



9431019886

# Grih Laxmi Construction Pvt. Ltd.

Near Gas Godown, Saguna More, Danapur Cantt, Bailey Road, Patna-801503

Ref. *Lakshmi Heights*  
*Block - B*Date : *15-10-2024*

## FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending September 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 | <b>U45400BR2011PTC 016581</b>                                                          | Name of Firm | Grih Lakshmi Construction Pvt Ltd |
| Firm Address:                                                                                                             | Saguna More Near Gas Godam, Post-Danapur cant, P.s-Danapur, Dist-Patna, Bihar(801503). |              |                                   |
| Total Experience of promoter in Real Estate sector                                                                        | 12 Years                                                                               |              |                                   |
| Total Experience in Real Estate After Implementation of RERA                                                              | 1                                                                                      |              |                                   |
| No of Project done Before Implementation of RERA                                                                          | 1. Residential<br>2. Commercial<br>3. Residential-cum Commercial<br>4. Plotted project | 1            |                                   |
| No of Project done After Implementation of RERA                                                                           | 1. Residential<br>2. Commercial<br>3. Residential-cum Commercial<br>4. Plotted project | 1            |                                   |

**II. PARTICULARS OF PROJECT**

|                                                      |                                        |                                                                  |                                                             |
|------------------------------------------------------|----------------------------------------|------------------------------------------------------------------|-------------------------------------------------------------|
| Project Registration Number                          | <b>BRERAP00408-2//1222/R-1171/2021</b> | Name of Project /Phase of Registered Project                     | Lakshmi Heights                                             |
| Name of Promoter                                     | Grih Lakshmi Construction Pvt Ltd      | Project Address                                                  | Abhiyanta Nagar, Near Indane Gas Godam, Bailey Road Patna.. |
| Name of Co-promoter                                  | N/A                                    |                                                                  |                                                             |
| Project Registration is valid upto                   | 14-03-2025                             |                                                                  |                                                             |
| Starting date of Project or Phase Of the Project     | 22-07-2021                             |                                                                  |                                                             |
| Type of Project or Phase of the Project              | 1. Residential Cum Commercial          |                                                                  |                                                             |
| Period of validity of map by the Competent Authority |                                        | <i>Grih Lakshmi Construction Pvt. Ltd.</i><br><i>[Signature]</i> |                                                             |

Managing Director

### III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

| Building /Block Number | ApartmentType Residential | Carpet Area | Total Number of sanctioned apartments | Total Number of Apartments in Promoter's share- Block-A- Flat-5 Shop-10 Block-B- Flat-61 | Total Number of Apartments in Landowner's share- Block-A-Shop-38 Block-B- Flat-59 |
|------------------------|---------------------------|-------------|---------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Block-A                | 1-3BHK<br>2- Shop         | 5<br>38     | 5386.45<br>8459.66                    | 5                                                                                        |                                                                                   |
| Block-B                | 3- 3BHK                   | 120         | 135800.4                              | 120                                                                                      | 3. Booked<br>Allotted -<br>Sold -                                                 |
|                        |                           |             |                                       | 1. Booked<br>/Allotted- Block B- 24                                                      | Percentage of<br>booking-0%                                                       |
|                        |                           |             |                                       | Percentage of<br>booking<br>Block-A-0%<br>Block-B-39.34%                                 | Percentage of<br>booking-0%                                                       |

### IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

| Building/Block Number | Total Number of Sanctioned Garages | Total Number of Garages: |      |
|-----------------------|------------------------------------|--------------------------|------|
| Block-A               | 5                                  | 1. Booked/Allotted       | - 24 |
| Block-B               | 120                                | 2. Sold                  | -    |

### V. DETAILS OF BUILDING APPROVALS

(If already file dalong with Registration Application,then there is non end of further filing)

| S.No. | Name of the Approval / N.O.C./ Permission / Certificate | Issuing Authority           | Applied Date                  | Issuance Date | Enclosed as AnnexureNo. |
|-------|---------------------------------------------------------|-----------------------------|-------------------------------|---------------|-------------------------|
| 1.    | NOC for Environment                                     | SEIAA,BIHAR                 | SIA/BR/M<br>IS/15/03/2<br>020 | 24/11/2020    |                         |
| 2.    | Fire N.O.C.                                             | STATE FIRE<br>OFFICER BIHAR | 04/01/201<br>9                |               |                         |
| 3.    | Water Supply Permission                                 | N/A                         |                               |               |                         |
| 4.    | NOC from Airport Authority of India                     | AAI                         |                               | 17/03/2021    |                         |
| 5.    | Other Approval(s),if any, required for the Project.     | NPD NIZAMAT                 | 07/02/202<br>0                |               |                         |

Gita Lakshmi Construction Pvt. Ltd.



