

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U45200BR2004PTC010565	Name of Firm	VINEET HOMES PRIVATE LIMITED
Firm Address :	A/90, MAGISTRATE COLONY, ROAD NO. -5, ASHIYANA NAGAR, PATNA-800025		
Total Experience of promoter in Real Estate sector	10 YEARS		
Total Experience in Real Estate after Implementation of RERA	07 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	03	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00025-5/173/R-1469/2022	Name of Project/Phase of Registered Project	VINEET JASOLAL SHEELA ENCLAVE
Name of Promoter	VINEET HOMES PRIVATE LIMITED	Project Address	SOUTH OF JHAKHARI MAHADEV, GOLA ROAD, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	10/10/2027		
Starting date of Project or Phase of the Project	30/09/2022		
Type of Project or Phase of the Project	Residential and commercial		
Period of validity of map by the Competent Authority	5 YEARS		

For VINEET HOMES PVT. LTD.

Rajesh Kumar

Director

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
BLOCK-A & B	1. 1 BHK			FLAT-34 SHOP-08	FLAT-17, SHOP-04	FLAT-17, SHOP-04
	2. 2 BHK, -	08			1. Booked / Allotted -	3. Booked/ Allotted-NIL
	3. 3 BHK	26			BLOCK-A-07	
	4. Shop	08			BLOCK-B-10	Sold -NIL
	5. Bungalow				SHOP-01	
	6. Plot etc.				2. Sold-SHOP-02	
					Percentage of booking 71.42%	Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK-A & B	47	1. Booked/Allotted	17
		2. Sold	NIL

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	N/A			
2.	Fire N.O.C.				
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

For VINEET HOMES P. L. LTD.

Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 76/22-23

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	N/A	
6.	Slabs of Super Structure	BLOCK-A-100% BLOCK-B-100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% 100% 90% 80%	30-06-2025 30-06-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	60% 85%	30-06-2025 30-06-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80% 60% 90%	30-06-2025 31-07-2025 31-05-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	80% 100% 100% 90%	31-05-2025 31-01-2025

For VINEET HOMES PVT. LTD.



Director

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities	50%	15-06-2025
		80%	30-06-2025
		30%	30-06-2025
		85%	30-06-2025
		50%	30-06-2025
		0%	31-05-2025

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	30%	31-05-2025
2.	Water Supply	YES	90%	30-04-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	40%	30-06-2025
4.	Storm Water Drains	YES	20%	30-06-2025
5.	Landscaping & Tree Planting	YES	0%	30-06-2025
6.	Street Lighting	YES	0%	30-06-2025
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	NO	N/A	

For VINEET HOMES PVT. LTD.

Refer copy to

Director

10.	Water Conservation / Rain Water Harvesting	YES	50%	30-06-2025
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	30%	30-06-2025
13.	Closed Parking	YES	75%	30-06-2025
14.	Open Parking	YES	20%	30-06-2025
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.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			

For VINEET HOMES PVT. LTD.



Director

9.	Energy Management			
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IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

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

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	120001304548
2.	Estimated Cost of the Project including land cost at the start of the Project	8,51,50,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	7,84,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	1,34,47,487=00
6.	Actual Cost Incurred during the Quarter	1,93,76,521=00
7.	Net amount at end of the Quarter	76,87,912=00
8.	Total expenditure on Project till date	11,01,66,857=00
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	11,01,66,857=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS

A	List of Legal Cases (if any) – On Project / Promoter
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For VINEET HOMES PVT. LTD.

Rekha Gupta

Director

1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind? Progress well in advance of the time schedule		

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1 BHK- 2 BHK -08 3 BHK-26 4 BHK- Shop- 08 Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	
	FLAT NO.	FLAT TYPE
	A-101	3 BHK
	A-301	3 BHK
	A-302	3 BHK
	A-303	3 BHK
	A-304	3 BHK
	A-404	3 BHK
	B-101	3 BHK
	B-104	3 BHK
	B-105	2 BHK
	B-204	3 BHK
	B-205	2 BHK
	B-301	3 BHK
	B-304	3 BHK
	B-305	2 BHK
	B-405	2 BHK
For VINEET HOMES PVT. LTD.		
Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc		



Director

XV. BROCHURE /Prospectus		
XVI Grievance Redressal Officer Name : RAKESH CHANDRA MALHOTRA Contact No : 9162420949 Email id : malhotrapatna@yahoo.co.in Address : A-90, Road No. 5, Magistrate Colony Ashiana Nagar Patna 800025		

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.

