

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Registration no. of the Partnership firm/LLP Identification number/Any other	U45201BR2016PTC031704	Name of the Promoter's Entity  GEN X HOME PRIVATE LIMITED	Remarks
Address of the Promoter's Entity :	GEN X VILLA RAGHUNSTH PATH SIR GANESH DUTT COLLEGE RPS MORE BAILEY ROAD PATNA -801503		
Total Experience of the promoter in Real Estate sector (In Completed years)			
Total Experience in Real Estate Sector after Commencement of RERA (In Completed years)			
No of Projects done before Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00702-2/134/R-1453/2022	Name of Project	GENX SHIVA
Name of Promoter	GEN X HOME PRIVATE LIMITED	Project Address	MAUZA- KOLUHUA PAIGAMBARPUR, PARGANA-BISARA, P.S- AHYAPUR, MUZAFFARPUR
Project Registration is valid up to	15-06-2027		
Starting date of Project	30-06-2022		
Type of Project	Residential		
Name of the Competent Authority which sanctioned the project map			
Period of validity of map as granted by the Competent Authority concerned	5 YEARS		

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Rakesh Ranjan.  
DIRECTOR

### III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Total Number of sanctioned apartments/ unit-wise	Total Numbers of apartments in Promoter's share-	Total Numbers of apartments in Promoter's share-	Total Numbers of apartments in Landowner's share	Total Numbers of apartments in Landowner's share
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	1-BHK						
	2-BHK	2252	04				
	3-BHK	10384	12				
	4-BHK and over						
	shop						
	Office Space						
	Bungalow						
	Plots (in case of plots specific area of plot must be mentioned)						
		Total Carpet Area		% of total Units	% of total Units	% of total Units	% of total Units

### IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

The details of the Association of Allottees need to be provided in the proforma of Association of Allottees attached with this Form.

### V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO./OFFICE SPACE/SHOP/ETC.

(A)Cancelled by Allottees	(B) Cancelled by Promoters
Flat No./Plot no./Shop No./Etc. :	Flat No./Plot no./Shop No./Etc. :
*whether notice and reminder of cancellation was Served to the promoters by Allottee/s	*whether notice and reminder of cancellation has been Served to the Allottees by serving
Yes/No	Yes/No

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*Rakesh Rungta,*  
**DIRECTOR**

**VI. DISCLOSURE OF BOOKED INVENTORY OF GARAGES/PARKING SPACE**

Building Wise / Block Number	Total Number of Sanctioned Garages/Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted
	16	NIL

**VII. 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	Validity up to	Attach Copy
1.	Environment Clearance			
2.	Fire N.O.C.			
3.	Airport Authority of India N.O.C.			
4.	Water Supply Permission			
5.	Other Approval(s), if any, required for the Project.			

**VIII. PROGRESS OF THE PROJECT-INTERNAL INFRASTRUCTURE DEVELOPMENT**  
In case of more than one Block/Building/Apartment/Plots/Bungalow, the details have to be filled for each Block separately

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 15-6-2027
1.	Excavation (if any)		
2.	Basements (if any)		
3.	Podiums (if any)		
4.	Plinth	100%	
5.	Stilt Floor	90%	
6.	Slabs of Super Structure	85%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	

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Rakesh Rangan  
DIRECTOR



8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	0% 100% 0%	
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	
13.	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities	0%	
14.	Overall Percentage of Actual work Done and Final Completion date		

**IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS –  
PROGRESS RELATED TO AMENITIES AND COMMON AREA**

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/yy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	60%	15-06-2027

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*Rakesh Ranjan*  
**DIRECTOR**

2.	Water Supply	YES	25%	15-06-2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	15-06-2027
4.	Storm Water Drains	YES	0%	15-06-2027
5.	Landscaping & Tree Planting	YES	0%	15-06-2027
6.	Street Lighting	YES	0%	15-06-2027
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	YES	0%	15-06-2027
10.	Water Conservation / Rain Water Harvesting	YES	0%	15-06-2027
11.	Energy Management	YES	0%	15-06-2027
12.	Fire Protection and Fire Safety Requirements	YES	0%	15-06-2027
13.	Closed Parking	YES	25%	15-06-2027
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	15-06-2027
16.	Others (Option to Add More)			
17.	Overall Percentage of Actual Work Done and final Completion date			

