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	BRERAP00025-006/128/R-1612/2023	Name of Project/Phase of Registered Project	SHRI GOVIND ENCLAVE
Name of Promoter	VINEET HOMES PRIVATE LIMITED	Project Address	RANJAN PATH, GOLA ROAD, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	06/08/2028		
Starting date of Project or Phase of the Project	16/10/2023		
Type of Project or Phase of the Project	Residential-cum-Commercial		
Period of validity of map by the Competent Authority	5 YEARS		

For VINEET HOMES P. T. LTD.

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 - FLAT-12, SHOP-02	Total Number of Apartments in Landowner's share - FLAT-12, SHOP-02
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	 24 4	 22200.00 1124.00	FLAT-24 SHOP-04	1. Booked / Allotted –FLAT-11 SHOP-02 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 92.85%	Percentage of booking 0%

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

Association of allottees name

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

These details may not be available to common people

Name	Address	contact number	Email id (If any)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	11
	26	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.	DIRECTOR-CUM STATE FIRE OFFICER, BIHAR, PATNA		26-07-2023	
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[illegible] LTD.

Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 57/23-24

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 (if any)	100%	
2.	Basements (if any)	90%	30-09-2025
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	N/A	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	80% 50% 0% 0%	31-08-2025 30-09-2025 30-10-2025 15-11-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 50%	28-02-2026 28-02-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60% 0% 10%	28-02-2026 15-03-2026 31-08-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	31-10-2025 30-09-2025 30-09-2025 30-11-2025

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	0% 100% 0% 0% 0% 0%	15-02-2026 31-01-2026 15-03-2026 15-03-2026 28-02-2026

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%	28-02-2026
2.	Water Supply	YES	10%	28-02-2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	10%	28-02-2026
4.	Storm Water Drains	YES	10%	28-02-2026
5.	Landscaping & Tree Planting	YES	0%	28-02-2026
6.	Street Lighting	YES	0%	28-02-2026
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	

For VINEET HOMES PVT. LTD.

Director

9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	31-01-2026
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	31-01-2026
13.	Closed Parking	YES	50%	31-01-2026
14.	Open Parking	YES	0%	31-01-2026
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.

9.	Energy Management			

IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	120002762090
2.	Estimated Cost of the Project including land cost at the start of the Project	9,46,24,464=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	6,64,99,464=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	1,47,08,195=00
6.	Actual Cost Incurred during the Quarter	92,49,587=00
7.	Net amount at end of the Quarter	1,52,68,014=00
8.	Total expenditure on Project **till date**	4,92,99,562=00
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII.	MISCELLANEOUS

For VINEET HOMES PVT. LTD.

Director

A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
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 -
3 BHK-24
4 BHK-
Shop- 04
Bungalow -
Plot etc

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

FLAT NO.	FLAT TYPE
201	3 BHK
202	3 BHK
203	3 BHK
204	3 BHK
401	3 BHK
402	3 BHK
403	3 BHK
404	3 BHK
502	3 BHK
503	3 BHK
601	3 BHK

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

XV. BROCHURE /Prospectus

For VINEET HOMES PVT. LTD.