For VINEET HOMES PVT. LTD.

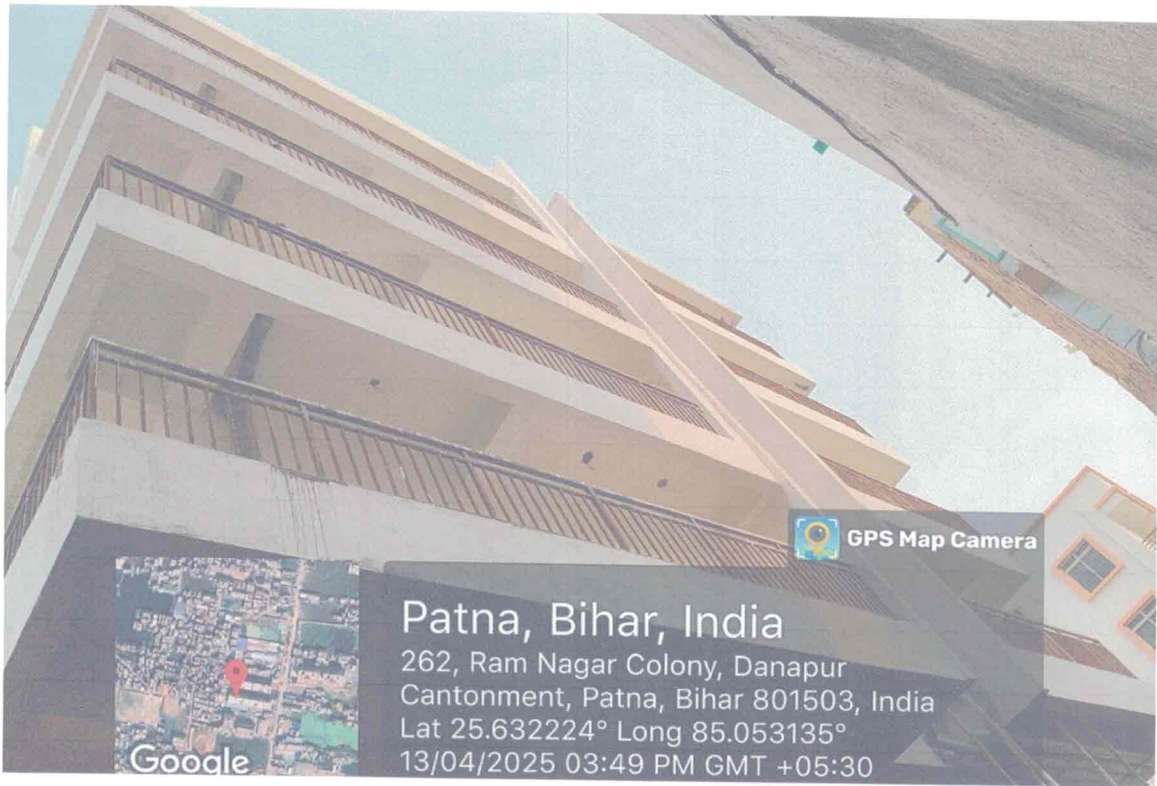
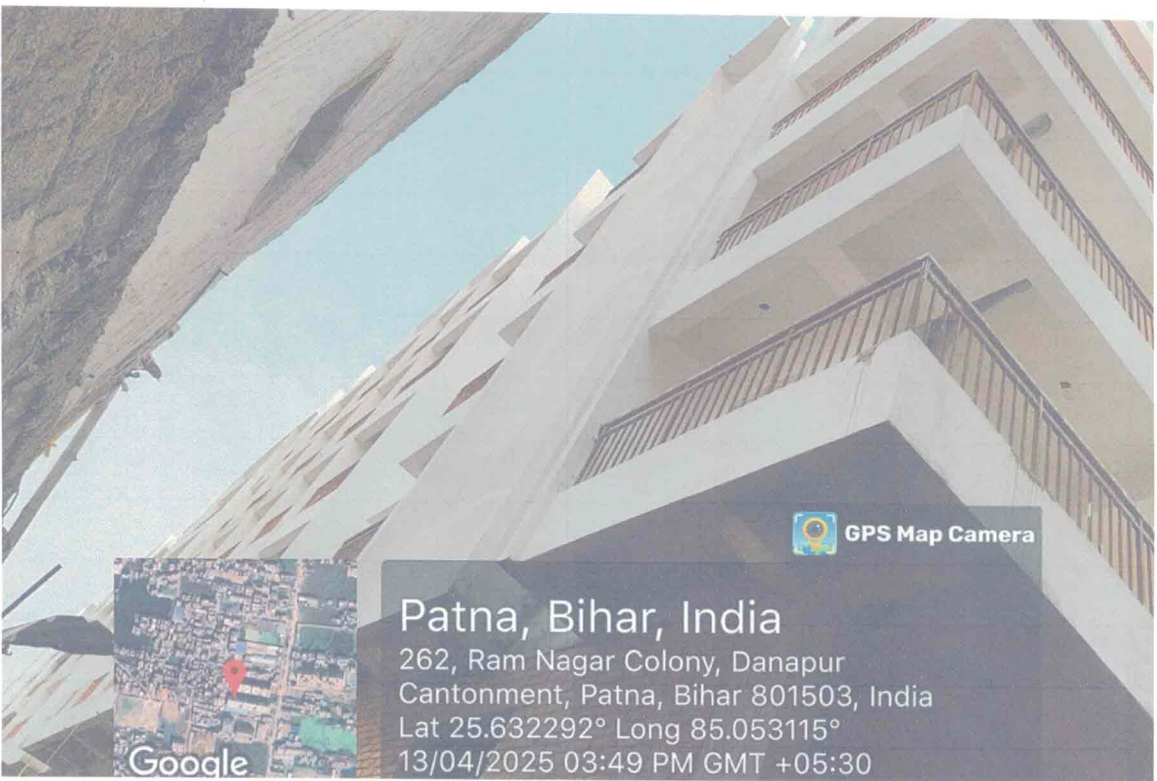


