FORM-7

[REGULATION-9]

Quarterly progress report for quarter ending September of 2024(year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	Partnership deed no. 786	Name of Firm	Rudra Constructions
Firm Address :	503, Hari Om Commerical Complex, New Dakbunglow Road Patna		
Total Experience of promoter in Real Estate sector	13		
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	1	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	3	
	5.		

II. PARTICULARS OF PROJECT			
Project Registration Number	RERAP00178-013/53/R-1698/2024	Name of Project/Phase Of Registered Project	Tarun Villa
Name of Promoter	Rudra Constructions	Project Address	South Of N.H. Mircha Mirchi Road Mahadev Aasthan Patna City.
Name of Co-promoter			
Project Registration is valid up to	13/12/2028		
Starting date of Project or Phase of the Project	17/03/2024		

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	18/12/2028		

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 – 31	Total Number of Apartments in Landowner's share –29
	1. 1BHK 2. 2BHK 3. 3BHK 4. Shop 5. Bungalow- 6. Plot etc.	3BHK	6425SFT	**60**	1. Booked/ Allotted - **6** 2. Sold-	3. Booked/ Allotted - Sold -
					Percentage of booking 19.35%	Percentage of booking

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:	73
	73	1. Booked/Allotted -	6
		2. Sold -	

V. DETAILSOFBUILDINGAPPROVALS (IfalreadyfiledalongwithRegistrationApplication,thenthereisnoneedoffurtherfiling)					
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.	State Fire Officer Bihar Patan.		16.06.2023	
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			

VI. CONSTRUCTIONPROGRESSOFTHEPROJECT			
1. 1.Plan Case No. **P/RANIPUR/PRN-1B+G+5/810/2023** (To be added for each Building/Wing)			
S.No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(if any)	100%	
2.	Basements(if any)	50%	31.10.2024
3.	Podiums(if any)	0%	31.10.2024
4.	Plinth	100%	
5.	Stilt Floor	5%	31.12.2024
6.	Slabs of Super Structure	5%	31.12.2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31.12.2026
8.	Sanitary Fittings within the Flat/Premises. Electrical Fittings within the Flat/Premises	0%	31.12.2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	31.12.2027

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31.03.2028
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical	0%	30.06.2028
	Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/splint 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.		

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%	30/06/2028
2.	Water Supply	YES	0%	30/06/2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30/06/2028
4.	Storm Water Drains	YES	0%	30/06/2028
5.	Landscaping & Tree Planting	YES	0%	30/06/2028
6.	Street Lighting	YES	0%	30/06/2028

7.	Community Buildings	YES	0%	30/06/2028
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	30/06/2028
9.	Solid Waste Management & Disposal	YES	0%	30/06/2028
10.	Water Conservation /Rain Water Harvesting	YES	0%	30/06/2028
11.	Energy Management	YES	0%	30/06/2028
12.	Fire Protection and Fire Safety Requirements	YES	0%	30/06/2028
13.	Closed Parking	YES	0%	30/06/2028
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub- Station, Receiving Station	NO		
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OFPLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGEOF ACTUALWORK 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			
9.	Energy Management			

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

X. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	43032025383
2.	Estimated Cost of the Project including land cost at The start of the Project	2061.63 Lakh
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	1715 Lakh
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	36,43,094.00
6.	Actual Cost Incurred during the Quarter	97,83,910.93
7.	Net amount at end of the Quarter	(-)61,40,816.93
8.	Total expenditure on Project **till date**	1,99,52,733.15
9.	Cumulative fund collected till the end of Quarter in question	56,90,714.00
10.	Cumulative expenditure done till the end of Quarter In question	1,99,52,733.15

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS

A	List of Legal Cases(if any) – On Project / Promoter	
1.	Case No.	No.
2.	Name of Parties	N/A
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale During the Quarter	
1.	Sale Deed	NO
2.	Agreement for Sale	NO
3.	No. of possessions given to Allottees	
XIII.PERCENTAGEOFWORKALONGWITHMILESTONECHART		
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.

