

Additional Information :

A. PARTICULARS OF PROMOTERS

1. Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies :- U45200BR2008PTC013921
2. Total Experience of promoter in Real Estate sector :- 16 Years
3. Total Experience in Real Estate after Implementation of RERA :- 7 Years
No of Project done Before and after Implementation of RERA Residential :- 8 Nos.
Commercial :- 0
Residential- cum Commercial :- 1 No.
Plotted project :- NA

B. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Total Number of Apartments in Promoter's share – 175 Nos.

1. Booked/ Allotted - 89 Nos.
Sold-

Percentage of booking - 50.86%

Total Number of Apartments in Landowner's share – 92 Nos.

2. Booked/ Allotted - NA
Sold - NA
Percentage of booking NA

C. CONSTRUCTION PROGRESS OF THE PROJECT

: The construction progress must include the Expected Completion date in (dd/mm/yyyy) Format. :- 23/12/2025

D. FINANCIAL PROGRESS OF THE PROJECT

: Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) :- 4874.46 Lakhs

Any Variation in Development Cost which is declared at the start of the Project. :- 0

E. MISCELLANEOUS

1. List of Legal Cases (if any) – On Project / Promoter
Case No. Name of Parties No
2. No of Execution Cases against this project
Case No. Name of Parties No
3. No of Suo - Moto cases against this project
Case No. Name of Parties No
4. No of Certificate cases /PDR cases against this project
Case No. Name of Parties No

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending ~~March/June/sept/December~~ 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	U45200BR2008PTC013921	Name of Firm	Sunrise Sai Developers Pvt. Ltd.
Firm Address :	Maurya Path, Khajpura, Off Bailey Road, Patna.		
Total Experience of promoter in Real Estate sector	16 Years		
Total Experience in Real Estate after Implementation of RERA	7 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	2 x x x x	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	6 x 1 x	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00029-6/26/R-1138/2021	Name of Project/Phase of Registered Project	Sunrise Rupaspur City
Name of Promoter	Sunrise Sai Developers Pvt. Ltd.	Project Address	Saubhgya Sharma Path, Rupaspur, Patna.
Name of Co-promoter	NA		
Project Registration is valid up to	23/12/2025		
Starting date of Project or Phase of the Project	01/03/2021		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Residential	
Period of validity of map by the Competent Authority	PMC	24/12/2020	23/12/2025

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 - 175 Nos.	Total Number of Apartments in Landowner's share - 92 Nos.
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.			267	1. Booked / Allotted - 89 Nos. 2. Sold- 0	3. Booked/ NA Allotted - NA Sold - NA
					Percentage of booking :- 50.86%	Percentage of booking NA

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES				
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:		
		1. Booked/Allotted	-	65
	222	2. Sold	-	

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	SEAC	14/05/2018	10/01/2020	
2.	Fire N.O.C.	State Fire Office	07/02/2018	28/04/2018	
3.	Water Supply Permission	CGWA	16/09/2020	16/06/2021	
4.	NOC from Airport Authority of India	AAI		24/07/2018	
5.	Other Approval(s), if any, required for the Project.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be filled 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/yyyy) Format
1.	Excavation (if any)	98 %	23/12/2025
2.	Basements (if any)	NA	X
3.	Podiums (if any)	NA	X
4.	Plinth	95%	23/12/2025
5.	Stilt Floor	95%	23/12/2025
6.	Slabs of Super Structure	100%	23/12/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	90%	23/12/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	75%	23/12/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	70%	23/12/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	55%	23/12/2025
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	30%	23/12/2025

	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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	70%	23/12/2025
2.	Water Supply	Yes	70%	23/12/2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	80%	23/12/2025
4.	Storm Water Drains	Yes	90%	23/12/2025
5.	Landscaping & Tree Planting	Yes	35%	23/12/2025
6.	Street Lighting	Yes	0%	23/12/2025
7.	Community Buildings	NO	NA	x
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	25%	23/12/2025
9.	Solid Waste Management & Disposal	Yes	0%	23/12/2025
10.	Water Conservation / Rain Water Harvesting	Yes	90%	23/12/2025
11.	Energy Management	NO	NA	x