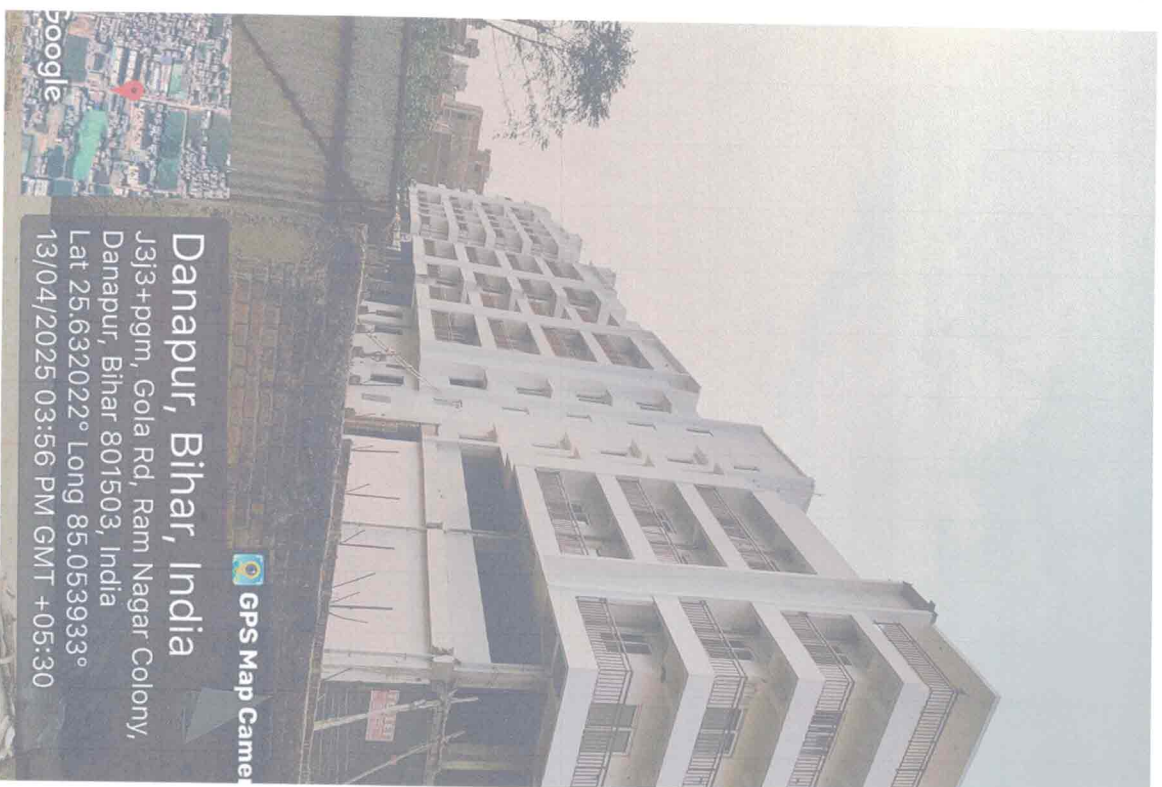
