



S B SHARMA & ASSOCIATES

CHARTERED ACCOUNTANT

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

CHARTERED ACCOUNTANT'S FUND UTILIZATION CERTIFICATE

RERA Registration Number : BRERAP00047-1/169/R88/2018

Project Name : Palazzo (Ongoing Project)

Company Name: SaiKripa Real Estate Pvt Ltd

To

The SaiKripa Real Estate Pvt Ltd, H/O Mitra Compound Boring Canal Road Patna -800001

Subject: Certificate for Fundsutilized for the Project Palazzo (Ongoing Project)

Sir,

We have undertaken assignment of certifying the funds utilized for Palazzo (Ongoing Project) bearing Registration Number BRERAP00047-1/169/R88/2018.

Name of the Account Holder : SaiKripa Real Estate Pvt Ltd
Designated Account Number : 2513210761
Bank Name : KOTAK MAHINDRA BANK
IFSC Code : KKBK0005658
Branch Name : Patna

Period : 1st October 2021 to 31st December 2021

Sl.No	Particulars	INR in Rs.
1	Opening Bank Balance in the Designated Account	2,48,91,577.00
2	Opening Cash Balance	1,11,511.00



104, 1ST FLOOR, ASHIANA TOWER, EXHIBITION ROAD PATNA-800001

Tel:- +91612 2323061, Mob:- +91852157599, +918294632100

Email:- sbsharmaandassociates@gmail.com

Website :- www.sbsharmaassociates.com



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CHARTERED ACCOUNTANT

3	Total Amount collected from Allottees (ANNEXURE-I)	62,96,717.00
4	Cash invested by Promoter (Own Fund)	
5	Fund received from other project	0.00
6	Total Amount paid by Cash (ANNEXURE-II)	7,81,550.00
7	Total Amount invested by Promoter (Own Fund) (In Cash)	10,00,000.00
8	Total Amount paid by Bank (ANNEXURE-II)	1,71,49,808.00
9	Closing Bank Balance	1,40,21,485.64
10	Closing Cash Balance	2,64,585.00

We certify that the total funds received during the quarter is Rs. **72,96,717.00** and the total fund utilised during the quarter is Rs. **1,79,31,358.00** for construction purposes of the project Palazzo **(Ongoing Project)** and Rs. 1,42,86,071.00 remains unutilized. Expenditures incurred for the purpose for which the funds were received is verified with the vouchers produced before me and that I have exercised the following checks to see that the money was actually utilized for the purpose for which it was sanctioned.

FOR S B SHARMA & ASSOCIATES

(Chartered Accountants)

(PARTNER)

Place: PATNA

Date: 24/01/2022

M.N.512327

UDIN- 22512327AAAANF4201



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**ANNEXURE-I
RECEIPT**

NAME	QUARTER 3 (OCT TO DEC. 2021)
Flat - 301 - KH - Baban Singh	500,000.00
Maintenance Adv - Flat - 104 - KH - Aashutosh Singh	126,336.00
Flat - 301 - KH - Baban Singh	500,000.00
Maintenance Adv - Flat - 704 - KH - Sanjeev & Priti	126,336.00
Maintenance Adv - Flat - 403 - KH - Shubhshree (Sou	118,094.00
Flat - 301 - KH - Baban Singh	500,000.00
Flat - KH - Shubh Shree Enterprise	542,080.00
Flat - KH - Shubh Shree Enterprise	336,000.00
Flat - KH - Shubh Shree Enterprise	542,080.00
S/D - Shubhshree - Flat- KH - 502 - Pushpa Tiwari	200,000.00
Flat - 301 - KH - Baban Singh	500,000.00
Flat - 301 - KH - Baban Singh	348,672.00
Flat - 601 - KH - Renu Kumari & Bibash Chandra Jha	1,100,821.00
Flat - 601 - KH - Renu Kumari & Bibash Chandra Jha	100,000.00
Flat - 601 - KH - Renu Kumari & Bibash Chandra Jha	7,364.00
Maintenance Adv - Flat - 704 - KH - Sanjeev & Priti	126,736.00
Maintenance Adv - Flat - 201A - Lalaomprakash Amba	139,590.00
S/D - Flat - Kh - 201A - Lalaomprakash Ambastha	200,000.00
Flat - 201A - KH-MridulaKriSinha & LalaOP Ambastha	282,608.00
Cash withdrawal	
Promoter Contribution (In Cash)	1,000,000.00
TOTAL	7,296,717.00