12.	Fire Protection and Fire Safety Requirements	Yes	50%	23/12/2025
13.	Closed Parking	Yes	50%	23/12/2025
14.	Open Parking	No	NA	x
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	50%	23/12/2025
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	NA	NA	NA
2.	Water Supply	NA	NA	NA
3.	Sewerage Chambers Septic Tank	NA	NA	NA
4.	Drains	NA	NA	NA
5.	Parks, Land Scaping and Tree Planting	NA	NA	NA
6.	Street Lighting	NA	NA	NA
7.	Disposal of sewage & sullage water	NA	NA	NA
8.	Water conservation/Rain Water Harvesting	NA	NA	NA
9.	Energy Management	NA	NA	NA

IX. GEO TAGGED 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	Yes

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	1125102000009621
2.	Estimated Cost of the Project including land cost at the start of the Project	68,68,26,000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	4874.46 Lakhs.
4.	Any Variation in Development Cost which is declared at the start of the Project.	0
5.	Amount received during the Quarter	2,49,83,560/-
6.	Actual Cost Incurred during the Quarter	3,46,28,070/-
7.	Net amount at end of the Quarter	3,46,28,070/-
8.	Total expenditure on Project till date	34,33,27,557/-
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	
	NA
	NA

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NA
2.	Name of Parties	NA
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	0
2.	Agreement for Sale	5 Nos.
3.	No. of possessions given to allottees	0
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather 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.

Sunrise Sai Developers Pvt. Ltd

Paraskumar

Director

Signature of Promoter

Name: PARASKUMAR

Date: 11/04/2025.



BRK & Co.

Chartered Accountants

Form No.3

(Regulation 3)

CHARTERED ACCOUNTANTS CERTIFICATE

Cost of Real Estate Project RERA Registration Number BRERAP00029-6/26/R-1138/2021
Project-Sunrise Rupaspur City Of Sunrise Sai Developers Private Limited (Till 31/03/2025)
for the quarter ended on 31st March, 2025

Sr. No	Particulars	Amount (in Rs.)	
		Estimated (Column - A)	Incurred & Paid (Column - B)
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	-	-
	b Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority		
	c Acquisition cost of TDR (if any)		
	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.		
	e Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.		
	f Under Rehabilitation Scheme:		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)		
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA (in Column-B) 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 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	-	-
	ii Development Cost/Cost of Construction:		
	a (i) Estimated Cost of Construction as certified by Engineer	48,74,46,000	34,33,27,557
	a (ii) Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		34,33,27,557
	a (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 of Development Cost	48,74,46,000	34,33,27,557

Patna : 202 Shanti Complex, S.P. Verma Road, Patna-01

Mob. : 8210132867, 9771411261. Email : brkandco@gmail.com, barunptn@gmail.com

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column - A	48,74,46,000
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B	34,33,27,557
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	70.43%
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(Sr. Number 3/Sr. Number 2)%	70.43%
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)	34,33,27,557
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement - (70%) RERA Account	28,78,48,593
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	5,54,78,964

This Certificate is being issued for RERA compliance for M/s Sunrise Sai Developers Private Limited (Promotor's Name- Paras Kumar and is based on the records and documents produced before me and explanations provided to me by the management of the company.

For, B R K & CO.
Chartered Accountants
FRN - 025078C



(Barun Kumar)
M.No. 432289
Partner
Patna, 10th April, 2025
UDIN : 25432289BMLZUE7619



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	14,41,18,443
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)	6,63,19,166
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	No of Flat 86
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments (Calculated as per ASR multiplied to unsold area as on dated of certificate to be calculated and certified by CA) as per Annexure-A to this certificate.	35,87,35,923
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	42,50,55,089

This Certificate is being issued for RERA compliance for M/s Sunrise Sai Developers Private Limited (Promotor's Name- Paras Kumar) and is based on the records and documents produced before me and explanations provided to me by the management of the company

For, B R K & CO.
Chartered Accountants
FRN - 025078C



(Barun Kumar)
M.No. 432289
Partner
Patna, 10th April, 2025
UDIN : 25432289BMLZUE7619



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

(Amount in Rs.)

Sr. No	Flat	No of Flat	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	Flat	65	42,12,98,700	36,42,45,347	5,70,53,353
2	LIG/ EWS	24	3,18,32,000	2,25,66,187	92,65,813
Total		89	45,31,30,700	38,68,11,534	6,63,19,166

(Unsold Inventory Valuation)
of the Residential/commercial premises @ Rs per sq ft.
(Amount in Rs.)

Sr. No	Flat	No of Flat	Estimated Amount of Sale proceeds
1	Flat	50	32,40,75,923
2	LIG/ EWS	36	3,46,60,000
Total		86	35,87,35,923