**X. 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
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*Rakish Ranjan*  
**DIRECTOR**

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			

#### **XI. FINANCIAL PROGRESS OF THE PROJECT**

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	333905001559
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	00=00
6.	Actual Cost Incurred during the Quarter	00=00
7.	Net amount at end of the Quarter	00=00
8.	Total expenditure on Project <b>till date</b>	00=00
9.	Cumulative fund collected till the end of Quarter in question	

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*Rakesh Rangan*  
**DIRECTOR**



10.	Cumulative expenditure done till the end of Quarter in question	00=00
11.	Percentage of Expenditure incurred of the total Estimated development cost of the project	

**XIII. GEO TAGGED AND DATE PHOTOGRAPH (EACH BLOCK/BUILDING/APARTMENT/PLOTS/BUNGLOW) OF THE PROJECT**

**The photograph must have date.**

(A)	Sr. No.		
	1.	Photographs showing Front Elevation	ATTACH
	2.	Photographs showing Rear Elevation	ATTACH
	3.	Photographs showing Side Elevation (Both Sides)	ATTACH
	4.	Photograph of each floor showing the progress of interior works	
	5.	Photographs of Common Areas (Staircase, Lift Area, Terrace, parking, etc.)	
(B)	Sr. No.		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	



**GENX HOMES PVT. LTD.**

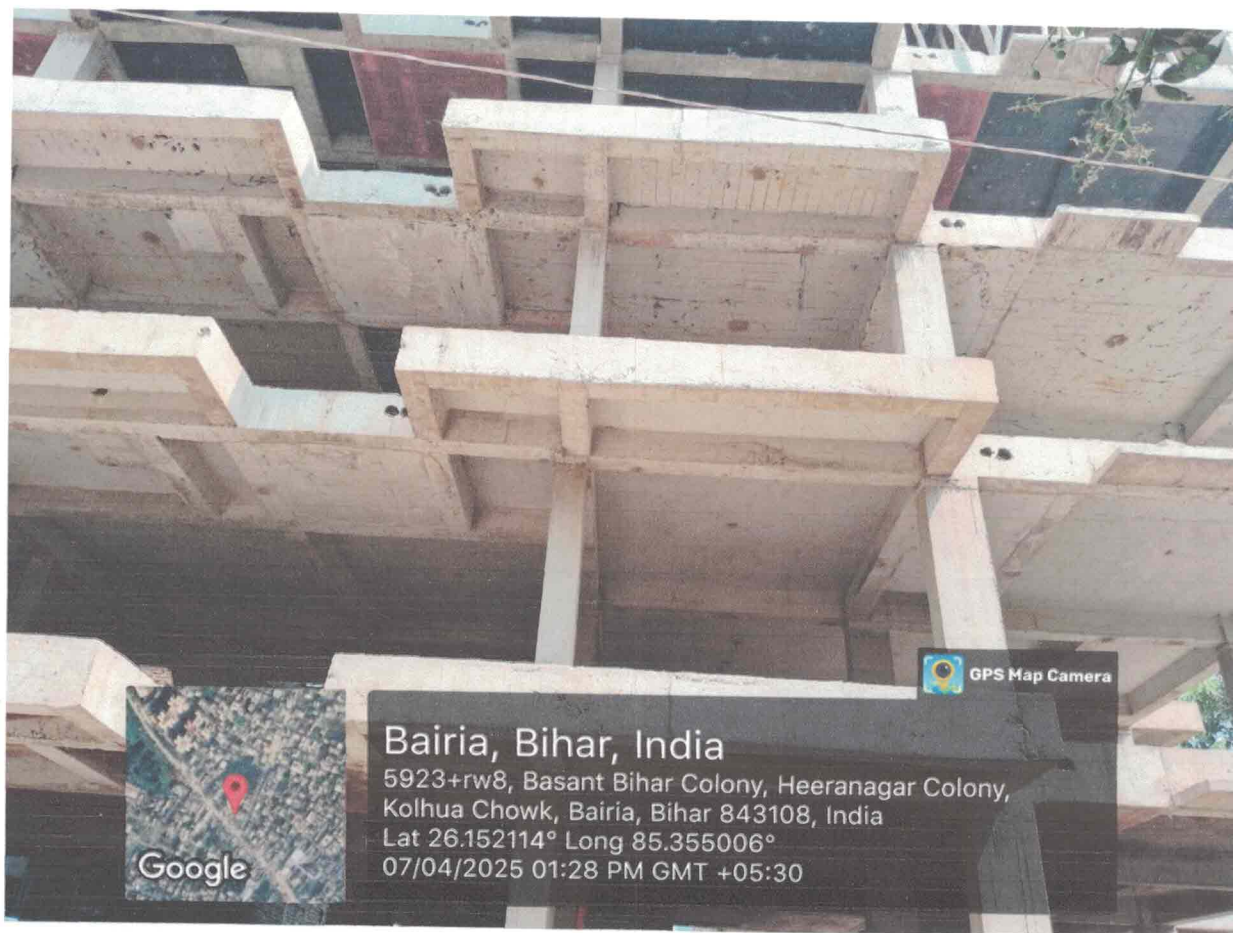
*Rakish Ranjan*  
**DIRECTOR**



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Rakesh Rangan  
DIRECTOR





XIV. MISCELLANEOUS	
A	List of Legal Cases (if any) – Against Project / Promoter
1.	(a) Case No. (b) Name of Parties  Order passed, if Yes, Whether complied (Yes/No ) NO
2.	No of Execution Cases against this project (a) Case No. (b) Name of Parties  Order passed, if Yes, Whether complied (Yes/No ) NO
3.	No of Suo - Moto cases against this project (a) Case No. (b) Name of Parties  Order passed, if Yes, Whether complied (Yes/No ) NO

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Rakish Ranjan  
DIRECTOR

4.	No of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties  Order passed, if Yes, Whether complied (Yes/No ) NO
<b>XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART</b>	
a. Weather the project in progress as per time schedule or lagging behind? Yes/No b. If yes, whether it would be completed on the completion date fixed as per RC. Yes/No. c. If No, then Reason for delay:	