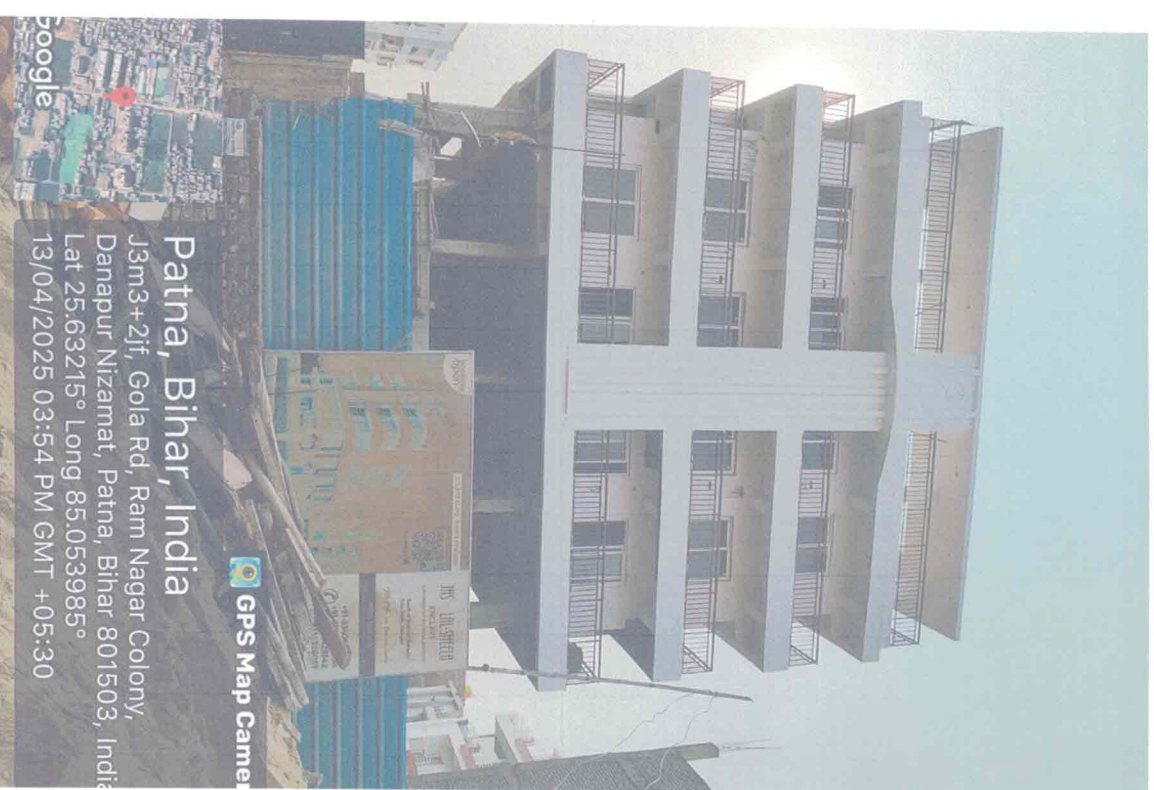
Director

