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		Name of Firm	BRIJ KISHORE MISHRA
Firm Address :	11-KAUTILYAPURI COLONY, OPPOSITE SSP RESIDENCE, GAYA-823001		
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	01	JAI RAM RESIDENCY
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	01	CHANDRASHEKHAR APARTMENT

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00282-2/174/R-1473/2022	Name of Project/Phase of Registered Project	CHANDRASHEKHAR APARTMENT, BLOCK-B,C,D
Name of Promoter	BRIJ KISHORE MISHRA	Project Address	Village-Kendua,P.S-Magadh Medical College, Anchal-Chandauti, District-Gaya
Name of Co-promoter	N/A		
Project Registration is valid up to	15/08/2027		
Starting date of Project or Phase of the Project	14/10/2022		
Type of Project or Phase of the Project	Residential-Cum-Commercial		
Period of validity of map by the Competent Authority	4 YEARS 10 MONTHS		

Brij Kishore Mishra

Brij Kishore Mishra

Proprietor

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 - FLAT-70	Total Number of Apartments in Landowner's share - FLAT-44
BLOCK-B.C.D	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	36 78		FLAT-114	1. Booked / Allotted – BLOCK-B-29 BLOCK-C-15	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 62.85%	Percentage of booking 0%

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)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK-B.C,D	114	1. Booked/Allotted -	44
		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				
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.				

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Proprietor

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	BLOCK-B-0% BLOCK-C-0% BLOCK-D-0%	10-12-2025

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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	BLOCK-B-0% BLOCK-C-0% BLOCK-D-0%	25-05-2026
2.	Water Supply	YES	BLOCK-B-0% BLOCK-C-0% BLOCK-D-0%	25-05-2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	BLOCK-B-0% BLOCK-C-0% BLOCK-D-0%	25-05-2026
4.	Storm Water Drains	YES	BLOCK-B-0% BLOCK-C-0% BLOCK-D-0%	25-05-2026
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	YES	BLOCK-B-0% BLOCK-C-0% BLOCK-D-0%	25-05-2026
7.	Community Buildings	NO		

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8.	Treatment and Disposal of Sewage and Sullage Water	YES	BLOCK-B-0% BLOCK-C-0% BLOCK-D-0%	25-05-2026
9.	Solid Waste Management & Disposal	YES	BLOCK-B-0% BLOCK-C-0% BLOCK-D-0%	25-05-2026
10.	Water Conservation / Rain Water Harvesting	YES	BLOCK-B-0% BLOCK-C-0% BLOCK-D-0%	25-05-2026
11.	Energy Management	YES	BLOCK-B-0% BLOCK-C-0% BLOCK-D-0%	
12.	Fire Protection and Fire Safety Requirements	YES	BLOCK-B-0% BLOCK-C-0% BLOCK-D-0%	25-05-2026
13.	Closed Parking	YES	BLOCK-B-0% BLOCK-C-0% BLOCK-D-0%	25-05-2026
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	BLOCK-B-0% BLOCK-C-0% BLOCK-D-0%	25-05-2026
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			