<b>XVI. BROCHURE /Prospectus : Copy of the brochure/prospectus to be uploaded with Form-7</b>
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<b>XVII Name of Grievance Redressal Officer nominated by the promoter whom allottee can contact in case of any query or grievance</b>
<b>Name :</b> RAKESH RAJAN <b>Contact No :</b> 7004893817 <b>Email id :</b> <a href="mailto:genxinfrahomes@gmail.com">genxinfrahomes@gmail.com</a> <b>Address :</b> GEN X VILLA RAGHUNSTH PATH SIR GANESH DUTT COLLEGE RPS MORE BAILEY ROAD PATNA - 801503

### 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: **GENX HOMES PVT. LTD.**

Date: *Rakesh Rajan*  
**DIRECTOR**



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 31/03/2025

To,  
**GEN X HOME PVT LTD**

GEN X VILLA RAGHUNSTH PATH SIR GANESH DUTT COLLEGE  
RPS MORE BAILEY ROAD PATNA, 801503

Subject: Certificate of Percentage of Completion of Construction Work of 50% No. of Building(s)/ One Wing(s) of the One Phase of the Project [BRERAP00702-2/134/R-1453/2022] situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No 2837,2838,2839 demarcated by its boundaries (latitude and longitude of the end points) HOUSE OF NATHUNI MIYA OTHERS to the North Survey DR. KAMLENDRA DUBEY Part. to the South GOVT. ROAD to the East NEEJ MOKIR ALYHIM to the West of Division Muzaffarpur village KOLUHUA PAIGAMBARPUR Block Kanti District Muzaffarpur PIN 843108 admeasuring 789.14 sq.mts. area being developed by [GEN X HOME PVT LTD]

Sir,

I/ We Manoj Kumar have undertaken assignment as Architect /Licensed Surveyor

of certifying Percentage of Completion of Construction Work of the 50% Building(s)/ One Wing(s) of the One Phase of the Project, GENX SHIVA

situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No. Plot No 2837,2838,2839 of Division Muzaffarpur Village KOLUHUA PAIGAMBARPUR Block Kanti District Muzaffarpur PIN 843108 admeasuring 789.14 sq.mts.area being developed by [GEN X HOME PVT LTD]

Following technical professionals are appointed by Owner / Promoter: —

- (i) M/s/Shri/Smt. Manoj Kumar as L.S. / Architect;
- (ii) M/s /Shri / Smt. Vijay Kumar as Structural Consultant
- (iii) M/s /Shri / Smt. Krishna Gopal Prasad as MEP Consultant
- (iv) M/s /Shri / Smt. Jitendra Kumar 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 building/Wing of the Real Estate Project as registered vide number under **BRERAP00702-2/134/R-1453/2022** 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.