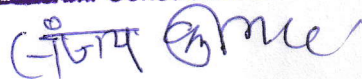
Managing Director

**VI. CONSTRUCTION PROGRESS OF THE PROJECT**

1. Plan Case No. \_\_\_\_\_ (To be added for each Building/Wing)

| S.No.<br>(1) | Tasks/Activity(2)                                                                                                                                                                                                                                                                                                                                 | Percentage of<br>Actual Work<br>Done<br>(As on date of<br>the Certificate)<br>(3) | Expected<br>Completion<br>date in<br>(dd/mm/yyyy)<br>Format |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------|
| 1.           | Excavation (if any)                                                                                                                                                                                                                                                                                                                               | BLOCK-A-50%<br>BLOCK-B-100%                                                       |                                                             |
| 2.           | Basements (if any)                                                                                                                                                                                                                                                                                                                                | BLOCK-A-0%<br>BLOCK-B-100%                                                        |                                                             |
| 3.           | Podiums (if any)                                                                                                                                                                                                                                                                                                                                  | N/A                                                                               |                                                             |
| 4.           | Plinth                                                                                                                                                                                                                                                                                                                                            | BLOCK-A-0%<br>BLOCK-B-95%                                                         |                                                             |
| 5.           | Stilt Floor                                                                                                                                                                                                                                                                                                                                       | BLOCK-A-0%<br>BLOCK-B-100%                                                        |                                                             |
| 6.           | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                          | BLOCK-A-0<br>BLOCK-B-100%                                                         |                                                             |
| 7.           | Internal walls, Internal Plaster,<br>Floorings, Doors and Windows<br>within Flats /Premises.                                                                                                                                                                                                                                                      | BLOCK-A-0%<br>BLOCK-B-80%                                                         |                                                             |
| 8.           | Sanitary Fittings within the<br>Flat/Premises, Electrical Fittings<br>within the Flat/Premises                                                                                                                                                                                                                                                    | BLOCK-A-0%<br>BLOCK-B-25%                                                         |                                                             |
| 9.           | Staircases, Lifts Wells and Lobbies<br>at each Floor level,<br>Overhead and Underground Water<br>Tanks.                                                                                                                                                                                                                                           | BLOCK-A-0%<br>BLOCK-B-60%                                                         |                                                             |
| 10.          | External plumbing and external<br>plaster, elevation, completion of<br>terraces with waterproofing of the<br>Building/Wing.                                                                                                                                                                                                                       | BLOCK-A-0%<br>BLOCK-B-15%                                                         |                                                             |
| 11.          | Installation of Lifts, water<br>pumps, Fire Fighting Fittings<br>and Equipment as per CFO<br>NOC, Electrical fittings,<br>Mechanical<br>Equipment, compliance to<br>conditions of environment/CRZ<br>NOC,<br>Finishing to entrance lobby/s,<br>plinth protection, paving of areas<br>Appurtenant to Building/Wing,<br>Compound Wall and all other | BLOCK-A-0%<br>BLOCK-B-10%                                                         |                                                             |

Griha Lakshmi Construction Pvt. Ltd.



Managing Director

|  |                                                                                                 |  |  |
|--|-------------------------------------------------------------------------------------------------|--|--|
|  | requirements as may be required to complete project as per Specifications in Agreement of Sale. |  |  |
|  | Any other activities.                                                                           |  |  |

#### 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%                                                             |                                                 |
| 2.     | Water Supply                                       | Yes              | 50%                                                            |                                                 |
| 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                                | Yes              | 0%                                                             |                                                 |
| 8.     | Treatment and Disposal of Sewage and Sullage Water | Yes              | 0%                                                             |                                                 |
| 9.     | Solid Waste Management & Disposal                  | Yes              | 0%                                                             |                                                 |
| 10.    | Water Conservation/Rain Water Harvesting           | Yes              | 0%                                                             |                                                 |
| 11.    | Energy Management                                  | Yes              | 0 %                                                            |                                                 |

Grih Lakshmi Construction Pvt. Ltd.