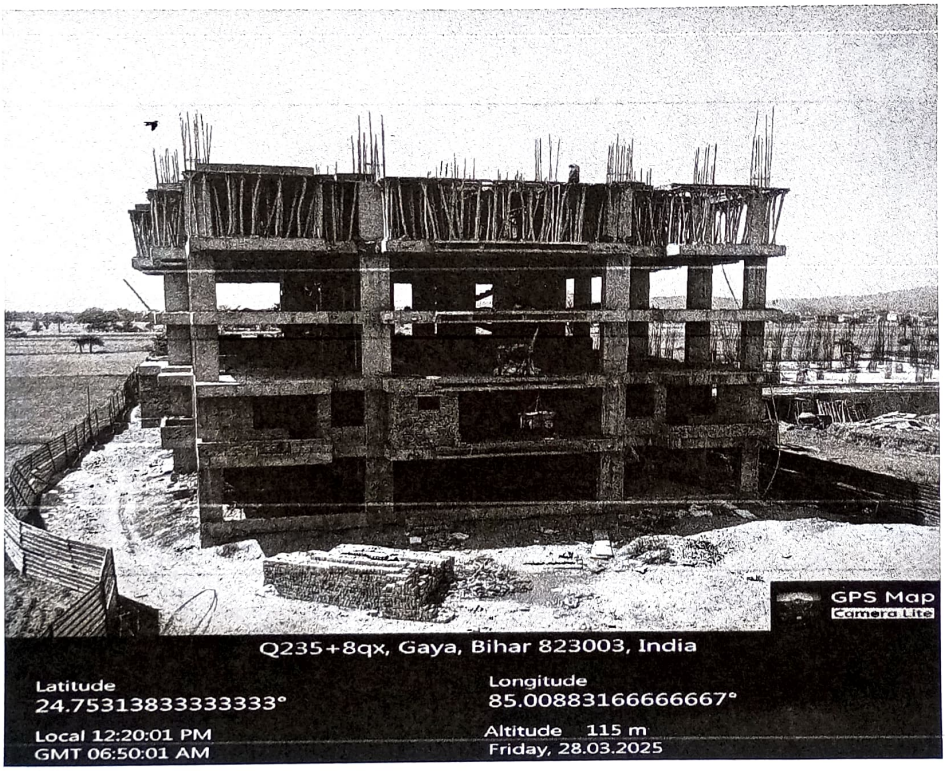
Brij Kishore Mishra

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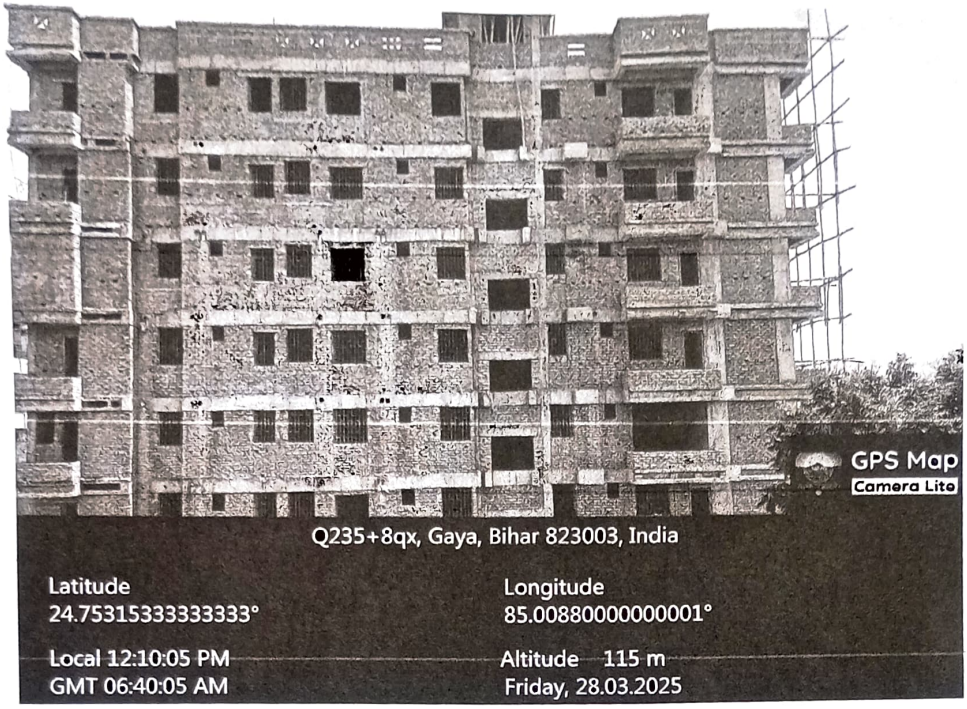
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