Signature of Promoter

Name:

Date:





**[BIHAR REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]**

**FORM - 5
ARCHITECT'S CERTIFICATE**

(To be uploaded by the promoter on his web page on the RERA portal for Quarterly Updates)

Date: _____

RERA No. : BRERAP00025-5/173/R-1469/2022
Project Name : Jasolal Sheela Enclave
Promoter Name: Vineet Homes Pvt. Ltd.

To
The Vineet Homes Pvt. Ltd.
A/90, Road No.5, Magistrate Colony,
Ashiana Nagar, Patna-800025

Subject: Certificate of Percentage of Completion of Construction Work of **Jasolal Sheela Enclave** No. of Building(s)/ 01 Wing(s) of the Project [RERA Registration Number- BRERAP00025-5/173/R-1469/2022 situated on the Plot bearing C.N. No/CTS No. /Survey no./ Final Plot no 1246 P demarcated by its boundaries latitude **25.6280° N** & longitude **85.0681° E** of the of Division Village Jhakhari Mahadev Taluka Patna District Patna admeasuring **1717.66** sq.mts., area being developed Vineet Homes Pvt Ltd.

Sir,

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Bihar Real Estate (Regulation and Development) Rules, 2017.

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. 76/22-23

I, *Shakti Ranjan* have undertaken assignment as Architect Surveyor of certifying Percentage of Completion of the Construction Work of the Building(s)/ 01 Wing(s) of the 01 Phase of the Project, situated on the plot bearing C.N. No/CTS No. /Survey no./ Final Plot no 1246 P of Division Village Jhakhari Mahadev Taluka Patna District Patna PIN 801503 admeasuring **1717.66** sq.mts., area being developed by M/s Vineet Homes Pvt. Ltd..

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

- (i) Shri Shailesh Ranjan as Architect;
- (ii) Shri Vijay Kumar as Structural Consultant
- (iii) Shri Amrendra Kumar as MEP Consultant
- (iv) Shri Harendra Prasad as Site Supervisor

Based on the Site Inspection dated 31/03/2025, with respect to each of the Building/Wing of the aforesaid Real Estate Project , I Certify that as on the date of this Certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number **BRERAP00025-5/173/R-1469/2022** under BIHAR RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table A

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

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	<u>1</u> Number of Basement(s) and plinth	100%
3	Stilt Floor	N/A
4	<u>7</u> Number of Slabs of Super Structure	100%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	100%
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	60%
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	70%
8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	80%
9	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, 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, Compound Wall and all other requirements as may be required to obtain Completion Certificate.	50%

Table-B

Internal and External Development Works in respect of the entire Registered Phase/Project.

Sl.No	Common areas and Facilities/ Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths	Yes	30%	
2	Water Supply	Yes	90%	
3	Sewerage (Chamber, lines, Septic Tank STP)	Yes	40%	
4	Storm Water Drains	Yes	20%	
5	Landscaping & Tree Planting	Yes	0%	
6	Street Lighting	Yes	0%	
7	Community Buildings	No	N/A	
8	Treatment and Disposal of sewage and sullage water	No	N/A	
9	Solid Waste management & Disposal	No	N/A	
10	Water conservation, Rain water harvesting	Yes	50%	
11	Energy Management	No	N/A	
12	Fire protection and fire safety requirements	Yes	30%	
13	Electrical meter room, sub – station, receiving station	Yes	20%	
14	Others (Add more option)			

Table C

Any other facility/ amenity which has been proposed in Agreement of Sale

Sl. No	Facilities/ Amenities	Percentage of work done	Details
1			
2			
3			
4			


 Yours Faithfully, **Sharesh Ranjan, M.I.E.**
 Signature & Name (in Block letters) **B.Sc. (Engg.), Civil Engineer**
 License No.: **BR/13/UDHD/CE/23-0016**
 Address:
 Contact No.:
 Email id:
 Website link:

Place:

Date:

***Note:** The same Engineer is responsible for the completion of Project. In case of Change in the Engineer, approval needs to be taken from the Authority.

FORM-2
ENGINEER'S CERTIFICATE

To,
The Director,
M/s Vineet Homes Private Limited
A/90, Road No.5, Magistrate Colony, Ashiana Nagar, Patna-800025

Subject: Certificate of Percentage of Completion of Construction Work of Jasola Sheela Enclave No. of Building(s)/ 01 Wing(s) of the Project [RERA Registration Number- BRERAP00025-S/173/R-1469/2022] situated on the Plot bearing C.N. No/CTS No. /Survey no./ Final Plot no 1246 P demarcated by its boundaries latitude 25.6280° N & longitude 85.0681° E of the of Division Village Taluka Patna District Patna admeasuring 1717.66 sq.mts., area being developed Vineet Homes Private Limited.