*(Signature)*

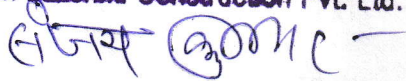
Managing Director

|     |                                                       |     |     |  |
|-----|-------------------------------------------------------|-----|-----|--|
| 12. | Fire Protection and Fire Safety Requirements          | Yes | 0%  |  |
| 13. | Closed Parking                                        | Yes | 50% |  |
| 14. | Open Parking                                          |     |     |  |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | Yes | 0%  |  |
| 16. | Others(Option to Add More)                            |     |     |  |

**VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT**

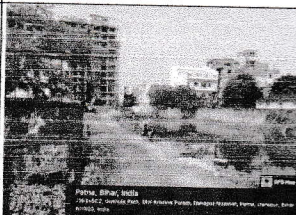
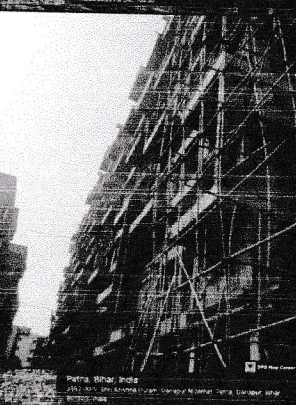
|    |                                          | PROPOSED<br>YES/NO. | PERCENT<br>AGE OF<br>ACTUAL<br>WORK<br>DONE(As<br>on date of<br>certificate) | Expected<br>Completion<br>date in<br>(dd/mm/yy<br>) Format |
|----|------------------------------------------|---------------------|------------------------------------------------------------------------------|------------------------------------------------------------|
| 1. | Internal Roads and foot paths            |                     |                                                                              |                                                            |
| 2. | Water Supply                             |                     |                                                                              |                                                            |
| 3. | Sewerage Chambers Septic Tank            |                     |                                                                              |                                                            |
| 4. | Drains                                   |                     |                                                                              |                                                            |
| 5. | Parks, Land Scaping and Tree Planting    |                     |                                                                              |                                                            |
| 6. | Street Lighting                          |                     |                                                                              |                                                            |
| 7. | Disposal of sewage & sullage water       |                     |                                                                              |                                                            |
| 8. | Water conservation/Rain Water Harvesting |                     |                                                                              |                                                            |
| 9. | Energy Management                        |                     |                                                                              |                                                            |

Grih Lakshmi Construction Pvt. Ltd.



Managing Director

**IX. GEOTAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT**

| (A) | Sr.No. |                          |                                                                                       |
|-----|--------|--------------------------|---------------------------------------------------------------------------------------|
|     | 1.     | Front Elevation          |    |
|     | 2.     | Rear Elevation           |   |
|     | 3.     | Side Elevation           |  |
| (B) |        | Photograph of each floor |  |

Grih Lakshmi Construction Pvt. Ltd.

*(Signature)*

Managing Director

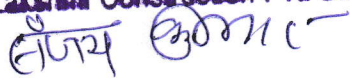
**X. FINANCIAL PROGRESS OF THE PROJECT**

| S.No.<br>(1) | Particulars<br>(2)                                                                          | Amount(InRs.)<br>(3) |
|--------------|---------------------------------------------------------------------------------------------|----------------------|
| 1.           | Project Account No.                                                                         | 50537153830          |
| 2.           | Estimated Cost of the Project including land cost at the start of the Project               | 62,58,00,000         |
| 3.           | Estimated Development Cost of the Project at the Start of the Project.(Excluding Land Cost) | 44,58,00,000         |
| 4.           | Any Variation in Development Cost which is declared at the start of the Project.            |                      |
| 5.           | Amount received during the Quarter                                                          | 1,56,20,000          |
| 6.           | Actual Cost Incurred during the Quarter                                                     | 88,07,782            |
| 7.           | Net amount at end of the Quarter                                                            | 40,48,993            |
| 8.           | Total expenditure on Project <b>till date</b>                                               | 16,13,18,762         |
| 9.           | Cumulative fund collected till the end of Quarter in question                               | 7,77,41,155          |
| 10.          | Cumulative expenditure done till the end of Quarter in question                             | 16,13,18,762         |

**XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED**

|  |
|--|
|  |
|  |

Grih Lakshmi Construction Pvt. Ltd.



Managing Director

| XII.MISCELLANEOUS                                                           |                                                                                       |    |
|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----|
| A                                                                           | List of Legal Cases (if any)—On Project/Promoter                                      |    |
| 1.                                                                          | Case No.                                                                              |    |
| 2.                                                                          | Name of Parties                                                                       |    |
| 3.                                                                          | No of Execution Cases against this project<br>Case No.<br>Name of Parties             | No |
| 4.                                                                          | No of Suo-Moto cases against this project<br>Case No.<br>Name of Parties              | No |
| 5.                                                                          | No of Certificate cases/PDR cases against this project<br>Case No.<br>Name of Parties | No |
| B                                                                           | Sale/Agreement for Sale during the Quarter                                            |    |
| 1.                                                                          | Sale Deed                                                                             | No |
| 2.                                                                          | Agreement for Sale                                                                    | 0  |
| 3.                                                                          | No.of possessions given to allottees                                                  |    |
| XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART                         |                                                                                       |    |
| We ather the project in progress is as per time schedule or lagging behind? |                                                                                       |    |

नोट- बिहार सरकार द्वारा तीन महिने के लिये बालु पर रोक लगे रहने के कारण काम का प्रगति धिरे रहा।

### 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.

Grih Lakshmi Construction Pvt. Ltd.