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	



Brij Kishore Mishra

Proprietor





Brij Kishore Mishra

Brij Kishore Mishra

Proprietor

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	7274868076
2.	Estimated Cost of the Project including land cost at the start of the Project	26,92,56,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	24,00,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	1,96,23,501=00
6.	Actual Cost Incurred during the Quarter	1,42,28,848=00
7.	Net amount at end of the Quarter	67,70,244=00
8.	Total expenditure on Project **till date**	6,37,75,768=00
9.	Cumulative fund collected till the end of Quarter in question	6,76,76,516=00
10.	Cumulative expenditure done till the end of Quarter in question	6,37,75,768=00

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

Brij Kishore Mishra

Brij Kishore Mishra

Proprietor

B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	03
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
1BHK-
2 BHK -36
3 BHK-78
4 BHK-
Shop-
Bungalow -
Plot etc

Details of allotment made so far with Flat number/ Bungalow - Plot etc

FLAT NO.	FLAT TYPE
B-101	3 BHK
B-201	3 BHK
B-202	3 BHK
B-203	2 BHK
B-205	3 BHK
B-206	3 BHK
B-207	2 BHK
B-208	2 BHK
B-209	3 BHK
B-302	3 BHK
B-305	3 BHK
B-306	3 BHK
B-307	2 BHK
B-308	2 BHK
B-309	3 BHK
B-401	3 BHK
B-403	2 BHK
B-405	3 BHK
B-406	3 BHK
B-407	2 BHK
B-408	2 BHK
B-501	3 BHK
B-505	3 BHK
B-506	3 BHK
B-507	2 BHK
B-509	3 BHK
C-101	3 BHK
C-102	3 BHK
C-103	2 BHK
C-104	2 BHK
C-105	3 BHK
C-106	3 BHK
C-201	3 BHK

Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc

FLAT NO.	FLAT TYPE
409 BLOCK-B	3 BHK

Brij Kishore Mishra
Brij Kishore Mishra
Proprietor

C-301	3 BHK	
C-303	2 BHK	
C-304	2 BHK	
C-305	3 BHK	
C-306	3 BHK	
C-502	3 BHK	
C-505	3 BHK	
C-506	3 BHK	
B-101	3 BHK	
B-409	3 BHK	
B-503	3 BHK	

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : BRIJ KISHORE MISHRA
Contact No : 9473328733
Email id : brinda.residency@gmail.com
Address : 11- kautilya puri, Gaya, Bihar

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.

Brij Kishore Mishra
Brij Kishore Mishra
Proprietor

Signature of Promoter

Name: BRIJ KISHORE MISHRA

Date:


GPS Map
Camera Lite
Q235+8qx, Gaya, Bihar 823003, India
Latitude
24.75313833333333°
Longitude
85.00883166666667°
Local 12:20:01 PM
GMT 06:50:01 AM
Altitude 115 m
Friday, 28.03.2025


GPS Map
Camera Lite
Q235+8qx, Gaya, Bihar 823003, India
Latitude
24.75315333333333°
Longitude
85.00880000000001°
Local 12:10:05 PM
GMT 06:40:05 AM
Altitude 115 m
Friday, 28.03.2025


GPS Map
Camera Lite
205, Hanuman Nagar, Gaya, Bihar 823001, India
Latitude
24.753269999999997°
Longitude
85.00894833333332°
Local 12:05:25 PM
GMT 06:35:25 AM
Altitude 9.18 m
Friday, 28.03.2025

FORMNO.1
[SeeRegulation3]

ARCHITECT'SCERTIFICATE
(TobesubmittedatthetimeofRegistrationofOngoingProjectandforwithdrawalof Money from Designated Account)

Date 04/04/2025

To
Brij Kishore Mishra,
11-KautailyapuriColony,
Gaya, Bihar (823001)

Subject:-CertificateofPercentageofWorkexecutedinthe projectHavingNo.ofBuilding(s)/03Wing(s)ofthePhase-02, (BRERAP00282-2/174/R-1473/2022)bearingtheregistrationno.[BiharRERARegistrationNumber]andbeingdeveloped on the plot bearing CS No/Khata No 87,164,483/Survey No/Final Plot No 1648,1649,1650,1651,1652,1676,1679 demarcated by its boundaries (latitude and longitude of the end points) of the land situated in Village- Kendua, P.S. Magadh Medical Collage, Anchal- Chanduati, District Gaya, PIN 823001 Block Chanduati Division Gaya, District Gaya, PIN 823001 admeasuring 5302.93 sq.mts., Area being developed by the promoter Brij Kishore Mishra.