Sir,

I, Vijay kumar have undertaken assignment as Architect Surveyor of certifying Percentage of Completion of the Construction Work of the Building(s)/ 01 Wing(s) of the 01 Phase of the Project, situated on the plot bearing C.N. No/CTS No. /Survey no./ Final Plot no 1246 P of Division Village Jhakar/ Mahadev Taluka Patna District Patna PIN 801503 admeasuring 1717.66 sq.mts., area being developed by M/s Vineet Homes Private Limited.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) Shri Shailesh Ranjan as Architect
- (ii) Shri Vijay Kumar as Structural Consultant
- (iii) Shri Amrendra Kumar as MEP Consultant
- (iv) Shri Harendra Prasad as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs. 12.5 cr (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date is calculated at Rs. 10.92 cr (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on 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 the Competent Authority is estimated at Rs. 1.50 cr (Total of S.No. 4 in Tables A and B).

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

Table A

Building/Wing/Tower bearing Number 1 or called *Jasola Sheela Enclave*

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases: In case of more than one building, label as Table-A1, A2, A3 etc.)

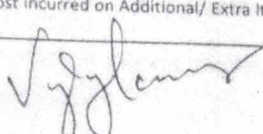
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 12,00,00,000/-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 10,92,66,857/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	92.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 1,08,33,143/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	nil


ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

TABLE B
Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	Rs 50,00,000/-
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 9,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	2%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 41,00,000/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	nil

Signature of Engineer
Name
Address
Aadhar No.
PAN No.


ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

**[BIHAR REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]**

FORM-4

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 14-04-2025

BIHAR RERA Registration Number: **BRERAP00025-5/173/R-1469/2022**

Project Name: **VINEET JASOLAL SHEELA ENCLAVE**

Promoter Name: **VINEET HOMES PRIVATE LIMITED**

Cost of Real Estate Project: Rs 12,50,00,000 (estimated)

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Bihar Real Estate (Regulation and Development) Rules, 2017.

The Promoter in compliance with section 4(2)(I)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder: **VINEET HOMES PRIVATE LIMITED**

Designated Account Number: **120001304548**

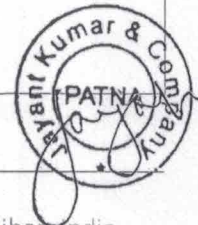
Bank Name: **Canara Bank**

IFSC Code: **CNRB0004955**

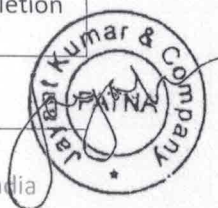
Branch Name: **Danapur-Khagaul Road, Patna**

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. 76/22-23

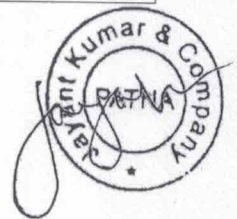
Sl. No	Particulars	Estimated Amt in Rs.	Incurred Amt in Rs.
1	<p>i. Land Cost:</p> <p>a. The cost incurred by the promoter for the acquisition of ownership and title of the land parcels for the project as an outright purchase lease etc.</p> <p>b. Amount paid for Acquisition/ purchase of TDR (if any)</p> <p>c. Amount paid to the Competent Authority for project approval, No Objection Certificates,</p>	Not Applicable	Not Applicable



	stamp duty, transfer charges, Registration charges, conversion charges, change, taxes, statutory payments to state and Central Government.		
Sub – Total Land Cost		Not Applicable	Not Applicable
ii. Development Cost/ Cost of Construction:			
a. (i) Estimated Cost of Construction as certified by Engineer		Rs. 12,50,00,000	Rs. 11,01,66,857
(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		--	Rs. 11,01,66,857
Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)			
(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) cost of machineries and equipment including its hire and maintenance costs, consumables etc. all costs directly incurred to complete the construction of the entire phase of the project registered.		--	
b. Payment of Taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority.		--	--
c. Principal sum and interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;			--
Sub – Total Development Cost		Rs. 12,50,00,000	Rs. 11,01,66,857
2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column.		Rs 12,50,00,000	
3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		Rs. 11,01,66,857	
4. Percentage of completion of construction work (as per Project Architect's Certificate)		Component-wise completion as per Table A of the	



