ANNEXURE - A

Quarterly Progress Report for quarter ending December 2022

I. PARTICULAR OF PROJECT			
Project Registration Number	BRERAP00900-3/965/R747/2019	Name of the Project	DPR Complex
Name of Promoter	SURJ HOMES	Project Address	Sainik Colony, Gola Road, Bailey Road, Danapur, Patna-801503
Name of co-promoter	N/A		
Project Registration Valid up to	30 May 2022 + 11 Months COVID-19 Period		
Starting date of Project	28 August 2019		
Type of Project	Residential		
Period of validity of map by the competent authority	26 March 2022 + 11 Months COVID-19 Period		

II. DISCLOSER OF SOLD/BOOKED INVENTORYOF APARTMENT					
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartment	Total number of Apartment	
Block- A	3 BHK	22220 sq.ft.	26	Booked	03
	2 BHK	3520 sq.ft.		Sold	Nil
Block- B	3 BHK	20816 sq.ft.	27	Booked	02
	2BHK	3745 sq.ft.		Sold	Nil

III. DISCLOSER OF SOLD/BOOKED INVENTORYOF GARAGES			
Building/Block Number	Total Number of sanctioned garages	Total Number of garages:	
Block -A	27	Booked	05
Block- B	29	Sold	Nil

IV. Construction Progress of the Project		
1. Building /Wing/ Layout Number - Block- A		
Sl.No. (1)	Task/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basement (if any)	No
3.	Podiums (if any)	No
4.	Plinth	100%
5.	Stilt Floor	No
6.	Slab of Super Structure	85%
7.	Internal walls	40%
	Internal Plaster	00%
	Floorings	00%
	Doors and windows within Flats/Premises	00%
8.	Sanitary Fittings within the Flats/Premises	00%
	Electric Fittings within the Flats/Premises	00%
9.	Staircase	00%
	Lift Wells and Lobbies at each Floor level	00%
	Overhead Water Tank	00%

10.	External plumbing	00%
	External plaster	00%
	Elevation	00%
	Completion of terrace with waterproofing of the building/wings	00%
11.	Installation of Lift	00%
	Water Pump	00%
	Fire Fighting Fittings and Equipment as per CFO NOC	00%
	Electric fittings	00%
	Finishing of entrance lobby/ Plinth Protection	00%
	Paving of areas appurtenant of building/Wing	00%
	Compound Wall	00%
	Cc Tv	00%
2. Building /Wing/ Layout Number - Block- B		
Sl.No. (1)	Task/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basement (if any)	No
3.	Podiums (if any)	No
4.	Plinth	100%
5.	Stilt Floor	No
6.	Slab of Super Structure	00%
7.	Internal walls	00%
	Internal Plaster	00%
	Floorings	00%
	Doors and windows within Flats/Premises	00%
8.	Sanitary Fittings within the Flats/Premises	00%
	Electric Fittings within the Flats/Premises	00%
9.	Staircase	00%
	Lift Wells and Lobbies at each Floor level	00%
	Overhead Water Tank	00%
10.	External plumbing	00%
	External plaster	00%
	Elevation	00%
	Completion of terrace with waterproofing of the building/wings	00%
11.	Installation of Lift	00%
	Water Pump	00%
	Fire Fighting Fittings and Equipment as per CFO NOC	00%
	Electric fittings	00%
	Finishing of entrance lobby/ Plinth Protection	00%
	Paving of areas appurtenant of building/Wing	00%
	Compound Wall	00%
	Cc Tv	00%

V. Amenities and Common Area and External Infrastructure Development Works				
Sl.No.	Common Area and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Road	No		
2	Water Supply	Yes	00%	
3	Sewerage (chamber, Line, Septic Tank)	Yes	00%	
4	Storm Water Drain	Yes	00%	
5	Landscapeing & Tree Planting	Yes	00%	
6	Street Light	No		
7	Community Building	No		

8	Treatment and Disposal of Sewage and Sullage Water	No		
9	Solid Waste Management & Disposal	No		
10	Water Conservation/Rain Harvesting	Yes	00%	
11	Energy Management	No		
12	Fire Protection and fire Safety Requirements	Yes	00%	
13	Closed Parking	No		
14	Open parking	No		
15	Electric Meter Room, Sub Station Receiving Station	Yes	00%	
16	Others (Option to			

VI. PHOTOGRAPH OF THE BLOCK (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars
1	Front Elevation of Block A & B
2	Rear Elevation of Block A
3	Side Elevation of Block A & B

VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
1	Project Account No.	726701010050210 of union bank of india
2	Estimated Cost of the Project including land cost at start of the Quarter	10,80,00,000/-
3	Amount Received during the Quarter	49,54,250/-(Rs.29,50,000/-received from surj homes+1600000/-loan)
4	Actual cost Incurred during the Quarter	39,95,039/-
5	Net Amount at end of the Quarter	1,55,930/-
6	Total Expenditure on Project **till date**	2,44,72,236/-
7	Details of mortgage or charge, if any, created on the land and the Project	No

VIII. MISCELLANEOUS		
A	List of Leagal Cases (if any)	
1	Case No.	No
2	Name of Parties	N/A
B	Sale /Agreement for sale During the Quarter	
1	Sale Deed	Nil
2	Agreement for Sale	00

UNTERTAKING:

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

Signature of Promoter M/s. SURJ HOMES

Sanjaykumar Sinha

Name: Sanjay Kumar Sinha

Date: Managing Partner


DPR Complex
Block-A Back view
11/01/23
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DPR complex
Block-A Front view
11/01/23


DPR complex
Block-A side view
11/01/23


DPR complex
Block- B Front view
11/01/23


DPR complex
Block-B side view
11/01/23

FORM NO. 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

for 3rd Quarter (October - December 2022)

Date----------

To,
Surj Homes
Bichli Gali, Gola Road,
Danapur, Patna-801503

Subject: Certificate of Percentage of Work executed in the project Surj Homes DPR Complex

Having **02 (Two)** No. Of Building(s)/-------Wing(s) of the Phase------bearing the registration no. [Bihar RERA Registration Number] **BRERAP00900-3/965/R-747/2019** and being developed on the plot bearing CS No. ……Khata no **164** /Survey No…../Plot No. **1415** demarcated by its Boundaries (latitude and longitude of the end points) of the land-**25.62590° N, 85.05438° E** Situated in Village …… Block **Danapur** Division **Danapur**, District- **Patna** PIN - **801503** Admeasuring **2366.76** sq.mts. Area being developed by the Promoter [Name] **SURJ HOMES**

Sir,

I, We **Sunil Kumar** have undertaken assignment as Architect / LicensedSurveyor of certifying Percentage of execution of Work of the **Surj Homes DPR Complex** Building(s)/ **02 (Two)** Wing(s) of the ------ Phase of the Project,Situated on the plot bearing C.S. No. .../Survey No. ……./Plot No. **1415** of Village - …… Block - **Danapur**Division **Danapur** District **Patna** PIN – **801503** admeasuring – **2366.76** sq.mts. Area being Developed by [Promoter's Name] **Surj Homes**

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

(i) Shri SUNIL KUMAR as Architect;

(ii) Shri.BRAJESH SINHA as Structural Consultant

(iii) Shri AMRENDRA KUMAR as Plumbing Consultant

(iv) Shri KN JHA as Electrical Consultant

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 **BRERAP00900-3/965/R-747/2019** 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 Block- A

Sr.No.	Tasks/Activity	Percentage of work done
1.	Excavation	100%
2.	Number of basement(s) and Plinth	100%
3.	Number of Podiums	nil
4.	Stilt Floor	nil
5.	Number of Slabs of Super Structure	85% (05)

6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	40%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	00%
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.	00%
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.	00%

Building Block - B

Sr.No.	Tasks/Activity	Percentage of work done
1.	Excavation	100%
2.	Number of basement(s) and Plinth	100%
3.	Number of Podiums	nil
4.	Stilt Floor	nil
5.	Number of Slabs of Super Structure	00% (00)
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	00%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	00%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	00%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%
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.	00%

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	Details

			done	
1	Internal Roads & Foot- Paths	NO		
2	Water Supply	YES	00%	
3	Sewerage (Chamber, lines, Septic Tank, STP)	YES	00%	
4	Storm Water Drains	YES	00%	
5	Landscaping & Tree Planting.	NO		
6	Street Lighting	NO		
7	Community Buildings	NO		
8	Treatment and disposal of sewage and Sullage water	NO		
9	Solid Waste management & Disposal.	NO		
10	Water conservation, Rain water harvesting.	YES	00%	
11	Energy management	NO		
12	Fire protection and fire safety requirements	YES	00%	
13	Electrical meter room, substation, receiving station.	Only panel fitting	00%	
14	Others (Option to Add more).			

Yours Faithfully,

Sunil Kumar

SUNIL KUMAR
Architect
(Registration No. /license No.....)