ANNEXURE-II
PAYMENT TO PARTY(IN RS)

NAME	QUARTER 3 (OCT TO DEC. 2021)
Bath Room Materials	150,000.00
Bearer	10,000.00
Bricks & AAC Block	109,802.00
cash	17,000.00
CCTV Camera	77,018.00
Cement	58,000.00
Drain Cell	85,746.00
Electric Charges	30,796.00
Electric Charges & Expenses	442,960.00
Electric Contractor	35,000.00
ElectRIC Fitting work	21,070.00
Electric Materials - Kh Rd. (Reg)	19,000.00
Electric Materials - NC	144,077.00
Febrication material	150,000.00
Fire Door	29,559.00
Flash Door Hanging	-
Freight & Cartage	13,000.00
General Exp.	77,942.00
Glass Fitting	10,811.00
Granite	21,332.00
H/W & Fitting Materials	2,700.00
inter	54,500.00
Iron	515,911.00
Laber charges (Tile Flooring)	-
Labour Charge	362,206.00
Laminate Material	49,500.00
Maintenance Adv - Flat - 104 - KH - Aashutosh Singh	100,000.00
Marble & Tiles	158,760.00
Marble Fitting Work	72,650.00
Materials of TT	25,779.00
Oner contribution Refund	11,124,494.00
Plumbing Materials	253,313.00
Plumbing Work	-
Plumbring Materials	7,400.00
Plumbring work	150,724.00
POP and Paint Materials	122,004.00
Readymix Concreate	613,410.00
Rebaring work	3,240.00
rent	57,000.00
rera Exp	12,460.00
Sand	595,492.00
Security Guard	123,858.00
Tiles	537,276.00
Tiles And Flyash Bricks	100,000.00
Water Proofing Work	-
Wooden door	183,284.00
Wooden Materials	277,374.00
Materials purchase	143,360.00
Cash Exp	781,550.00
TOTAL	17,931,358.00



Navratna Raghuvanshi

Mob :-8863094547

601, Signature Tower,
Kurjipul, Kurji,
Patna- 800010.

Letter no. : **AR/2021-22/19**

Date :- **23/11/2021**

TO WHOM IT MAY CONCERN

This is to certify that the residential/commercial project named as **PALAZZO, Block-A (B+G+4) & Block-B (B+G+8)** which has been constructed by at Danapur, Off Khagaul Road, Patna which has been constructed by **M/S SAI KRIPA REAL ESTATE PVT LTD.**, situated at Mauza – Mustafapur, Thana – Danapur, Thana No – 36, Tauzi No – 5276, Khata No – 197 & Plot No. 07 (P) Town and District Patna, area covered under **Nagar Parishad Danapur Nizamat**, Act 2012, within the development plan area of NPDN, has been supervised by me for the **Rain Water Harvesting** according to the sanctioned Plan Case No – **P/Mustafapur No/PRN/(B+G+4 & B+G+8) 99/16-17**, dated 29/12/2016, with provisions of the Byelaws and accordingly built at the said project **PALAZZO** by the Developer, **M/S SAI KRIPA REAL ESTATE PVT LTD.**

Hence, herewith we may forward this Completion Certificate and use wherever it may be needed for getting the Occupancy certificate from the Competent Authority


AR NAVRATNA RAGHUVANSHI
(Signature of Architect)
UC. NO.-CA/2013/58586

Name of the Architect



SKREPL

Sai Kripa Real Estate Pvt. Ltd.

Ref: _____

Date: _____

TO,

The Executive Officer
Nagar Parishad Danapur Nizamat
Danapur

Sub :- Submission of documents for completion /Occupancy Certificate.

Sir,

We are hereby submitting the relevant documents for granting the Completion / Occupancy Certificate for the Commercial/Residential project **PALAZZO, Block-A (B+G+4) & Block-B (B+G+8)** constructed at Khagaul Road, Danapur, Patna, strictly as per the Sanctioned Plan Case No - **P/Mustafapur No – PRN – B+G+8/99/16-17**, dated - 29/12/2016,

We hereby request your good office to kindly grant the completion certificate/Occupancy Certificate for the above mentioned project.

Thanking You

Sincerely yours For SAI KRIPA REAL ESTATE PVT. LTD.

Shailendra Singh
Director

M/S SAI KRIPA REAL ESTATE PVT LTD.