Sir,

I,We AJIT SINGH haveundertakenassignmentasArchitect/LicensedSurveyor of certifying Percentage of execution of Work of the Building(s)/ 03Wing(s) of the Second PhaseoftheProject,SituatedontheplotbearingCS No/Khata No 87,164,483/Survey No/Final Plot No 1648,1649,1650,1651,1652,1676,1679 demarcated by its boundaries (latitude and longitude of the end points) of the land situated in Chanduati, Block Chanduati Division Gaya, District Gaya, PIN 823001 admeasuring 5302.93 sq.mts. Area being developed by the promoter Brij Kishore Mishra.

1. Followingtechnicalprofessionalsareappointed by Owner/Promoter:-
   (i) M/s/Shri Ajit Singh as L.S./Architect;
   (ii) M/s/Shri Law Chaturvedi as Structural Consultant
   (iii) M/s/Shri Rakesh Ranjan as Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) M/s/Shri Rakesh Ranjan as Site Supervisor

Based on site Inspection, with respect to reach 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 BRERAP00282-2/174/R-1473/2022 Under Bihar RERA is as pertable Ahereinbelow. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

AJIT SINGH
ARCHITECT
BMA No.-CA/2012/56055
UDHD, BIHAR

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TABLE-A

Building / Wing Number 01 (to be prepared separately for each Building/Wing of the Project)

Sr.No.	Tasks/Activity	Percentageofworkdone
1.	Excavation	Block-B-100% Block- C- 100% Block- D- 100%
2.	Numberofbasement(s)andPlinth	Block-B-100% Block-C-100% Block- D- 80%
3.	Numberof Podiums	
4.	Stilt Floor	
5.	NumberofSlabsofSuperStructure	Block-B-100% Block-C-70% Block- D- 0%
6.	InternalWalls,InternalPlaster,Flooringswithin Flats/Premises,DoorsandWindowstoeachof the Flat/Premises.	Block-B-90% Block- C- 40% Block–D-0%
7.	Sanitary Fittings within the Flat/Premises, ElectricalFittingswithintheFlat/Premises.	Block-B-30% Block- C- 0% Block–D-0%
8.	Staircases,LiftsWellsandLobbiesateach Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	Block-B-80% Block- C- 0% Block-D-0%
9.	Theexternalplumbingandexternalplaster, elevation, completion of terraces with waterproofingoftheBuilding/Wing.	Block-B-60% Block- C- 0% Block-D-0%
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 requirementsasmayberequiredtoobtain Occupation/CompletionCertificate.	Block-B-0% Block-C-0% Block-D-0%

AJIT SINGH
ARCHITECT
EMP. No.-CA/2012/56055
UDHD, BIHAR

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TABLE-B

InternalandExternalDevelopmentWorkinrespectoftheentireRegisteredPhase.

Sr.No.	Commonareasand Facilities,Amenities	Proposed (Yes/No)	Percentageof workdone	Details
1	InternalRoads&Foot-Paths	YES	Block-B-0% Block- C- 0% Block- D- 0%	25-05-2026
2	WaterSupply	YES	Block-B-0% Block- C- 0% Block-D-0%	25-05-2026
3	Sewerage(Chamber,lines, SepticTank,STP)	YES	Block-B-0% Block- C- 0% Block-D-0%	25-05-2026
4	StormWaterDrains	YES	Block-B-0% Block- C- 0% Block-D-0%	25-05-2026
5	Landscaping&Tree Planting.	NO		
6	Street Lighting	YES	Block-B-0% Block- C- 0% Block-D-0%	25-05-2026
7	CommunityBuildings	NO		
8	Treatmentanddisposalof sewageandSullagewater	YES	Block-B-0% Block-C-0% Block- D- 0%	25-05-2026
9	SolidWastemanagement& Disposal.	YES	0%	25-05-2026
10	Waterconservation, Rain water harvesting.			
11	Energymanagement	YES	Block-B-0% Block- C- 0% Block-D-0%	25-05-2026
12	Fireprotectionandfire safetyrequirements	YES	Block-B-0% Block- C- 0% Block-D-0%	25-05-2026
13	Electricalmeterroom, sub-station,receivingstation.	YES	Block-B-0% Block- C- 0% Block-D-0%	25-05-2026
14	Others(OptiontoAdd more).			