Signature of Promoter

Name:

Date: 09/10/2024

FORM No. 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date :**30.09.2024**

To,

The **Rudra Constructions**
503, Hari Om Commerical Commplex
New Dakbunglow Road Patna, 800001.

Subject : Certificate of Cost Incurred for Development of **Tarun Villa** for Construction of _____ building(s)/ **2** Wing(s) **A and B** of the **1st** Phase (Bihar RERA Registration Number):- **BRERAP00178-013/53/R-1698/2024** situated on the Plot bearing Khesra No:- Khata No. :- **688, 707,726** Thana No.:- **19** Tauzi No.:- **15** C.N. No./CTS No./ Survey No. /Final Plot No:- **3895, 3900, 3901,3903** demarcated by its boundaries (latitude and longitude of the end points) **25.578465 , 85.221077** to the North **25.577955, 85.220419** to the South **25.578219, 85.220935** to the East **25.578350, 85.220570** to the West of Division :- **Patna Sadar** Block:- **Patna City** District :- **Patna** PIN :- **800009**, admeasuring **3045.71 sq.mts**. area being developed by :- **Rudra Constructions**

Ref: Bihar RERA Registration Number :- **BRERAP00178-013/53/R-1698/2024**

Sir,

I/ We AMRENDRA KUMAR have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being **2** Building(s)/ **A and B** Wing(s) of the **1st** Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. **3895, 3900,3901,3903** of Division:- **Patna Sadar** District :- **Patna** PIN :- **800009.** admeasuring **3045.71 sq.mts.** area being developed by **Rudra Constructions**

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

(i) M/s /Shri/Smt PANKAJ KR KARN as L.S. / Architect ;
(ii) M/s /Shri/Smt AMRENDRA KR as Structural Consultant
(iii) M/s /Shri/Smt _____ as MEP Consultant
(iv) M/s /Shri/Smt _____ as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost 22 calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by_____ Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 1715 Lakh (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

FORM No. 2
[See Regulation 3]
(To be submitted by ENGINEER'S CERTIFICATE)

completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 199 Lakh (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from_____ (planning Authority) is estimated at Rs.1516 Lakh (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 /Wing bearing Number_____ or called _____
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30.05.2024 date of Registration	Rs. 1500 Lakh
2	Cost incurred as on 30.09.2024 (based on the Estimated cost)	Rs. 1715 Lakh
3	Work done in Percentage (as Percentage of the estimated cost) 12 %	Rs. 199 Lakh
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1516 Lakh
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A) Rs. _____	

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.05.2024 date of Registration is	Rs.1500 Lakh
2	Cost incurred as on 30.09.2024 (based on the Estimated cost).	Rs. 1715 Lakh
3	Work done in Percentage (as Percentage of the estimated cost).12 %	Rs. 199 Lakh
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 1516 Lakh
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A). Rs. _____	

Yours Faithfully,

Signature of Engineer.
(Licence No. .....)

Er. Amrendra Kumar
(Structural Engineer)
EMP No.-SE/01/2018
PATNA MUNICIPAL CORPORATIONA

* Note :

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation 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 can be relied upon by the Engineer.
   In case of independent Quantity 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

Mob. : 9835473347
E-mail : casushantkumardas@gmail.com
casushant@yahoo.co.in
SUSHANT KUMAR & CO.
(Chartered Accountants)
Office at :
201, R. K. Plaza, Lalji Tola, Rajendra Path
(Behind CDA Building), Patna - 800 001

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project State RERA Registration Number BRERAP00178-013/53/R-1698/2024

