FORM-7

[REGULATION - 9]

Quarterly progress report for quarter ending of December'2024 (Year)

I. PARTICULAR OF PROJECT

Project Registeration Number	BRERAP00547-2/141/R-1296/2022	Name of Project / Phase of Registered project	JANAK STATE
Name of Promoter	Shree Ravi Homes Pvt. Ltd	Project Addres	PLOT NO 361 PART RAM KRISHNA NAGAR NEAR HDFC BANK SOUTH SIDE OF PATNA NEW BY PASS ROAD
Name of co - Promoter	N A		
Project Registration is Valid Up to	29.10.2026		
Starting date of project or Phase of the project	30.10.2021		
Type of the project or phase of the project	1. Residential 2. Commercial 3. Residential cum- Commercial 4. Plotted Project	RESIDENTIAL CUM-COMMERCIAL	
Period of validity of map by the competent Authority	5 Yr		

II. DISCLOSURE OF SOLD / BOOKED INVENTORY OF APARTMENTS

Building / Block Number	Apartment Type Carpet Area	Carpet area	Total Number of Sanctioned apartments	Total no of apprament
JANAK STATE	1.BHK 2.BHK - 1 3.BHK - 6 4 SHOP 6 Plot ETC	653 Sqft per Flat 836 Sqft Per Flat	48 Flats & 32 Shops	1.Book/Allot - 7 2.Sold NIL

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GAREGES

Building / Block Number	Total Number of Sanctioned Garages	Total no of Garages
JANAK STATE	102	1.Book/Allot - 07 2.Sold - NIL

IV DETAILS OF BULDING APPROVEL

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

S. No	Name of the Approval/NOC/Permission/Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed As Annexure No
1	NOC for Environment	NA			
2	Fire N.O.C.	Fire Officer			Al ready filed
3	Water Supply Permission	NA			
4	NOC from Airport Authority Of India	NA			
5	Other Approval(s), If any,required for the Project.	NA			

v. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No PDHELWAN-PNC-2B+G+8/288/2021 (To beaded for each Building / Wing)

S.No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done
1	Excavation (if any)	100%
2	Basements (if any)	90%
3	Podiums (if any)	NO
4	Plinth	80%
5	Stilt Floor	70%

VI. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVLOPMENT WORKS

VII. A EXTERNAL AND INTERNAL DEVLOPMENT WORKS IN CASE OF PLOTTED DEVLOPMENT

VIII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK)OF THE PROJECT

IX. FINANCIAL PROGRESS OF THE PROJECT

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S.No (1)	Particulars (2)	Amount (In Rs.) (3)
1	Project Accoun No	327421010000024
2	Estimated cost of the Project including land cost at the start of the project	1000 Lakh
3	Amount received during the Quarter	1,000,000.00
4	Actual Cost Incurred durig the Quarter	3,311,140.00
5	Net Amount at end the Quarter	1,216,830.62
6	Total expenditure on Project till date	35,898,410.00
7	Cumulative fund collected till the end of Quarter in question	4,440,001.00
8	Cumulative expinduture done till the end of Quarter in question	35,898,410.00

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	No
1	Case No.	No
2	Name of Parties	No
B	Sale / Agreement for Sale during the Quarter	No
1	Sale Deed	No
2	Agreement for Sale	No

XI. 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 allthe details stated above are ture 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 fact facts as mentioned as well as for whatever other legal purposes this undertaking may sarve.

Signature of Promoter
Name:
Date:

For SHREE RAVI HOMES PVT. LTD.

Managing Director

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FORM No. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project (In lakh) – 1000 Lakh(incl Land Cost)
Bihar RERA Registration Number- **BRERAP00547-2/141/R-1296/2022**

Sr. No.	Particulars	Amount (₹) Estimated Incurred
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; and	
	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.	
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	
	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	

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security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.

Sub-Total of Land Cost

Sr.No.	Particulars	Amount (₹) Estimated Incurred
Ii	**Development Cost/ Cost of Construction:**	
a.	(i) Estimated Cost of Construction as certified by Engineer.	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	
	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 (i) 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	
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	**10,00,00,000.00**

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3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	3,58,98,410.00
4	% completion of Construction Work (as per Project Architect's Certificate)	35%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	-
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	-

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

KUNAL & CO. CA PATNA FRN: 032969C Chartered Accountant

PLACE: PATNA
DATE : 10.01.2025

[KUNAL KR.JHA]
Membership No. 516948
UDIN: **25516948BMJVJG6339**

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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹) Estimate Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	6,41,01,590.00
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)	0.00
3.	(i) Balance Unsold 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 (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)	0.00
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 of the balance receivables of ongoing project will be deposited in designated Account	0.00

This certificate is being issued for RERA compliance for the SHREE RAVI HOMES PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided to me by the management of the firm. Further Estimated cost has been taken on the basis of data filled at RERA at the time of Registration

Yours Faithfully,

KUNAL & CO. CA PATNA FRN: 032969C Chartered Accountant

[KUNAL KR.JHA]
Membership No. 516948
UDIN: **25516948BMJVJG6339**

PLACE: PATNA
DATE : 10.01.2025

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FORM No. 4
[See Regulation 9 (1)]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To Shree Ravi Homes Pvt. Ltd , Project :**Janak State**

H/O Er Rajendra Singh, Laljitola, Patna-800001

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by [Promoter] for the period from 01.10.2024 to 31.12.2024 with respect to Bihar RERA Reg. Number- **BRERAP00547-2/141/R-1296/2022**

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) Rules, 2017.
2. I/We have obtained all necessary information and explanation from the Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of [Promoter] for the period ended on 31.12.2024 and hereby certify that:
   i. M/s Shree Ravi Homes Pvt. Ltd have completed _35_% of the project titled Janak State (Name) BiharRERA Reg. No.- **BRERAP00547-2/141/R-1296/2022**Located at Ram Krishna Nagar,Near, Patna.
   ii. Amount collected during the Period for this project is Rs. **10,00,000.00** and amounts collected till date is Rs. **44,40,001.00**
   iii. Amount expended during the Period for this project is Rs. 33,11,140.00 and amount expended till date is Rs. 3,58,98,410.00
4. I/We certify that the [Name of Promoter] has utilized the amounts collected for**Janak State** project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.
(If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions).

(Signature and Stamp/Seal of the Signatory CA)

KUNAL & CO. CA PATNA FRN. 032369C Chartered Accountant

PLACE: PATNA
DATE : 10.01.2025

[KUNAL KR.JHA]
Membership No. 516948
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Mob: 9006817277
Email: kunal.jhaca@gmail.com
UDIN: **25516948BMJVJG6339**

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