservation, Rain water harvesting.	YES	70%	
11	Energy management	X ¹	X	
12	Fire protection and fire safety requirements	YES	50%	
13	Electrical meter room,	YES	20%	

	sub-station, receiving station.			
14	Others (Option to Add more).			

Yours Faithfully,

Signature & Name Architect(Registration No./License No)

Ar Navratna
AR NAVRATNA/RAGHUVANSHI
LC. NO.-CA/2013/58586