Director

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

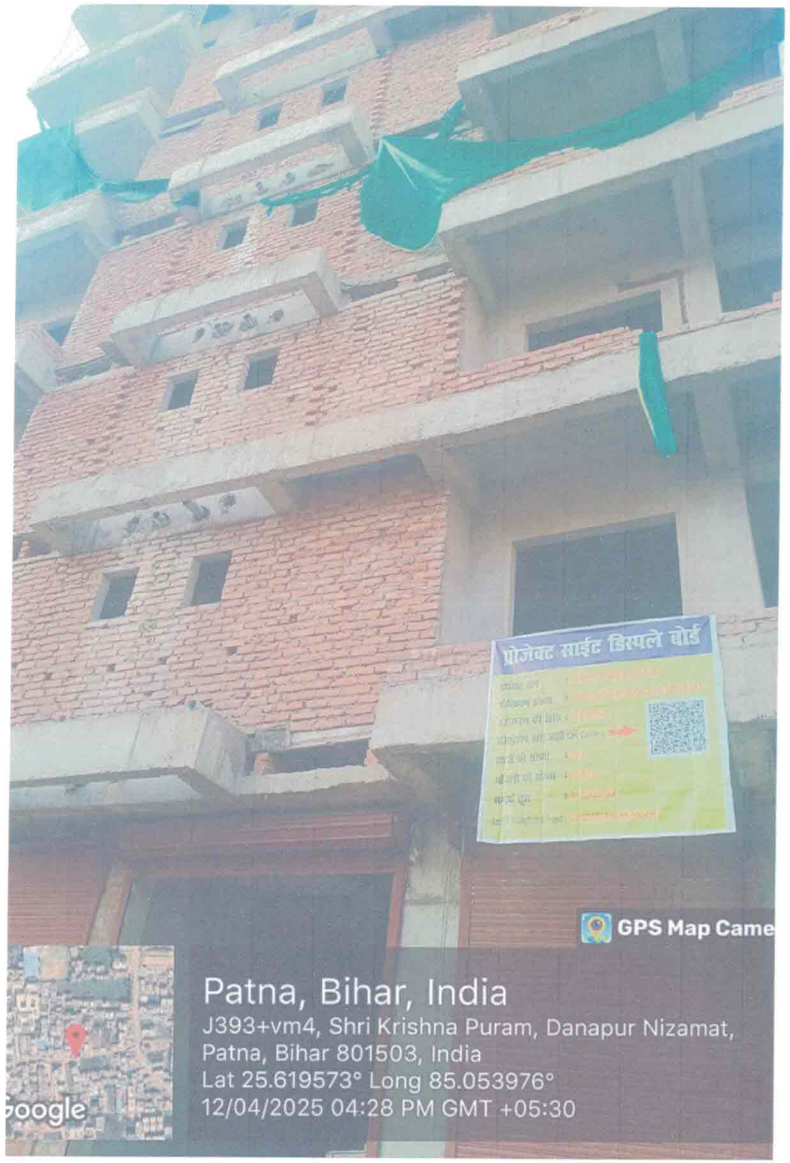
Signature of Promoter

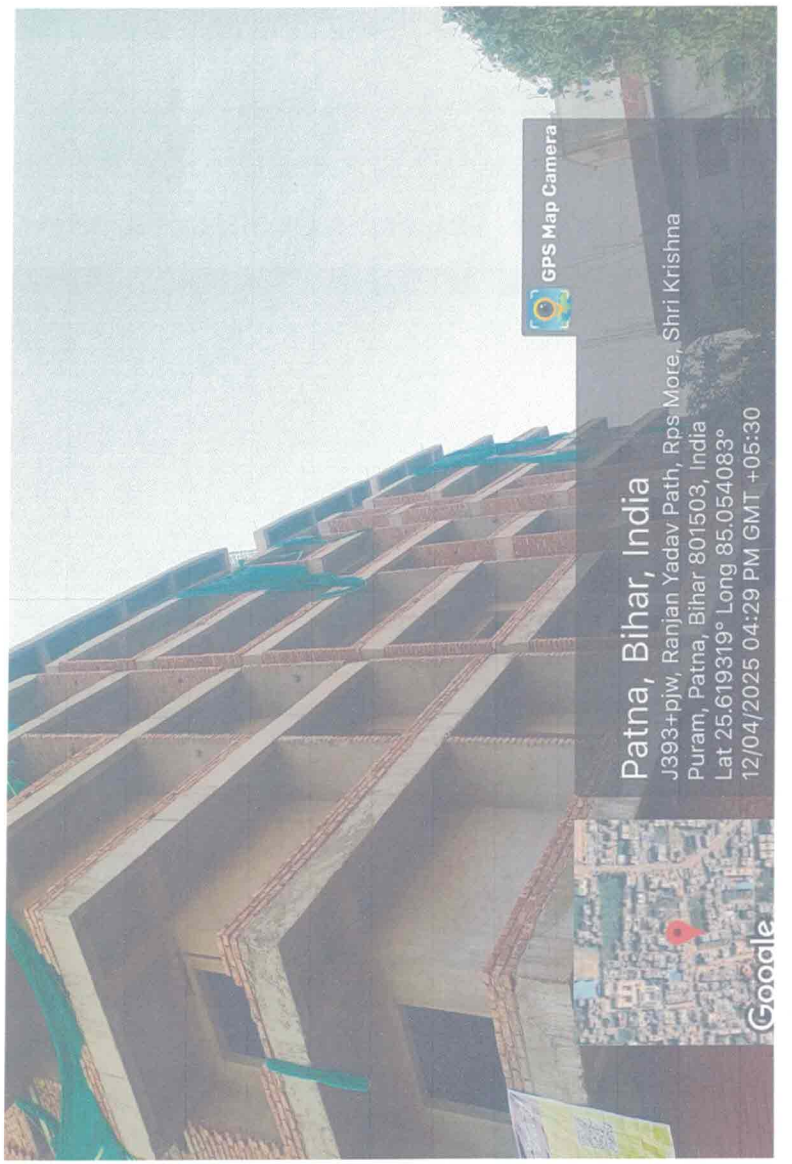
Name:

Date:


प्रोजेक्ट साईट डिस्प्ले बोर्ड
GPS Map Camera
Patna, Bihar, India
J393+vm4, Shri Krishna Puram, Danapur Nizamat, Patna, Bihar 801503, India
Lat 25.619608° Long 85.053931°
12/04/2025 04:29 PM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
J393+pjw, Ranjan Yadav Path, Rps More, Shri Krishna Puram, Patna, Bihar 801503, India
Lat 25.619315° Long 85.053866°
12/04/2025 04:30 PM GMT +05:30
Google


प्रोजेक्ट साईट डिस्प्ले बोर्ड
GPS Map Came
Patna, Bihar, India
J393+vm4, Shri Krishna Puram, Danapur Nizamat,
Patna, Bihar 801503, India
Lat 25.619573° Long 85.053976°
12/04/2025 04:28 PM GMT +05:30
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GPS Map Camera
Patna, Bihar, India
J393+pjw, Ranjan Yadav Path, Rps More, Shri Krishna
Puram, Patna, Bihar 801503, India
Lat 25.619319° Long 85.054083°
12/04/2025 04:29 PM GMT +05:30
Google

[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. : **BRERAP00025-006/128/R-1612/2023**
Project Name : Shri Govind 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 **Shri Govind Enclave** No. of Building(s)/ 01 Wing(s) of the Project [RERA Registration Number- **BRERAP00025-006/128/R-1612/2023** situated on the Plot bearing C.N. No/CTS No. /Survey no./ Final Plot no 1592/1718 demarcated by its boundaries latitude **25.626555** & longitude **85.055793** of the of Division Village Ranjan Path Taluka Patna District Patna admeasuring **1011.98** 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. **57/23-24**

I, Shailesh 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 1592/1718 of Division Village Ranjan Path Taluka Patna District Patna PIN 801503 admeasuring **1011.98** 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 Prashant Kumar 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 **BRERAP00025-006/128/R-1612/2023** 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	1 Number of Basement(s) and plinth	90%
3	Stilt Floor	N/A
4	7 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	50%
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	20%
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	0%
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.	0%

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	No	N/A	
2	Water Supply	Yes	20%	
3	Sewerage (Chamber, lines, Septic Tank STP)	Yes	10%	
4	Storm Water Drains	Yes	10%	
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	0%	
11	Energy Management	No	N/A	
12	Fire protection and fire safety requirements	Yes	0%	
13	Electrical meter room, sub – station, receiving station	Yes	0%	
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,

Signature & Name (in Block letter) of Architect

License No.: BR/UDHD/CE/23-0016

Address: .....

Contact No.: .....

Email id: .....

Website link: .....

Shailesh Ranjan, M.E.
B.Sc. (Engg.), Civil Engineer
Emp No.-BR/UDHD/CE/23-0016
UDHD Patna (Bihar)

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 Shri Govind Enclave No. of Building(s)/ 01 Wing(s) of the Project [RERA Registration Number- BRERAP00025-006/128/R-1612/2023] situated on the Plot bearing C.N. No/CTS No. /Survey no./ Final Plot no 1592/1718 demarcated by its boundaries latitude 25.626555 & longitude 85.055793 of the of Division Village Taluka Patna District Patna admeasuring 1011.98 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 1592/1718 of Division Village Ranjan Path Taluka Patna District Patna PIN 801503 admeasuring 1011.98 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 Prashant Kumar 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. 8.49 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. 4.92 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. 3.47 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 1or called Shri Govind 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 8,00,00,000/-
2	Cost Incurred as on Date (Based on the actual cost incurred as per records)	Rs 4,92,99,562/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	58.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 3,07,00,438/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	nil

TABLE B

Internal & External Development works and common amenities

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

(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 40,00,000/-
2	Cost incurred as on (based on the actual cost incurred as per records)	nil
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	nil
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	nil
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: **BRERAP00025-006/128/R-1612/2023**
Project Name: SHRI GOVIND ENCLAVE
Promoter Name: **VINEET HOMES PRIVATE LIMITED**
Cost of Real Estate Project: Rs 8,40,00,000 (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)(l)(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: 120002762090
Bank Name: Canara Bank
IFSC Code: CNRB0004955
Branch Name: SAGUNA MORE, PATNA