Signature of Promoter/Managing Director

Name: Sanjay Kumar

Date: 15.10.2024

FORM NO. 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-----14-10-2024

To,  
The SANJAY KUMAR , DIR(GRIH LAKSHMI CONSTRUCTION PVT LTD),  
SAGUNA MORE ,NEAR GAS GODAUN, DANAPUR CANTT, DANAPUR.  
PROJECT NAME- LAKSHMI HEIGHTS, ADD-ABHIYANTA NAGAR, NEAR  
INDIAN GAS GODAUN, BAILEY ROAD, PATNA.

**Subject: Certificate of Percentage of Work executed in the project**

Having -----3-----No. of Building(s)/ -----B-----Wing(s) of the Phase-----1st-----  
bearing the registration no. [ Bihar RERA Registration Number] BRERAP00408-2//1222/R-  
1171/2021 and being developed on the plot bearing CS No-----/Khata No 27, 31, 32,  
34, . Plot No.7, 11, 12, demarcated by its boundaries (latitude and longitude of the  
end points) of the land Latitude-25.6177. and Longitude-85.052521 situated in Mauja-  
Jalalpur, Thana no- 22 ,Block -Danapur Division-Danapur, District-Patna, PIN-  
801503, Admeasuring 8615.4 sq.mts. Area being developed by the promoter [Name]  
SANJAY KUMAR , DIR(GRIH LAKSHMI CONSTRUCTION PVT LTD).

Sir,

I, Shyam Prasad have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the GRIH LAKSHMI CONSTRUCTION PVT LTD Building(s)/ Two Wing(s) of the Lakshmi Heights, Phase of the Project, Situated on the plot bearing C.S. No. .... / Khata No - 27, 31, 32, 34, . Plot No.7, 11, 12, Mauja- Jalalpur, Thana no- 22 ,Block -Danapur, Division-Danapur, District-Patna, PIN-801503 admeasuring 8615.4 sq.mts. area being developed by [Promoter's Name] SANJAY KUMAR , DIR(GRIH LAKSHMI CONSTRUCTION PVT LTD)

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

- (i) M/s /Shri/Smt. Shyam Prasad as L.S. / Architect;
- (ii) M/s /Shri/Smt Brajesh Kumar as Structural Consultant
- (iii) M/s /Shri/Smt.- Amrendra Kumar as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s /Shri/Smt Rohit Kumar 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 BRERAP00408-2//1222/R-1171/2021 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 \_\_\_\_\_ (to be prepared separately for each Building/Wing of the Project)

| Sr.No. | Tasks/Activity                                                                                                                                                                                                                                                                                                                                                                                                                                  | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1.     | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                                      | 100 %.                  |
| 2.     | Number of basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                                                | 1 (ONE).                |
| 3.     | Number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                                               | NIL.                    |
| 4.     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                                     | 90%.                    |
| 5.     | Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                              | 12 SLABS. 80%           |
| 6.     | Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                                                              | 60%                     |
| 7.     | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                                                                       | 10 %.                   |
| 8.     | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                                                  | 60%.                    |
| 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 Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate. | 0%                      |

TABLE-B

Internal and External Development Work 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            | Yes.              | 0%                      |         |
| 2      | Water Supply                           | Yes.              | 25%.                    | BORING. |



|    |                                                        |     |    |  |
|----|--------------------------------------------------------|-----|----|--|
| 3  | Sewerage (Chamber, lines, 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                                    | Yes | 0% |  |
| 8  | Treatment and disposal of sewage and Sullage water     | Yes | 0% |  |
| 9  | Solid Waste management & Disposal.                     | Yes | 0% |  |
| 10 | Water conservation, Rain water harvesting.             | Yes | 0% |  |
| 11 | Energy management                                      | Yes | 0% |  |
| 12 | Fire protection and fire safety requirements           | Yes | 0% |  |
| 13 | Electrical meter room, sub-station, receiving station. | Yes | 0% |  |
| 14 | Others (Option to Add more).                           | —   | —  |  |

Yours Faithfully,



Signature & Name (IN BLOCK LETTERS) of L.S./Architect

**Shyam Prasad**  
**COA/96/19721**

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

**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 14-10-2024

To,  
The SANJAY KUMAR , DIR(GRIH LAKSHMI CONSTRUCTION PVT LTD),  
SAGUNA MORE ,NEAR GAS GODAUN, DANAPUR CANTT, DANAPUR.  
PROJECT NAME- LAKSHMI HEIGHTS, ADD-ABHIYANTA NAGAR, NEAR  
INDIAN GAS GODAUN, BAILEY ROAD, PATNA.