SUNIL KUMAR, ARCHITECT
NAGAR PARISAD DANAPUR NIZAMAT
LICENCE No.-50/Arch/2015/NPDN

FORM NO. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

for 3rd Quarter (October - December 2022)

Date----------

To,
Surj Homes
Bichli Gali, Gola Road,
Danapur, Patna-801503

Subject: : Certificate of Cost Incurred for Development of Surj Homes DPR Complex

for Construction of **02 (Two)** Building/ ____Wing(s) of the_____ Phase (Bihar RERA Registration Number) **BRERAP00900-3/965/R-747/2019** situated on the plot bearing C.S.No...../ Khata No- **164** /Survey no. .../Thana No- **21** Tauzi No- ..... / Plot No.- **1415** demarcated by its boundaries (latitude and longitude of the end points) **25.62590° N, 85.05438° E** Village _____, Block- **Danapur,** Division - **Danapur**, District Patna, PIN- **801503** Admeasuring **2366.76** sq.mts. area being developed by [Promoter] **SURJ HOMES** _ Ref: Bihar RERA Registration Number **BRERAP00900-3/965/R-747/2019**

Sir,

I, We **Brajesh Kumar Sinha** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **02 (Two)** Building(s)/ ___ Wing(s) of the _____ Phase situated on the plot bearing/ CTS No. /Survey No...../ Plot No.-**1415** of Village- _____, Block- **Danapur,** Division- **Danapur,** District- **Patna** PIN-**801503** admeasuring **2366.76** sq.mts. Area being developed by Promoter

1. Following technical professionals are appointed by Promoter :-

(i) Shri SUNIL KUMAR as Architect;

(ii) Shri.BRAJESH SINHA as Structural Consultant

(iii) Shri AMRENDRA KUMAR as Plumbing Consultant

(iv) Shri KN JHA as Electrical Consultant

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments & proportionate completion of internal and external work of the project as per specification mentioned in the Agreement of sale. Our estimated cost calculations are based on the Developer/Consultants. The assumption of the cost of material, labour and other inputs made by the developer and the site inspection carried out by us to ascertain /confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 10,80,00,000/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining

occupation certificate / completion certificate for the building(s) from the PMC being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,44,72,236/- (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 PMC (planning Authority) is estimated at Rs. 8,36,00,000/- (Total of Table A and B).

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

TABLE-A

Building Block - A

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs.4,80,00,000/-
2.	Cost incurred as on 31 Dec 22 (Based on the Estimated cost)	Rs. 1,95,00,000/-
3.	Work done in Percentage (As Percentage of the estimated cost)	40 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL

Building Block - B

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs.4,20,00,000/-
2.	Cost incurred as on 31 Dec 22 (Based on the Estimated cost)	Rs.49,72,000/-
3.	Work done in Percentage (As Percentage of the estimated cost)	12 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.NIL

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.1,80,00,000/-
2.	Cost incurred as on 31 Dec 22 (Based on the Estimated cost).	Rs……/-
3.	Work done in Percentage (As Percentage of the estimated cost).	00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs……/-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. NIL

Yours Faithfully,

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

Signature of Engineer.(License No……)

*Note : . 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

SINGH SANTOSH & ASSOCIATES
CHARTEREDACCOUNTANTS

FORM-3

[Seesection4(2)(l)(D)ofRERAAct]

CHARTERED ACCOUNTANT CERTIFICATE

RERA Registrationnumber BRERAP00900-3/965/R-747/2019 (M/s Surj Homes, DPR Complex) Registered address at KHATANO.- 102,THANA NO.- 11, Tauzi No.- 5153, Plot No. -747,749, Village- Khajpura, DISTRICT -PATNA, beingdevelopedbySurjHomes.

For thequarterending31stDecember,2022

Sr.No.	Particulars			Amount(Rs.InLakh)	
				Estimated	Incurred
1(i)	LandCost:				
	a	AcquisitionCostofLandorDevelopmentRights, lease Premium, lease rent, interest cost incurredorpayableonLandCostandlegalcost		5,40,00,000	5,40,00,000
	b	Amountof Premium payable to obtaindevelopmentrights,FSI,additionalFSI,fungi blearea, and any other incentive tinder DCR fromLocal Authority or State Governmentor anyStatutoryAuthority			
	c	AcquisitioncostofTDR(ifany)			
	d	Amounts payable to State Governmentorcompetentauthorityor anyother statutoryauthority of the State or Central Government,towardsstampduty,transfercharges, registrationfeesetc;and		11,20,500	11,20,500
	e	LandPremiumpayableasperannualstatement ofrates (ASR)forredevelopmentoflandownedbypublic authorities.			
	f	UnderRehabilitationscheme:			
		Î)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		