Yours Faithfully,

Signature&NameAJIT SINGHofL.S./Architect (Registration No./license No……)

AJIT SINGH
ARCHITECT
BMR No.-CA/2012/56055
MOHD, BIHAR

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FORM No. 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 : 04/04/2025

To
Brij Kishore Mishra
11-Kautailyapuri Colony,
Gaya, Bihar (823001)

Subject : Certificate of Cost Incurred for Development of CHANDRASHEKHAR APARTMENT, Block -B,C,D for Construction of building(s)/03Wing(s) of the Second Phase (BRERAP00282-2/174/R-1473/2022) situated on the Plot bearing Khesra No/Khata No 87,164,483/Thana No. 323 / Tauzi No../ C.N.No./ CTS No./Survey No./ Final Plot No 1648,1649,1650,1651,1652,1676,1679 demarcated by its boundaries (latitude and longitude of the end points) to the North Lat.24.7533* & Long. 85.00911* to the South Lat.24.753198* & Long.85.008887* the East Lat.24.753276* & Long.85.009447* to the West Lat. 24.753394* & Long. 85.008165* of Division Village- Kendua, P.S. Magadh Medical Collage, Anchal- Chanduati, District Gaya, PIN 823001 admeasuring 5302.93sq.mts., Area being developed by the promoter Brij Kishore Mishra.

Ref: Bihar RERA Registration Number BRERAP00282-2/174/R-1473/2022

Sir,

I/We have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being residential Building(s)/ 03 Wing(s) of the Second Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No 1648,1649,1650,1651,1652,1676,1679 Division Village- Kendua, P.S. Magadh Medical Collage, Anchal- Chanduati, District Gaya, PIN 823001 admeasuring 5302.93sq.mts., Area being developed by the promoter Brij Kishore Mishra.

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

   (i) M/s /Shri Ajit Singh as L.S./Architect;
   (ii) M/s /Shri Law Chaturvedi as Structural Consultant
   (iii) M/s /Shri Rakesh Ranjan as MEP Consultant
   (iv) M/s /Shri Rakesh Ranjan as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupancy 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 Govt. Regd. Valuer Quantity Surveyor* appointed by Developer/Engineer, and the assumption of

law Chaturvedi
LAW CHATURVEDI
Certified Structure Engineer
U.D.H.D, Patna
Reg. No.-BR/UDHD/SE/23-0016

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 2105.53/- (Twenty One Crore Five Lakhs and Fifty Three Thousand Only) (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 Occupancy Certificate/Completion Certificate for the building(s) from the Nagar Nigam Gaya being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.1006.93/-(Ten Crore Six Lakhs and Ninty Three Thousand Only) (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 Occupancy Certificate/Completion Certificate from Nagar Nigam Gaya (planning Authority) is estimated at Rs 2105.53/-(Twenty One Crore Five Lakhs and Fifty Three Thousand Only) (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building -03/Wing bearing Number or called CHANDRASHEKHAR APARTMENT, Block -B,C,D
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is 14/10/2022	BLOCK- B - Rs. 940.09/- lacs BLOCK- C - Rs. 677.73/- lacs BLOCK- D - Rs. 484.69/- lacs
2	Cost incurred as on 31/03/2025 (based on the Estimated cost)	BLOCK- B - Rs. 658.00/- lacs BLOCK- C - Rs. 300.47/- lacs BLOCK- D - Rs. 48.46/- lacs
3	Work done in Percentage (as Percentage of the estimated cost)	BLOCK- B - 75% Aprox BLOCK- C - 45% Aprox BLOCK- D - 10% Aprox
4	Balance Cost to be Incurred (Based on Estimated Cost)	BLOCK- B – Rs. 282.09/- lacs BLOCK- C – Rs. 377.26/- lacs BLOCK- D – Rs. 436.23/- lacs
5	Cost Incurred on Additional /Extra Items as on 31/03/2025_ not included in the Estimated Cost (Annexure A)	Rs.