  
**MANOJ KUMAR**  
(Architect)  
CoA No.-CA/2002/29414



Table-A

Building/ Wing number One (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (15/06/2027)
1.	*(if any)		
2.	Basements (if any)	NO	
3.	Podiums (if any)	NO	
4.	Plinth	100%	
5.	Stilt Floor	90%	
6.	Slabs of Super Structure	85%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	NO	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NO	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NO	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NO	
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	NO	

Yours Faithfully,

*Manoj Kumar* (MANOJ KUMAR)

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

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

CoA No.-CA/2002/29414



**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 (15/06/2027)
1.	Internal Roads &Footpaths	YES	60%	
2.	Water Supply	YES	25%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	NO		
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation/Rain Water Harvesting	NO		
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	NO		
13.	Electric Meter Room	NO		
14.	Any Other Amenities	YES	20%	

  
**MANOJ KUMAR**  
(Architect)  
CoA No.-CA/2002/29414



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: 31/03/2025

The GENX HOME PVT LTD.

Gen X Villa Raghunathpath, Sir Ganesh Dutt Collage, RPS  
More, Bailey Road, Patna-801503

Subject: Certificate of Cost Incurred for Development of Genx Shiva for Construction of Residential building(s)/ One Wing(s) of the One Phase (BRERAP00702-2/134/R-1453/2022) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No. C.N.No./CTSNo./SurveyNo./Final Plot No 2837,2838,2839 demarcated by its boundaries (latitude and longitude of the end points) HOUSE OF NATHUNI MIYA OTHERS to the North DR. KAMLENDRA DUBEY to the South GOVT. ROAD to the East NEEJ MOKIR ALYHIM to the West of Division MUZAFFARPUR Village KOLUHUA PAIGAMBARPUR Block Kanti District MUZAFFARPUR PIN 843108 admeasuring 789.14 sq.mts. area being developed by GENX HOME PVT LTD

Ref: Bihar RERA Registration Number- BRERAP00702-2/134/R-1453/2022

Sir,

I/ We Ravi Kumar Rai have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being Residential Building(s)/ One Wing(s) of the One Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 2837,2838,2839 .. of Division MUZAFFARPUR Village KOLUHUA PAIGAMBARPUR Taluka MUZAFFARPUR District MUZAFFARPUR PIN 801503 admeasuring 789.14 sq.mts. area being developed by GENX HOME PVT LTD.b

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

- (i) M/s/Shri/Smt. Manoj Kumar as L.S. / Architect;
- (ii) M/s /Shri / Smt Vijay Kumar as Structural Consultant
- (iii) M/s /Shri / Smt Krishna Gopal Prasad as MEP Consultant
- (iv) M/s /Shri / Smt. Jitendra Kumar as Site Supervisor

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, 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 Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Rajeev Kumar 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. 3,43,75,000/- (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 completed for the purpose of obtaining Occupancy Certificate / Completion Certificate for the building(s) from the Muzaffarpur Aayojna Kshetra Pradhikaran Muzaffarpur being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,71,87,500/- (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 Occupancy Certificate / Completion Certificate from (planning Authority) is estimated at Rs. 1,71,87,500/- (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 One or called Genx Shiva  
(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 _____ date of Registration is	3,43,75,000
2	Cost incurred as on _____ (based on the Estimated cost )	1,71,50,000
3	Work done in Percentage (as Percentage of the estimated cost )	50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,71,87,500
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NA

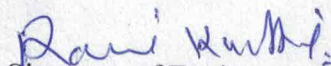


**TABLE B**

**(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 _____ date of Registration is	0
2	Cost incurred as on _____ (based on the Estimated cost).	0
3	Work done in Percentage (as Percentage of the estimated cost).	0
4	Balance Cost to be Incurred (Based on Estimated Cost).	0
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	0

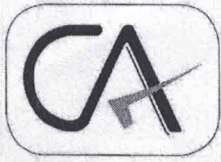
Yours Faithfully,

  
 Signature of Engineer.  
**RAVI KUMAR RAI**  
 (Licenced Engineer)...  
 Reg. BT-1311360/2013

**\* 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 Occupancy 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





# CHoudhary SAH & CO.

CHARTERED ACCOUNTANTS  
NALANDA COLONY, EAST OF RMS COLONY, KANKARBAG,  
LOHIA NAGAR. PATNA-800020.