- Enc : (1) Demand Draft
(2) Architect's Completion Certificate
(3) Electrical Certificate
(4) P.H.E Certificate
(5) Structural Certificate
(6) Copy of Sanctioned Building Plan.
(7) N.O.C form Fire Department.
(8) Handing Over Certificate of Lift.
(9) Sewerage Connection Permission Letter.



SCON PRIVATE LIMITED

STRUCTURE DESIGN CONSULTANTS, CIVIL ENGINEERS

Sin No.: U74210BR1988PTC003100
Regd. Office : 510, Ashiana Tower's
Exhibition Road, P.S. Gandhi Maidan
Patna - 800 001 (Bihar)
CONTACT : 9835261528
sconltd2014@gmail.com, erputul@yahoo.com
www.scondesign.com

Ref. No.

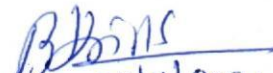
Date 06/11/2021

FORM - XII

NOTICE (CERTIFICATE) OF COMPLETION

TO WHOM IT MAY CONCERN

This is to certify that the Structure work of the residential/ Commercial project namely **PALAZZO, Block-A (B+G+4) & Block-B (B+G+8)** at Danapur, Khagaul Road, Patna which has been constructed by **M/S SAI KRIPA REAL ESTATE PVT LTD.** situated at Mauza - Mustafapur, Thana - Danapur, Thana No - 36, Tauzi No - 5276, Khata No - 197 & Plot No. 07 (P) Town and District Patna, area covered under **Nagar Parishad Danapur Nizamat**, Act 2012, within the development plan area of NPDN, has been designed by us. The said project is completed as per the Indian standard Structure norms & National Building Code of India's specification & necessary construction notes followed by the Site Engineer In charge which was also mentioned in the respective drawing sheets. We have limited responsibilities only upto Structure design & drawings.


06/11/2021

Brajesh Kumar Sinha
Structural Engineer
Licence No. 11/STR-E/15/NPDN
NAGAR PARISHAD DANAPUR NIZAMAT,
DANAPUR.

Ref. No.- IP/SKREPL/SP-18/2021

TO WHOM IT MAY CONCERN

This is to certify that the PHE work of the commercial cum residential project namely **PALAZZO, Block-A (B+G+4) & Block-B (B+G+8)** at Saguna - Khagaul Road, Danapur, Patna which has been constructed by **M/S SAI KRIPA REAL ESTATE PVT. LTD.** bearing Plot No.- 07 (P), Khata No.- 197, Tauzi No.- 5276, Thana No.- 36, situated at Mauza - Mustaffapur, Thana - Danapur, Town and District - Patna under jurisdiction of **Nagar Parishad Danapur Nizamat**, Act 2012 within the development plan area of N.P.D.N. has been designed by us and the said project is completed complying all standard and specifications of Public Work Department of Bihar and National Code of Indian Standard and National Building Code of India & necessary construction notes to be followed by the Site Engineer-In-Charge has been mentioned in the respective drawing sheets.

The PHE works in the building have been executed and completed as per our drawings with time to time supervision by us during execution of PHE works at site. The building is fit for occupation.

Place : Patna

Date : 27/10/2021



S.P.S.
27/10/2021
Surendra Prasad Singh
B.E. (CIVIL)

For Impact Planners
PHE Consultant



UNITECH ASSOCIATE

ELECTRICAL CONSULTING ENGINEERS

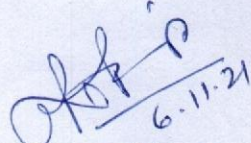
Ref. No: UTA/09/2021

Date: 06.11.2021

TO WHOM IT MAY CONCERN

This is to certify that the Electrical work of the residential/commercial project namely **PALAZZO, Block-A (B+G+4) & Block-B (B+G+8)** at Danapur, Off Khagaul Road, Patna which has been constructed by **M/S SAI KRIPA REAL ESTATE PVT LTD.** situated at Mauza – Mustafapur, Thana – Danapur, Thana No – 36, Tauzi No – 5276, Khata No – 197 & Plot No. 07 (P) Town and District Patna, area covered under **Nagar Parishad Danapur Nizamat**, Act 2012, within the development plan area of NPDN, has been designed by us. The said project is completed as per the Indian standard Electrical norms & National Building Code of India's specification & necessary construction notes followed by the Site Engineer In charge which was also mentioned in the respective drawing sheets. We have limited responsibilities only upto Electrical design & drawings.

Signature of Builder.


