9431019886

Grih Laxmi Construction Pvt. Ltd.

Grih Laxmi

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

Ref. Lakshmi Heights Block-C

Date : 15-10-2024

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending September of 2024

I. PARTICULARSOFPROMOTERS			
Promoter's Registration Number/CIN No/ Partnership deed no /LLP Details /Any other registration with MSME Or Govt. Bodies	**U45400BR2011PTC016581**	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	12Years		
Total Experience in Real Estate After Implementation of RERA	1		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plottedproject	1	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plottedproject	1	

II. PARTICULARSOFPROJECT			
Project Registration Number	**BRERAP00408-003//184/R-1734/2024**	Name of Project /Phase of Registered Project	Lakshmi Heights BLOCK-C
Name of Promoter	Grih Lakshmi Construction Pvt Ltd	Project Address	Abhiyanta Nagar Bailey Road Patna..
Name of Co-promoter	N/A		
Project Registration is valid upto	30-03-2028		
Starting date of Project or Phase Of the Project	22-07-2024		
Type of Projector Phase of the Project	1. Residential		
Period of validity of map by the Competent Authority			

Grih Lakshmi Construction Pvt. Ltd.

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-28	Total Number of Apartments in Landowner's share-12
	3BHK	40	4526.61 SFT	40	1. Booked /Allotted- 1 2. Sold-	3.Booked Allotted - Sold -
					Percentag of booking - 3.5%	Percentage of booking-0%

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
	40	1. Booked/Allotted -	1
		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	IssuingAuthority	Applied Date	Issuance Date	Enclosed as AnnexureNo.
1.	NOC for Environment	SEIAA,BIHAR	SIA/BR/MIS/15/03/2020	24/11/2020	
2.	Fire N.O.C.	STATE FIRE OFFICER BIHAR	04/01/2019		
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	15/03/2023	31/03/2023	

Grih 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. (1)	Tasks/Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (ifany)		
2.	Basements (ifany)	80%	
3.	Podiums (ifany)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	15%	
7.	Internal walls,Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas Appurtenant to Building/Wing, Compound Wall and all other	0%	

Grih Lakshmi Construction Pvt. Ltd.

Managing Director

	requirements as me 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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	0%	
2.	Water Supply	Yes	0%	
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.

Managing Director

12.	Fire Protection and Fire Safety Requirements	Yes	0%	
13.	Closed Parking	Yes	20%	
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	
16.	Others(Option to Add More)			

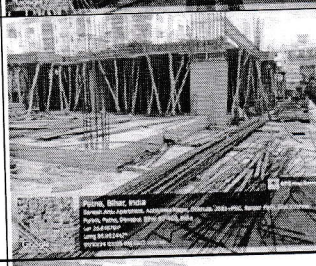
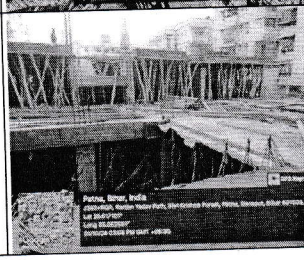
VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGEOF ACTUAL WORK DONE(As ondate 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			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

Grih Lakshmi Construction Pvt. Ltd.

संजय

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	

X. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	Project Account No.	120025773888
2.	Estimated Cost of the Project including land cost at the start of the Project	11,42,57,952
3.	Estimated Development Cost of the Project at the Start of the Project.(Excluding Land Cost)	8,55,97,952
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	8,00,000
6.	Actual Cost Incurred during the Quarter	7,40,000
7.	Net amount at end of the Quarter	9,852

Grih Lakshmi Construction Pvt. Ltd.

Managing Director

8.	Total expenditure on Project **till date**	1,05,84,800
9.	Cumulative fund collected till the end of Quarter in question	8,00,000
10.	Cumulative expenditure done till the end of Quarter in question	1,05,54,800

XI. DETAILS OF MORTGAGE OR CHARGEIFANY CREATED

Griha 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 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
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	No
2.	Agreement for Sale	
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?		

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.

संजय कुमार

Managing Director

Signature of Promoter

Name: Sanjay Kumar

Date: 15-10-2024

C

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)/ Block –C Wing(s) of the Phase 2nd bearing the registration no. [Bihar RERA Registration Number] **BRERAP00408-003//184/R-1734/2024** 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-25.616791. and Longitude-85.052447 situated in Mauja- Jalalpur , Thana no- 22 ,Block –Danapur Division-Danapur, District-Patna, PIN-801503, Admeasuring 1328.10 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)/ Block c (s) of the Lakshmi Heights Block –C ,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 1328.10 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/PlumbingConsultant (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 **BRERAP00408-003//184/R-1734/2024** Under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

Building / Wing Number Block C (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	60%
5.	Number of Slabs of Super Structure	0%.
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0 %.
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0 %.
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0 %.
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
10.	Installation of lifts, water pumps, Fire Fighting 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	10%	

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	—	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 .....)