LAW CHATURVEDI
Certified Structure Engineer
U.D.H.D, Patna
Reg. No.-BR/UDHD/SE/23-0016

TABLE B

(To be prepared for the entire registered phase 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 of date of Registration is 14/10/2022	Rs.2105.53/- lacs
2	Cost incurred as on 31/03/2025 (based on the Estimated cost).	Rs.1006.93/- lacs
3	Work done in Percentage (as Percentage of the estimated cost).	45% Aprox
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.1095.58/- lacs
5	Cost Incurred on Additional /Extra Items as on 31/03/2025 not included in the Estimated Cost (Annexure A).	Rs. 0/-

Yours Faithfully,

LAW CHATURVEDI
Certified Structure Engineer
U.D.H.D, Patna
Reg. No.-BR/UDHD/SE/23-0016

Signature of Engineer.

(Licence No.....)

*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office 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 place 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 specifications are indicative and not exhaustive

LAW CHATURVEDI
Certified Structure Engineer
U.D.H.D, Patna
Reg. No.-BR/UDHD/SE/23-0016

The Institute of Chartered Accountants of India

(Set up by an Act of Parliament)

Unique Document Identification Number(UDIN) for Practicing Chartered Accountants

You have logged in as: CA AMIT SWAIKA (303466)

Last login: 14/04/2025 | 15:47:06

UDIN GENERATED

Your document has been submitted successfully.

Unique Document Identification Number (UDIN) for this document is **25303466BNIAWO6811**

GENERATE ANOTHER UDIN EXIT/LOGOUT

DISCLAIMER

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However, ICAI assumes no responsibility of verification and certification of document(s) carried out by the Members and the concerned member(s) shall alone be responsible therefore.

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A SWAIKA & CO.

Chartered Accountants
Regd. Office: 5/11, AJANTA APARTMENT, 2ND FLOOR, NETAJI NAGAR KOLKATA -700(
E- mail:- caaswaikaandco@gmail.com

Annexure A

List of Extra/Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

FORM No. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

BRIJ KISHORE MISRA

OPP.- SSP RESIDENCE P.S RAMPUR, GAYA-823001

Name of Project- CHANDRASHEKHAR APARTMENT BLOCK- B, C, D

Cost of Real Estate Project – Rupees 21,05,53,000/-

Bihar RERA Registration Number **BRERAP00282-2/174/R-1473/2022**

Sr. No.	Particulars	Amount Estimated Incurred
1.	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.	2,92,56,000.00/-
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.	N.A
c.	Acquisition cost of TDR (if any)	N.A
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	6,08,500.00/-
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	N.A
f.	Under Rehabilitation Scheme:	

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(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	N.A
(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	N.A
Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	N.A
(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.	N.A
(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.	N.A
Sub-Total of Land Cost	**2,98,64,500.00/-**

Sr. No.	Particulars	Amount Estimated Incurred
ii	Development Cost/Cost of Construction:	
a.(i)	Estimated Cost of Construction as certified by Engineer.	21,02,51,000.00/-
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	6,55,27,299.00/-
	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.	N.A
	All costs directly incurred to complete the (i) construction of the entire phase of the project registered.	N.A
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	N.A
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;	N.A
	Sub-Total of Development Cost.	**6,55,27,299.00/-**
2..	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	24,01,15,500.00/-

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3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	9,53,91,799.00/-
4. % completion of Construction Work (as per Project Architect's Certificate)	60%
5. Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	39.74%
6 Amount which can be withdrawn from the Designated. Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)**	9,53,91,799.00/-
7. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	6,55,27,299.00/-
8. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	2,98,64,500.00/-

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.