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	7,32,200.00	7,32,200.00
	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 of competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	30,457.10	30,457.10
	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) of (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 temoporary 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		7,62,657.10
	ii	**Development Cost/Cost of Construction:**		
	a (i)	Estimated Cost of Construction as certified by Engineer **(Column – A)**	17,15,00,000.00	
	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)**		1,17,01,592.05
	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.	-	15,84,716.00
	b	Payment of Taxes, cess, fees, charges premiums, interest etc. to any Statutory Authority.		59,03,768.00
	c	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		7,62,657.10

SUSHANT KUMAR & CO. PATNA Chartered Accountants

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column – A)	17,22,62,657.10
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column – B	1,99,52,733.15
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	12.00%
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	11.58%
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)	1,99,52,733.15
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	59,70,000.00
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	1,39,82,733.15

This certificate is being issued for RERA compliance for the Company (Project - Tarun Villa at Patna) 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 **SUSHANT KUMAR & CO.**
Chartered Accountants,

(SUSHANT KUMAR)
M. No. 407867
UDIN : 24407867BKEEYO1245

SUSHANT KUMAR & Co. PATNA Chartered Accountants

Place : Patna
Date : 08-10-2024

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	15,23,09,923.95
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)	3,63,29,286.00
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	2,469.00
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	16,63,20,000.00
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	20,26,49,286.00
5		Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	14,18,54,500.00

This certificate is being issued for RERA compliance for the Company (Project - Tarun Villa at Patna) 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 SUSHANT KUMAR & CO.
Chartered Accountants,



(SUSHANT KUMAR)
M. No. 407867
UDIN : 24407867BKEEYO1245

Place : Patna
Date : 08-10-2024

Annexure – A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project Tarun Villa (RERA Registration Number BRERAP00178-013/53/R-1698/2024)
Sold Inventory

(Amount in Rs)

Sr. No	Flat/ Bunglow/ Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	203/A	88.47	65,85,000.00	28,00,000.00	37,85,000.00
2	207/A	159.66	1,22,40,000.00	1,05,000.00	1,21,35,000.00
3	301/A	95.35	50,00,000.00	6,76,190.00	43,23,810.00
4	304/B	89.12	75,95,000.00	3,00,000.00	72,95,000.00
5	405/B	82.24	40,00,000.00	7,61,904.00	32,38,096.00
6	305/B	82.24	66,00,000.00	10,47,620.00	55,52,380.00
Total		**597.08**	**4,20,20,000.00**	**56,90,714.00**	**3,63,29,286.00**

(Unsold Inventory Valuation)
Of the Residential/commercial premises Rs. 67,363.30 per sm.

(Amount in Rs.)

Sr. No	Flat/ Bunglow/Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement / Letter of Allotment
1	102/A	91.17	61,20,000.00
2	103/A	88.47	61,20,000.00
3	202/A	91.17	61,20,000.00
4	206/A	115.79	76,00,000.00
5	302/A	91.17	61,20,000.00
6	303/A	88.47	61,20,000.00
7	306/A	115.79	76,00,000.00
8	307/A	159.66	1,05,60,000.00
9	402/A	91.17	61,20,000.00
10	403/A	88.47	61,20,000.00
11	406/A	115.79	76,00,000.00
12	407/A	159.66	1,05,60,000.00
13	502/A	91.17	61,20,000.00
14	503/A	88.47	61,20,000.00
15	104/B	89.12	60,40,000.00
16	105/B	82.24	58,00,000.00
17	201/B	96.46	63,60,000.00
18	202/B	94.60	63,20,000.00
19	205/B	82.24	58,00,000.00
20	303/B	92.75	62,40,000.00
21	401/B	96.46	63,60,000.00
22	402/B	94.60	63,20,000.00
23	503/B	92.75	62,40,000.00
24	504/B	89.12	60,40,000.00
25	505/B	82.24	58,00,000.00
	Total :	**2469.00**	**16,63,20,000.00**

Yours Faithfully,

For SUSHANT KUMAR & CO.
Chartered Accountants,

(SUSHANT KUMAR)
M. No. 407867
UDIN : 24407867BKEEYO1245

SUSHANT KUMAR & CO. PATNA Chartered Accountants

For Rudra Construction

(Partner)

Place : Patna
Date : 08-10-2024

FORM No. 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date:- **30.09.2024**

To,

The **Rudra Constructions**
503, Hari Om Commerical Complex
New Dak Bunglow Road Patna 800001.