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---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 [ProjectName] LAKSHMI HEIGHTS Block C for Construction of building(s)/ Two Wing (s) of the 2 nd .Phase (Bihar RERA Registration Number)] **BRERAP00408-003//184/R-1734/2024** 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 1328.10 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 Block C Building(s)/ one Wing(s) of the 2 nd 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 1328.10 sq.mts. area beingdeveloped 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/PlumbingConsultant (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. 85597952 (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.
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 -10584800 (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. 75013152 (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 Block C
(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. 85597952
2.	Cost incurred as on 30 Sept 2024 (Based on the Estimated cost)	Rs. 10584800
3.	Work done in Percentage (As Percentage of the estimated cost)	10 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 75013152
5.	Cost Incurred on Additional/Extra Items as on _____not included in the 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. 85597952
2.	Cost incurred as on _____ (Based on the Estimated cost).	Rs. 10584800
3.	Work done in Percentage (As Percentage of the estimated cost).	10 %
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 75013152

14/10/2024
Brajesh Kumar Sinha
Structural Engineer
Licence No.11/STR-E/15/NPDA
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 ...)

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

14/10/2024

*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. : GDA/042410

Date. : 24.10.24

FORM NO. 3
[See Regulation 3]

Cost of Real Estate Project – **8,55,97,952**
Bihar RERA Registration Number - **BRERAP00408-003/184//R-1734/2024(Lakshmi Height Block-C)**

Sr.No.	Particulars	Amount ( ) Estimated Incurred
1.i	**Land Cost:**	
	a. Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	**Nil**
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and Authority or State Government or any Statutory Authority.	**Nil**
	c. Acquisition cost of TDR (if any)	**Nil**
	d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc,; and	**Nil**
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	**Nil**
	f. Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	**Nil**
	(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the C.A.	**Nil**
	Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	
	(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit Accommodation or rent in lieu of Transit	**Nil**

GULSHAN DHIRAJ & ASSOCIATES ★ CHARTERED ACCOUNTANTS ★ PATNA

	Accommodation, overhead cost, (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation. **Sub-Total of Land Cost**	**Nil** **Nil**

Sr.No.	Particulars	Amount ( ) Estimated Incurred
1.	**Development Cost/ Cost of Construction :**	
	a. (i) Estimated Cost of Construction as certified by Engineer.	8,55,97,952.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A.	1,05,54,800.00
	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 roadsetc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	85,69,245.00
	All costs directly incurred to complete the (i) construction of the entire phase of the project of the project registered.	20,15,555.00
	a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	
	b) Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
	Sub-Total of Development Cost	**10,67,37,552**
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	**9,61,82,752**
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	**1,02,63,244.00**

GULSHAN DHIRAJ & ASSOCIATES * CHARTERED ACCOUNTANTS * CA PATNA

4.	% Completion of Construction Work (As per project Architect's Certificate)	10%
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	**1,02,63,244.00**
6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)**	
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	

Yours Faithfully,

FOR GULSHAN DHIRAJ & ASSCIATES
(Chartered Accountants)
FRN: 0017704C

DHIRAJ KUMAR
(PARTNER)
Membership No : 421878
UDIN ; 24421878BKEYUT7459

(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)	7,50,43,152
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)	62,00,000 (Approx)
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	18,90,00,000 (Approx)
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	19,52,00,000 (APPROX)
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.

Yours Faithfully,

FOR GULSHAN DHIRAJ & ASSCIATES
(Chartered Accountants)
FRN: 0017704C

DHIRAJ KUMAR
(PARTNER)
Membership No : 421878
UDIN : 24421878BKEYU7459

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	Dharmbeer singh (Flat No.- 301)	1212	1	8,00,000	booked
				8,00,000	62,00,000 (Approx from Registered 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 (In sq.mts.)	Unit Consideration as per Read Reckoner
1	101	1212	70,00,000
2	102	1195.86	70,00,000
3	103	1052.22	70,00,000
4	104	1066.53	70,00,000
5	201	1212	70,00,000
6	202	1195.86	70,00,000
7	203	1052.22	70,00,000
8	204	1066.53	70,00,000
9	302	1195.86	70,00,000
10	303	1052.22	70,00,000
11	304	1066.53	70,00,000
12	701	1212	70,00,000
13	702	1195.86	70,00,000
14	703	1052.22	70,00,000
15	704	1066.53	70,00,000
16	801	1212	70,00,000

GULSHAN DHIRAJ & ASSOCIATES CA PATNA

17	802	1195.86	70,00,000
18	803	1052.22	70,00,000
19	804	1066.53	70,00,000
20	901	1212	70,00,000
21	902	1195.86	70,00,000
22	903	1052.22	70,00,000
23	904	1066.53	70,00,000
24	1001	1212	70,00,000
25	1002	1195.86	70,00,000
26	1003	1052.22	70,00,000
27	1004	1066.53	70,00,000

GULSHAN DHIRAJ & ASSOCIATES
CA
PATNA
CHARTERED ACCOUNTANTS

UDIN:	24421878BKEYUT7459
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 | 16:13:03
Financial Figures/Particulars:	
COST OF REAL ESTATE PROJECT FOR LAKSHMI HEIGHT BLOCK -C:	8,55,97,952.00
FORM NO-3 RERA REPORT QUATERLY:	8,55,97,952.00
TOTAL COST INCURRED OF REAL ESATE POJECT FOR LAKSHMI HEIGHT BLOCK - C:	1,02,63,244.00
Document description:	FORM NO. 3 (RERA REPORT) FOR LAKSHMI HEIGHT BLOCK -C