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. 57/23-24

Sl. No	Particulars	Estimated Amt in Rs.	Incurred Amt in Rs.
1	i. Land Cost: 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. b. Amount paid for Acquisition/ purchase of TDR (if any) c. Amount paid to the Competent Authority for project approval, No Objection Certificates,	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. 8,40,00,000	Rs. 4,92,99,562
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA	--	Rs. 4,92,99,562
	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. 8,40,00,000	Rs. 4,92,99,562
	2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column.	Rs 8,40,00,000	
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	Rs. 4,92,99,562	
	4. Percentage of completion of construction work (as per Project Architect's Certificate)	Component-wise completion as per Table A	

Jayant Kumar & Company PATNA

		and B of the Architech Certificate
	5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.	NIL %
	6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost.	58.69 % (Rounded)
	7. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Proportion of cost incurred as per (2 & 5)	Rs. 4,92,99,562
	8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Rs 5,22,18,454
	9. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs. NIL
2	**Borrowings / Mortgage Details (If Applicable)**	
	A. Borrowing Details	
	1. Name of the Lender:	Not Applicable
	2. Amount Disbursed:	Rs NIL
	3. Amount pending for disbursement from Lender:	Rs NIL
	4. Amount to be repaid to lender:	Rs NIL
	B. Mortgage Details	Not Applicable
	1. Mortgaged to (Name of the Entity/ Institution) :	
	2. Amount Disbursed:	Rs NIL
	3. Amount pending for disbursement:	Rs NIL
	4. Amount to be repaid to lender:	Rs NIL

This certificate is being issued for the project J.S Abode with RERA Registration No. BRERAP00025-006/128/R-1612/2023 in compliance of the provisions of section 4(2) (l) (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.

Jayant Kumar & Company PATNA

Yours Faithfully,
For Jayant Kumar & Company
Chartered Accountants

(Jayant Kumar)
Proprietor
M.No. 429759 FRN - 020849C
UDIN- 25429759BMLGUW4207

(Additional Information for Ongoing Projects)

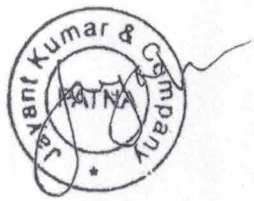
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred) - *Rs. 3,47,00,438*
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate - Rs. 1,86,37,682 (as certified by Chartered Accountant as verified from the records and books of Accounts)
3.	(i) Balance Unsold area – 85.97 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. 46,72,500 (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. 2,33,10,182
5.	Amount to be deposited in Designated Account – 100% - Rs. 2,33,10,182 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 (Project Bank Balance as at 31.03.2025 - Rs. 1,52,68,014)

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/Letterof Allotment	Received Amount	Balance Receivable
-1	-2	-3	-4	-5	-6
	201	85.97	10,133,550	9,120,195	1,013,355
	401	85.97	7,696,500	6,542,025	1,154,475
	402	85.97	5,775,000	4,908,750	866,250
	502	85.97	7,696,500	6,542,025	1,154,475
	204	85.97	6,591,900	5,235,000	1,356,900
	404	85.97	5,723,550	5,042,663	680,887
	202	85.97	7,350,000	6,045,000	1,305,000
	203	85.97	9903600	8913240	990360
	403	85.97	10133550	8613518	1520032
	503	85.97	4672500	400000	4272500
	601	85.97	4672500	2400000	2272500
	GFCS 03	26.12	2887500	1862026	1025474
	GFCS 04	26.12	2887500	1862026	1025474



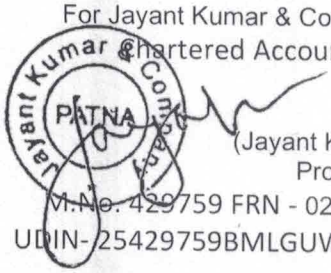
Contact: +91 9031069509 Email: jayant@jayantkumar.org
Address: B-11, NOBA Nagar Phase -1, Khojaimli Mazar, Phulwarisharif, Patna-801505, Bihar, India

2. **Unsold Inventory Valuation -** Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs. 54,350.35 per sq.mts.

Sr.No.	FlatNo.	CarpetArea (insq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04
	604	85.97	46,72,500

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-25429759BMLGUW4207

Date: 14/04/2025
Place: Patna