**Subject :Certificate of Cost Incurred for Development of**  
**[Project Name] LAKSHMI HEIGHTS** for Construction of  
building(s)/ Two Wing (s) of the.....Phase ( Bihar  
RERA Registration Number) **BRERAP00408-2//1222/R-**  
**1171/2021** situated on the plot bearing C.S.No...../Khata No - 27,  
31, 32, 34, . Plot No.7, 11, 12, demarcated by its boundaries  
(latitude and longitude of the end points) of the land - Latitude-  
25.6177. and Longitude-85.052521 situated in Mauja- Jalalpur,  
Thana no- 22 ,Block -Danapur, Division-Danapur, District-Patna,  
PIN-801503 Admeasuring 8615.4 sq.mts.area being developed by  
[Promoter] SANJAY KUMAR , DIR (GRIH LAKSHMI  
CONSTRUCTION PVT LTD).

Sir,

I, We Brajesh Kumar have undertaken assignment as certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Lakshmi Heights Building(s)/ Two Wing(s) of the.....Phase situated on the plot bearing/ CTS No..... /Survey No./ Plot No- 7, 11, 12, Khata No- 27, 31, 32, 34, of Village in Mauja- Jalalpur, Thana no- 22 ,Block -Danapur, Division-Danapur, District-Patna, PIN-801503 admeasuring 8615.4 sq.mts. area being developed by [Owner /Promoter]

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

- (i) M/s /Shri/Smt. Shyam Prasad as L.S. / Architect;
- (ii) M/s /Shri/Smt Brajesh Kumar as Structural Consultant
- (iii) M/s /Shri/Smt.- Amrendra Kumar as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s /Shri/Smt Rohit Kumar as Site Supervisor.

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 Schedule of rates (name of the schedule of Rates) and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by ..... Quality 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. 445800000 (Total of Table A and B). The estimated Total Cost

**Brajesh Kumar Sinha**  
Structural Engineer  
Licence No. 11/STR-E/15/NPDN  
NAGAR PARISHAD DANAPUR NIZAMAT  
DANAPUR.

Bkoid  
14/10/2024

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 \_\_\_\_\_ being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. \_\_\_\_\_ (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 \_\_\_\_\_ (planning Authority) is estimated at Rs. \_\_\_\_\_ (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:

7. **TABLE-A**

**Building/Wing bearing Number \_\_\_\_\_ or called Lakshmi Heights**  
**(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                          | Rs. <u>445800000</u> |
| 2.     | Cost incurred as on <u>30 Sept 2024</u><br>(Based on the Estimated cost)                               | Rs. <u>161318762</u> |
| 3.     | Work done in Percentage<br>(As Percentage of the estimated cost)                                       | <u>45</u> %          |
| 4.     | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                               | Rs. <u>284481238</u> |
| 5.     | Cost Incurred on Additional/Extra Items as on _____ not included in the<br>Estimated Cost (Annexure A) | Rs. _____            |

**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 on _____ date of Registration is | Rs. <u>445800000</u> |
| 2.     | Cost incurred as on <u>30 Sept 2024</u><br>(Based on the Estimated cost).                                                                                | Rs. <u>161318762</u> |
| 3.     | Work done in Percentage<br>(As Percentage of the estimated cost).                                                                                        | <u>45</u> %          |
| 4.     | Balance Cost to be Incurred<br>(Based on Estimated Cost).                                                                                                | Rs. <u>284481238</u> |

*B. Sinha*  
24/10/2024  
**Brajesh Kumar Sinha**  
 Structural Engineer  
 Licence No. 11/STR-E/15/NPDN  
 NAGAR PARISHAD DANAPUR NIZAMAT  
 DANAPUR.

|    |                                                                                                      |           |
|----|------------------------------------------------------------------------------------------------------|-----------|
| 5. | Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A). | Rs. _____ |
|----|------------------------------------------------------------------------------------------------------|-----------|

Yours Faithfully,

Signature of Engineer.(License No ...