(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)	10,95,58,000.00/-
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 [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.

For and on behalf of
A SWAIKA & CO.
Chartered Accountants
Firm Registration No. – 333998E

Amit Swaika

CA. Amit Swaika
(Proprietor)
Membership No. – 303466
UDIN- 25303466BNIAWO6811
DATE: 14.04.2025

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)

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate

of the Residential/Commercial premises Rs. 27,500.00/- per sq.mts.

Sr.No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
01	**02**	**03**	**04**
01	B-101	78.96	21,71,400.00/-
02	B-201	78.96	21,71,400.00/-
03	B-202	81.01	22,27,775.00/-
04	B-203	56.85	15,63,375.00/-
05	B-204	57.69	15,86,475.00/-
06	B-205	81.47	22,40,425.00/-
07	B-206	81.38	22,37,950.00/-
08	B-207	62.05	17,06,375.00/-
09	B-208	62.05	17,06,375.00/-

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10	B-209	80.54	22,14,850.00/-
11	B-301	78.96	21,71,400.00/-
12	B-302	81.01	22,27,775.00/-
13	B-305	81.47	22,40,425.00/-
14	B-306	81.38	22,37,950.00/-
15	B-307	62.05	17,06,375.00/-
16	B-308	62.05	17,06,375.00/-
17	B-309	80.54	22,14,850.00/-
18	B-401	78.96	21,71,400.00/-
19	B-402	81.01	22,27,775.00/-
20	B-403	56.85	15,63,375.00/-
21	B-404	57.69	15,86,475.00/-
22	B-405	81.47	22,40,425.00/-
23	B-406	81.38	22,37,950.00/-
24	B-407	62.05	17,06,375.00/-
25	B-408	62.05	17,06,375.00/-
26	B-409	81.54	22,42,350.00/-
27	B-501	78.96	21,71,400.00/-
28	B-502	81.01	22,27,775.00/-



29	B-503	56.85	15,63,375.00/-
30	B-504	57.69	15,86,475.00/-
31	B-505	81.47	22,40,425.00/-
32	B-506	81.38	22,37,950.00/-
33	B-507	62.05	17,06,375.00/-
34	B-508	62.05	17,06,375.00/-
35	B-509	81.54	22,42,350.00/-
36	C-101	78.41	21,56,275.00/-
37	C-102	78.41	21,56,275.00/-
38	C-103	55.74	15,32,850.00/-
39	C-104	55.74	15,32,850.00/-
40	C-105	78.41	21,56,275.00/-
41	C-106	78.41	21,56,275.00/-
42	C-201	78.41	21,56,275.00/-
43	C-301	78.41	21,56,275.00/-
44	C-302	78.41	21,56,275.00/-
45	C-303	55.74	15,32,850.00/-
46	C-304	55.74	15,32,850.00/-
47	C-305	78.41	21,56,275.00/-



48	C-306	78.41	21,56,275.00/-
49	C-501	78.41	21,56,275.00/-
50	C-502	78.41	21,56,275.00/-
51	C-503	55.74	15,32,850.00/-
52	C-504	55.74	15,32,850.00/-
53	C-505	78.41	21,56,275.00/-
54	C-506	78.41	21,56,275.00/-
55	D-101	78.41	21,56,275.00/-
56	D-102	78.41	21,56,275.00/-
57	D-103	63.73	17,52,575.00/-
58	D-104	63.73	1752575.00/-
59	D-201	78.41	21,56,275.00/-
60	D-202	78.41	21,56,275.00/-
61	D-203	63.73	17,52,575.00/-
62	D-204	63.73	17,52,575.00/-
63	D-401	78.41	21,56,275.00/-
64	D-402	78.41	21,56,275.00/-
65	D-403	63.73	17,52,575.00/-
66	D-404	63.73	17,52,575.00/-



67	D-501	78.41	21,56,275.00/-
68	D-502	78.41	17,52,575.00/-
69	D-503	63.73	17,52,575.00/-
70	D-504	63.73	17,52,575.00/-