	<p>5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.</p> <p>6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost.</p> <p>7. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Proportion of cost incurred as per (2 & 5)</p>	<p>Architech Certificate</p> <p>NIL %</p> <p>88.13 % (Rounded)</p> <p>Rs. 11,01,66,857</p>
	<p>8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.</p> <p>9. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.</p>	<p>Rs 10,82,14,709</p> <p>Rs. 19,52,148</p>
2	Borrowings / Mortgage Details (If Applicable)	
	<p>A. Borrowing Details</p> <p>1. Name of the Lender:</p> <p>2. Amount Disbursed:</p> <p>3. Amount pending for disbursement from Lender:</p> <p>4. Amount to be repaid to lender:</p> <p>B. Mortgage Details</p> <p>1. Mortgaged to (Name of the Entity/ Institution) :</p> <p>2. Amount Disbursed:</p> <p>3. Amount pending for disbursement:</p> <p>4. Amount to be repaid to lender:</p>	<p>Not Applicable</p> <p>Rs NIL</p> <p>Rs NIL</p> <p>Rs NIL</p> <p>Not Applicable</p> <p>Rs NIL</p> <p>Rs NIL</p> <p>Rs NIL</p>

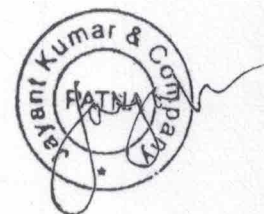


This certificate is being issued for the project J.S Abode with RERA Registration No. BRERAP00025-5/173/R-1469/2022 in compliance of the provisions of section 4(2) (I) (D) of the Act and based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Yours Faithfully,
For Jayant Kumar & Company
Chartered Accountants
(Jayant Kumar)
Proprietor
M.No. 429759 FRN - 020849C
UDIN - 25429759BMLGUV1630

(Additional Information for Ongoing Projects)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred) - Rs. 1,48,33,143
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate - Rs. 1,66,48,289 (as certified by Chartered Accountant as verified from the records and books of Accounts)
3.	(i) Balance Unsold area – 57.90 sq meter carpet 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 - Rs. 57,02,400 (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii) - Rs. 2,23,50,689
5.	Amount to be deposited in Designated Account – 70% - Rs. 1,56,45,482 IF Sl.No 4 is greater than 1, then 70 % of the balance receivables of On-going project will be deposited in designated Account. IF Sl.No 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account

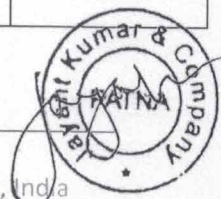


Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

1. Sold Inventory –

Sr. No.	FlatNo.	Carpet Area(in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
-1	-2	-3	-4	-5	-6
	A -101	83.27	7875000	7069998	805002
	A - 301	83.27	5565000	5286750	278250
	A-302	83.27	8370075	7951571	418504
	A - 303	83.27	6300000	5985000	315000
	A - 304	83.27	5076225	4822414	253811
	A-401	83.27	5145000	500000	4645000
	A - 404	83.27	6300000	5985000	315000
	B - 101	90.24	9425010	8481555	943455
	B - 104	83.27	8663550	8230373	433177
	B - 105	61.34	6567750	6239363	328387
	B - 204	83.27	8216250	7394625	821625
	B - 205	61.34	6720000	6384000	336000
	B - 301	90.24	6300000	5985000	315000
	B - 304	83.27	5250000	4750000	500000
	B - 305	61.34	6510000	6184500	325500
	B-404	83.27	8726550	8290222	436328
	B - 405	61.34	5565000	5286750	278250



FFCS-01	80.20	7500000	2600000	4900000
GFCS-01	30.02	5167500	5167500	0
GFCS-02	30.02	3308000	3308000	0

2. **Unsold Inventory Valuation** - Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs. 98,487.05 per sq.mts.

Sr.No.	FlatNo.	CarpetArea (insq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04
	GFCS-05	57.90	Rs. 57,02,400

This certificate is being issued for RERA compliance for the Company [VINEET HOMES PRIVATE LIMITED] 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 Jayant Kumar & Company
Chartered Accountants



(Jayant Kumar)
Proprietor

M.No. 429759 FRN - 020849C

UDIN: 25429759BMLGUV1630

Date: 14/04/2025

Place: Patna