*Bhish*  
14/10/2024  
**Brajesh Kumar Sinha**  
Structural Engineer  
Licence No. 11/STR-E/15/NPDN  
NAGAR PARISHAD DANAPUR NIZAMAT  
DANAPUR

\*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 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.

#### Annexure A

**List of Extra/Additional Items executed with cost  
(Which were not Part of the original Estimate of Total Cost)**

**GULSHAN DHIRAJ & ASSOCIATES**  
**CHARTERED ACCOUNTANTS**



B. O. : G1, Block B, Patna Super Market,  
 Near Doyen Gym, Fraser Road, Patna -1  
 Phone No. : 9693214849  
 Mob No. : 9304440310, 7654188888

Ref. : GDN/22124/07

Date : 14.10.24

**FORM NO. 3**

[See Regulation 3]

Cost of Real Estate Project - **44,58,00,000.00**

Bihar RERA Registration Number - **BRERAP00408-2//1222/R-1171/2021(Lakshmi Heights)**

| Sr.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Amount ( )<br>Estimated<br>Incurred                                          |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| 1.i    | <b>Land Cost:</b> <ul style="list-style-type: none"> <li>a. Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.</li> <li>b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and Authority or State Government or any Statutory Authority.</li> <li>c. Acquisition cost of TDR (if any)</li> <li>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</li> <li>e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.</li> <li>f. Under Rehabilitation Scheme:                             <ul style="list-style-type: none"> <li>(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.</li> <li>(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the C.A.</li> </ul> </li> </ul> <p><b>Note :</b> (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).</p> <ul style="list-style-type: none"> <li>(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</li> </ul> | <p>Nil</p> <p>Nil</p> <p>Nil</p> <p>Nil</p> <p>Nil</p> <p>Nil</p> <p>Nil</p> |



|  |                                                                                                                                                                                                                             |            |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|  | Accommodation, overhead cost,<br>(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        |
|  | <b>Sub-Total of Land Cost</b>                                                                                                                                                                                               | <b>Nil</b> |

| Sr.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Amount()<br>Estimated Incurred                                                                               |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| 1.     | <b>Development Cost/Cost of Construction:</b><br>a. (i) Estimated Cost of Construction ascertified by Engineer.<br>(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A.<br><b>Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).</b><br>(iii) Onsite 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 road etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.<br>All costs directly incurred to complete the (i) construction of the entire phase of the project of the project registered.<br>a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.<br>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;<br><b>Sub-Total of Development Cost</b> | 44,58,00,000.00<br>16,13,18,762.00<br><br>88,07,782.00<br><br>14,55,462.00<br><br><br><u>61,73,82,006.00</u> |
| 2.     | Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>60,71,18,762.00</b>                                                                                       |
| 3.     | Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>1,05,54,800.00</b>                                                                                        |

|    |                                                                                                                                                                                                                                                                                                                         |                   |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 4. | % Completion of Construction Work<br>(As per project Architect's Certificate)                                                                                                                                                                                                                                           | 40%               |
| 5. | Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)                                                                                                                                                                                                                 | /-16,13,18,762.00 |
| 6. | Amount Which can be withdrawn from the Designated Account.<br><br><b>Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)</b>                                                                                                                                                               |                   |
| 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.<br><br>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 GULSHAN DHIRAJ & ASSOCIATES

(Chartered Accountants)

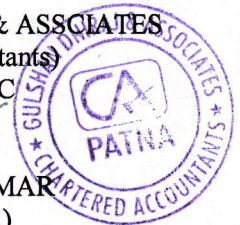
FRN: 0017704C



DHIRAJ KUMAR  
(PARTNER)

Membership No : 421878

UDIN : 24421878BKEYUS3530



**(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)**

| Sr. No. | Particulars                                                                                                                                                                                                                                                                                                                                                     | Amount ( )<br>Estimate Incurred                            |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| 1.      | Estimated Balance Cost to Complete the Real Estate Project<br>(Difference of Total Estimated Project cost less Cost incurred )<br>(Calculated as per the Form IV)                                                                                                                                                                                               | 30,15,64,550.00                                            |
| 2.      | Balance amount of receivables from sold apartments<br>(As per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)                                                                                                                                                                          | 9,84,49,847.00<br>(Approx from<br>Registered<br>Agreement) |
| 3.      | (i) Balance Unsold area ( to be certified by Management and to be verified by CA from the records and books of accounts)<br>(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 | 25,90,00,000.00<br>(Approx)                                |
| 4.      | Estimated receivables of ongoing project. Sum of 2 + 3 (ii)                                                                                                                                                                                                                                                                                                     | 35,74,49,847.00                                            |
| 5.      | Amount to be deposited in Designated Account – 70% or 100%<br>If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account<br>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.