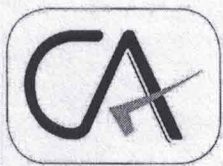
## (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project

Bihar RERA Registration Number BRERAP00702-2/134/R-1453/2022

Sr. No.	Particulars	Amount (₹)	
		Estimated	Incurred
1.			
i.	<b>Land Cost:</b>		
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	9,775,000.00	-
	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 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.		
	<b>Note :</b> 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.		
	<b>Sub-Total of Land Cost</b>	<b>9,775,000.00</b>	<b>-</b>
Sr. No.	Particulars	Amount (₹)	
		Estimated	Incurred
ii.	<b>Development Cost/ Cost of Construction :</b>		
	a. (i) Estimated Cost of Construction as certified by Engineer.	34,375,000.00	-
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		4,427,839.00
	<b>Note :</b> ( for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		



**CHOUDHARY SAH & CO.**

CHARTERED ACCOUNTANTS

NALANDA COLONY, EAST OF RMS COLONY, KANKARBAG,  
LOHIA NAGAR. PATNA-800020.

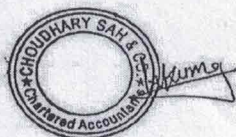
(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment 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;		
<b>Sub-Total of Development Cost</b>	<b>34,375,000.00</b>	<b>4,427,839.00</b>

2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	44,150,000.00
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	4,427,839.00
4.	% completion of Construction Work (as per Project Architect's Certificate)	50.00
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	10.03%
6.	Amount Which can be withdrawn from the Designated Account.	4,427,839.00
	<b>Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5)</b>	
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.	4,427,839.00

This certificate is being issued for RERA compliance for the Company GEN X 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.

**For Choudhary Sah & Co**

Chartered Accountants

**Gopal Kumar**

Partner

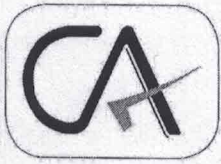
M. No: 524042

Date:13.04.2025

Place: Patna

UDIN: 25524042BMIUHM8266



**CHOUDHARY SAH & CO.**

CHARTERED ACCOUNTANTS

NALANDA COLONY, EAST OF RMS COLONY, KANKARBAG,  
LOHIA NAGAR. PATNA-800020.**(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)**

Sr. No.	Particulars	Amount
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 )	39,722,161.00
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)	-
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	51,957,000.00
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	51,957,000.00
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	100.00

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**For Choudhary Sah & Co**

Chartered Accountants

**Gopal Kumar**

Partner

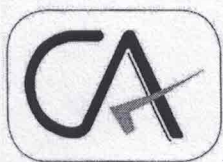
M No: 524042

Date: 13.04.2025

Place Patna

UDIN:25524042BMIUHM8266



**CHOUDHARY SAH & CO.**

CHARTERED ACCOUNTANTS  
NALANDA COLONY, EAST OF RMS COLONY, KANKARBAG,  
LOHIA NAGAR. PATNA-800020.

Annexure A					
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project Sold Inventory					
Sr. No.	Flat No.	Carpets Area (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
(Unsold Inventory Valuation)					
Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial premises Rs.73928.8/- per sq.mts.					
Sr. No.	Flat No.	Carpets Area (in sq.mts.)	Unit Consideration as per Read Reckoner		
1	102	86.678			6,408,000.00
2	103	52.304			4,167,000.00
3	104	75.53			6,142,500.00
4	301	78.967			6,057,000.00
5	302	86.678			6,408,000.00
6	303	52.304			4,167,000.00
7	304	75.53			6,142,500.00
8	401	78.967			6,057,000.00
9	402	86.678			6,408,000.00
		Total			51,957,000.00