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e.+918373900750,
E-mail:casantoshsinghh@gmail.com

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			theCA	-	
	Note:(for total cost of construction incurred, Minimum of(i)or(ii)is to be considered)				
		(ii)	ActualCostofconstructionofrehab building incurred as per thebooksofaccountsasverifiedby		
		(iii)	Cost towards clearance of land ofalloranyencumbrancesincluding costofremovaloflegal/illegaloccup ants,costforprovidingtemporarytr ansitaccommodation or rent in lieu ofTransit Accommodation, overheadcost,		
		(iv)	CostofASRlinkedpremium,fees, charġesandsecuritydepositsormai ntenancedeposit,oranyamountwh atsoeverpayabletoanyauthoritiest owardsandinprojectofrehabilitatio n.		
			Sub-Total of Land Cost	5,51,50,500	5,51,20,500

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Sr.No.	Particulars	Amount(Rs.InLakh)	
		Estimated	Incurred
1(ii)	DevelopmentCost/CostofConstruction:		
	a EstimatedCostofConstruction (i} as certified by Engineer (i)	10,80,00,000	2,44,72,236
	ActualCostofconstructionincurredasperthebooksofaccountsasverifiedbytheCA (ii)		
	Note:(foraddingtototalcostofconstructionincurred,Minimumof(i)or(ii)istobe considered)		

iSr.No.	Particulars	Amount(Rs.InLakh)	
		Estimated	Incurred

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		(iii)	On-site expenditure for development of entireproject excludingcostofconstructionas per(i)or(ii)above,i.e.salaries, consultantsfees, siteoverheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenancecosts, consumables etc.Allcostsdirectly incurred to completetheconstruction ofthe entire phase of the project registered.		
	b		PaymentofTaxes,cess,fees, charges,premiums,interestetc toanystattitoiyAuthority.		
	c		Principalsumandinterest payabletofinancialinstitutions, scheduledbanks,non-banking financialinstitution(NBFC)or moneylendersonconstruction fundingormoneyborrowedforco nstruction;	-	
			Sub-TotalofDevelopmentCost	**10,80,00,000**	**2,44,72,236**

Sr.No.	Particulars	Amount(Rs.InLakh)
2	TotalEstimatedCostoftheRealEstateProject [1(i)+1(ii)]ofEstimatedColumn	**16,31,20,500**
3	TotalCostIncurredoftheRealEstateProject[1(i) +1(ii)]ofIncurredColumn	7,95,92,736
4	%completionofConstructionWork (asperProject Architect'sCertificate)	22.65%

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CHARTEREDACCOUNTANTS

5	ProportionoftheCostincurredon LandCostand _____96ConstructionCosttotheTotal EstimatedCosL(3/296)	48.79%
6	AmountWhichcanbewithdrawnfromtheDesignated Account TotalEstimatedCost*Proportionofcostincurred(Sr. number2*Sr.number5)	7,95,86,491
Sr. No.	Particulars	Amount(Rs.InLakh)
7	Less: Amountwithdrawntilldateofthiscertificateasper theBooksofAccountsandBankStatement	2,44,72,236/-
8	NetAmountwhichcanbewithdrawnfromtheDesignated BankAccountunderthiscertificate Thiscertificateisbeingissuedfor RERAcompliianceforRERARegistrationnumberBRERAP0090 0-3/965/R-747/2019 Registered address at KHATA NO.-102, THANANO.-11,TauziNo.-5153,PlotNo.-747,749,Village-Khajpura,DISTRICT— PATNA,beingdevelopedbySurjHomes.andisbasedontherecor dsanddocumentsproduced before me and explanationsprovided to me by themanagementof theCompany.	5,51,14,255/-

In viewof no formatfor withdrawalofmoneyunder BIHARRERAAct,the calculation s and form at has been adopted from the form at of Form 3 given under the Bihar Real Estate Regulatory Authority(General)Regulations,2017

YoursFaithfully
ForCASINGH SANTOSH & ASSOCIATES.
Chartered AccountantsFRN:
034382C

Singh Santosh & Associates * Chartered Accountants * MUZ. FRN. 034382C

CA Santosh Kumar Singh
(Proprietor)
M.No.:567259

Date:29/03/2023

UDIN: 23567259BGZWPU7182

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