Yours Faithfully,

FOR GULSHAN DHIRAJ & ASSOCIATES

(Chartered Accountants)

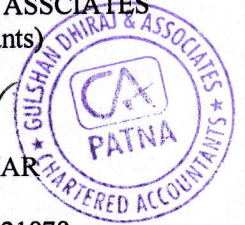
FRN: 0017704C

DHIRAJ KUMAR

(PARTNER)

Membership No : 421878

UDIN : 24421878BKEYU53530



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

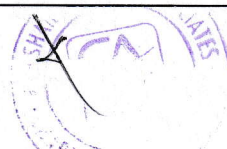
| Sr. No. | Flat No.                                | Carpet Area (in sq. mts) | Unit Consideration as per Agreement/Letter of Allotment | Received Amount | Balance Receivable |
|---------|-----------------------------------------|--------------------------|---------------------------------------------------------|-----------------|--------------------|
| 1       | Sony Gupta<br>(Flat No.- 612)           | 995.62                   | 1                                                       | 38,01,130.00    | 22,98,870.00       |
| 2       | Baby Kumari Prasad<br>(Flat No.- 202)   | 1162                     | 1                                                       | 10,00,000.00    | 45,00,000.00       |
| 3       | Ashwariya Singh<br>(Flat No.-310)       | 1120.54                  | 1                                                       | 16,00,000.00    | Booked             |
| 4       | Nargada Sudhanshu Ji<br>(Flat No.- 206) | 1162                     | 1                                                       | 29,90,000.00    | Booked             |
| 5       | Archana Kumari<br>(Flat No. - 305)      | 1162                     | 1                                                       | 20,00,000.00    | 40,00,000.00       |
| 6       | Reshmi Gupta<br>(Flat No. - 306)        | 1162                     | 1                                                       | 8,00,000.00     | 42,00,000.00       |
| 7       | Chandan Kumar<br>(Flat No. -602)        | 1162                     | 1                                                       | 6,00,000.00     | Booked             |
| 8       | Abha Sharma<br>(Flat No.-801)           | 1089                     | 1                                                       | 64,56,100.00    | Booked             |
| 9       | Kanchan Kumari<br>(Flat No -603)        | 1246                     | 1                                                       | 51,000.00       | 62,49,000.00       |
| 10      | Sameer Kumar<br>(Flat No. 504)          | 1162                     | 1                                                       | 10,00,000.00    | Booked             |
| 11      | Rakesh Kumar Singh<br>(Flat No .506)    | 1162                     | 1                                                       | 30,00,501.00    | Booked             |
| 12      | Shambhavi Bhushan<br>(Flat No. 406)     | 1162                     | 1                                                       | 45,00,000.00    | Booked             |
| 13      | Poonam Devi<br>(Flat No.902)            | 1162                     | 1                                                       | 51,00,000.00    | Booked             |
| 14      | Sanjay Kumar Singh<br>(Flat No.701)     | 1089                     | 1                                                       | 10,00,000.00    | Booked             |
| 15      | Dr Nishi<br>(Flat No.407)               | 1162                     | 1                                                       | 19,00,000.00    | Booked             |
| 16      | Prakash Kumar<br>(Flat No-906)          | 1162                     | 1                                                       | 70,00,000.00    | Booked             |
| 17      | Amit Kumar<br>(Flat No -706)            | 1162                     | 1                                                       | 36,71,470.00    | 20,28,530.00       |
| 18      | Dinesh Kumar<br>(Flat No -107)          | 1162                     | 1                                                       | 50,00,000.00    | 10,00,000.00       |
| 19      | Chinta Devi<br>(Flat No.807)            | 1162                     | 1                                                       | 69,59,952.00    | Booked             |
| 20      | Rupam Ray<br>(Flat .No -707)            | 1162                     | 1                                                       | 49,20,000.00    | 20,80,000.00       |
| 21      | Tinku Ji<br>(Flat No -405)              | 1162                     | 1                                                       | 21,00,000.00    | Booked             |
| 22      | Navin Kumar<br>(Flat No. -412)          | 995.62                   | 1                                                       | 10,00,000.00    | Booked             |
| 23      | Sushant Shekar<br>(Flat No -303)        | 1246                     | 1                                                       | 5,00,000.00     | Booked             |