Subject :- Certificate of Percentage of Completion of Construction Work of **Tarun Villa** No. of Building(s)/ **2** Wing(s) **A and B** of the **1** Phase of the Project [Bihar RERA Registration Number] :- **BRERAP00178-013/53/R1698/2024** situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. **3895, 3900, 3901, 3903** demarcated by its boundaries (latitude and longitude of the end points) **25.578465, 85.221077** to the North **25.577955, 85.220419** to the South **25.578219, 85.220935** to the East **25.578350, 85.220570** to the West of Division :- **Patna Sadar** Block :- **Patna City** District :-**Patna** PIN :- **800009** admeasuring :- **3045.71 sq.mts.** area being developed by **Rudra Constructions**

Sir,

I/ We PANKAJ KR KARN have undertaken assignment as Architect /Licensed Surveyor

of certifying Percentage of Completion of Construction Work of the **Tarun Villa** Building(s)/- **2** Wing(s) **A and B** of the **1st** Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. - **3895, 3900, 3901, 3903** of Division :– **Patna Sadar** Block :- **Patna City** District :- **Patna** PIN :- **800009** admeasuring :- **3045.71 sq.mts.** area being developed by **Rudra Constructions**

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

(i) M/s/Shri/Smt. PANKAJ KR KARN as L.S. / Architect;
(ii) M/s /Shri / Smt. AMRENDRA KUMAR as Structural Consultant
(iii) M/s /Shri / Smt. ——— as MEP Consultant
(iv) M/s /Shri / Smt. ——— as Site Supervisor

Based on Site Inspection, 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

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1	Excavation(if any)	100 %	

ER. PANKAJ KR. KARN
(CHIEF LEAD ENGINEER)
BIHAR-BUILDING/CE/23-0012
Gaya, Bihar

2	Basements(if any)	50 %	31/10/2024
3	Podiums(if any)	0 %	31/10/2024
4	Plinth	100 %	
5	Stilt Floor	5 %	31/12/2024
6	Slabs of Super Structure	5 %	31/12/2026
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0 %	31/12/2026
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0 %	31/12/2027
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0 %	31/12/2027
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0 %	31/03/2028
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	0 %	30/06/2028

	lobby/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other		

Yours Faithfully,
Signature & Name (IN BLOCK LETTERS) of
L.S/ Architect

(Registration No./License No. .....)

ER. PANKAJ KR. KAP...
(EMPANELLED ENGINEER)
EMP. No.-BR/UDHD/CE/23-0012
UDHD, Bihar

TABLE B

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

S. No	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1	Internal Roads &Footpaths	Yes	0%	30/06/2028
2	Water Supply	Yes	0%	30/6/2028
3	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	"
4	Storm Water Drains	Yes	0%	"
5	Landscaping & Tree Planting	Yes	0%	"
6	Street Lighting	Yes	0%	"
7	Community Buildings	Yes	0%	"

8	Treatment and Disposal of Sewage and Sullage Water	Y/3	D/A.	30/06/2028
9	Solid Waste Management & Disposal	Y03	D/A.	"
10	Water Conservation/Rain Water Harvesting	Y03	D/A.	"
11	Energy Management	Y03	D/A.	"
12	Fire Protection and Fire Safety Requirements	Y/1	D/A.	"
13	Closed Parking	Y/5	D/A.	"

ER. PANKAJ KR. KARN
(EMPANELLED ENGINEER)
EMP. No.-BR/UDHD/CE/23-0012
UDHD, Bihar