6.11.21
Signature of Designer



206, 3RD Floor, Sri Ram Plaza, Station Road, Patna – 800 001

☎: 0612-2218688, ☎: 9431077411

✉ – unitechassociate@yahoo.co.in; unitechassociate56@gmail.com ; 

POWER POINT

A COMPLETE IT SOLUTION Sale & Maintenance Provider of
CCTV Camera, Computer, Printer, Networking, Intercom
Shop No.- 101, R.P. Tower, Near Jagat Trade Centre, Fraser Road, Patna - 1
e-mail : powerpoint.patna365@gmail.com

Ref.....

Date.....

11/11/2021

TO WHOM IT MAY CONCERN

This is to inform you that, the full CCTV system for the Security purpose have been installed in both block A & B at each floor and all side setbacks along with Front and Rear side Entrance Gate are being regularly secured by installing of Total 28 cameras and all these systems are working properly at site Palazzo, Khagaul Road, Patna.

Manish Kumar





HOC NO: IN23/21/0324

KONE ELEVATOR INDIA PRIVATE LTD4M/9, Bhootnath Road,
2nd Floor, Bahadurpur Housing Colony
Patna-800026

BIHAR

Phone-0612-2350171

HANDING OVER CERTIFICATE

JOB NO: S18100348

NET WORK NO.: 71246544

CUSTOMER CODE: 12591674

Customer AddressSAI KRIPA REAL ESTATE PVT LTD
2ND FLOOR, BORING ROAD
MITRA COMPOUND
PATNA-800001
BIHAR**Site Address**SAI KRIPA REAL ESTATE PVT LTD
Khagaul Road, Opposite St. Karens Secondary, School
Patna-801503
BIHAR

TECHNICAL PLATFORM: I MonoSpace

LIFT TYPE: PW108/10-19, L1

CATEGORY: PASSANGER

NO OF STOPS: 10

EQUIPMENT NUMBER: 43614908

Dear Sir / Madam,

In compliance with the order reference no:KEI/0040/201810/01 dated 24.10.2018 the Kone Elevator has been Supplied, Installed, Tested, Commissioned and Handed over in satisfactory working condition on 19.06.2021

The Equipment has a warranty period of 12 months from the date of handing over.

Handed Over**No's**

Controller key

1

Auto / Attender Key

2

Emergency Lever

1

User Manual

N/A

HANDED OVER

NAME:

Sanjeev Kumar

SIGNATURE:

Sanjeev Kumar

DESIGNATION:

Installation Engineer.

COMPANY SEAL:

**TAKEN OVER**

NAME:

SIGNATURE:

DESIGNATION:

CONTACT NO:

COMPANY SEAL:

REGISTERED OFFICE & FACTORYKONE Elevator India Private Limited
No.50, Vanagaram Road
Ayanambakkam
Chennai: 600095
Ph: 26533901**REGIONAL OFFICE**KONE Elevator India Private Limited
Press Trust of India (PTI) Building,
5th Floor, Block: DP-9,
Sector - V, Salt Lake City
Kolkata - 700 091
West Bengal
Tel: +91 33 23670235/ 23671425

Toll Free No: 1800 4254 666 / 1800 4254 254

HOC No. -IN23/21/0324

"Act. 4-1"



SKREPL

Sai Kripa Real Estate Pvt. Ltd.

Ref: _____

Date: _____

22/11/2021

To,
Executive Officer
City Council, Danapur Nizamat

Subject:- Sewerage Connection Permission Letter.

Dear Sir,

Handwritten: 22/11/2021
Our residential/Commercial project namely PALAZZO, Block-A (B+G+4) & Block-B (B+G+8) at Danapur, Khagaul Road, Patna which has been constructed by SAI KRIPA REAL ESTATE PVT LTD. situated at Mauza – Mustafapur, Thana – Danapur, Thana No – 36, Tauzi No – 5276, Khata No – 197 & Plot No. 07 (P)Town and District Patna, vide Plan Case No - P/Mustafapur No – PRN – B+G+8/99/16-17,dated - 29/12/2016, has been completed. Hence give us permission to connect our drain into main sewerage line.

We hereby request you to allow us to execute above mentioned work. It would be highly appreciated for the same.

Thanking You,

Your Sincerely

For, Sai Kripa Real Estate Pvt. Ltd.

For SAI KRIPA REAL ESTATE PVT. LTD.

Handwritten signature: Shailendra Singh
Director

SHAIENDRA SINGH
(DIRECTOR)