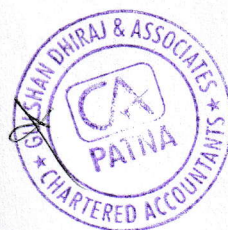
|    |                                 |      |   |                |                                                            |
|----|---------------------------------|------|---|----------------|------------------------------------------------------------|
| 24 | Champa Devi<br>(flat No.507)    | 1162 | 1 | 11,00,000.00   | Booked                                                     |
| 25 | Nirmala Kumari<br>(Flat no.307) | 1162 | 1 | 21,00,000.00   | Booked                                                     |
|    |                                 |      |   |                |                                                            |
|    |                                 |      |   | 6,91,50,153.00 | 2,63,56,400.00(<br>Approx from<br>Registered<br>Agreement) |

**(Unsold Inventory Valuation)**  
**Ready Reckoner Rate as on the date of Certificate**  
**of the Residential/Commercial premises Rs. \_\_\_\_\_ per sq.mts.**

| Sr. No. | Flat No. | Carpet Area<br>(In sq.mts.) | Unit Consideration as per Read<br>Reckoner |
|---------|----------|-----------------------------|--------------------------------------------|
| 1       | 101      | 1088.80                     | 70,00,000.00                               |
| 2       | 102      | 1162.00                     | 70,00,000.00                               |
| 3       | 103      | 1162.00                     | 70,00,000.00                               |
| 4       | 104      | 1162.00                     | 70,00,000.00                               |
| 5       | 109      | 1120.54                     | 70,00,000.00                               |
| 6       | 112      | 995.62                      | 70,00,000.00                               |
| 7       | 201      | 1088.80                     | 70,00,000.00                               |
| 8       | 203      | 1162.00                     | 70,00,000.00                               |
| 9       | 204      | 1162.00                     | 70,00,000.00                               |
| 10      | 209      | 1120.54                     | 70,00,000.00                               |
| 11      | 212      | 995.62                      | 70,00,000.00                               |
| 12      | 312      | 995.62                      | 70,00,000.00                               |
| 13      | 210      | 1120.54                     | 70,00,000.00                               |
| 14      | 211      | 1120.54                     | 70,00,000.00                               |
| 15      | 309      | 1120.54                     | 70,00,000.00                               |
| 16      | 311      | 1120.54                     | 70,00,000.00                               |



|    |      |         |              |
|----|------|---------|--------------|
| 17 | 409  | 1120.54 | 70,00,000.00 |
| 18 | 410  | 1120.54 | 70,00,000.00 |
| 19 | 411  | 1120.54 | 70,00,000.00 |
| 20 | 509  | 1120.54 | 70,00,000.00 |
| 21 | 510  | 1120.54 | 70,00,000.00 |
| 22 | 609  | 1120.54 | 70,00,000.00 |
| 23 | 610  | 1120.54 | 70,00,000.00 |
| 24 | 611  | 1120.54 | 70,00,000.00 |
| 25 | 710  | 1120.54 | 70,00,000.00 |
| 26 | 711  | 1120.54 | 70,00,000.00 |
| 27 | 811  | 1120.54 | 70,00,000.00 |
| 28 | 911  | 1120.54 | 70,00,000.00 |
| 29 | 1009 | 1120.54 | 70,00,000.00 |
| 30 | 1010 | 1120.54 | 70,00,000.00 |
| 31 | 1011 | 1120.54 | 70,00,000.00 |
| 32 | 408  | 1162.00 | 70,00,000.00 |
| 33 | 503  | 1162.00 | 70,00,000.00 |
| 34 | 508  | 1162.00 | 70,00,000.00 |
| 35 | 808  | 1162.00 | 70,00,000.00 |
| 36 | 1002 | 1162.00 | 70,00,000.00 |
| 37 | 1004 | 1162.00 | 70,00,000.00 |



UDIN: 24421878BKKEYUS3530

MRN/Name:

421878/DHIRAJ KUMAR

Firm Registration No.:

017704C

Document type:

Certificates

Document sub type:

Certificate issued under RERA

Document Date:

14-10-2024

Create Date/Time:

14-10-2024 | 16:02:09

Financial Figures/Particulars:

44,58,00,000.00

COST OF REAL ESTATE PROJECT FOR  
LAKSHMI HEIGHTS:

44,58,00,000.00

FORM 3 FOR RERA QUATERLY  
REPORT:

1,05,54,800.00

TOTAL COST INCURRED OF REAL  
ESATE POJECT FOR LAKSHMI HEIGHTS:

FORM NO. 3 (RERA REPORT) FOR  
LAKSHMI HEIGHT

Document description:

