FORM-7 [REGULATION-9]

Quarterly progress report for Quarter ending March (Q4) of Financial Year 2024-25

I. PARTICULARS OF PROMOTERS:

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	**F000143/2017**	Name of Firm	**MAGADH DEVELOPERS**
Firm Address:	4H/36, BAHADURPUR HOUSING COLONY, BHOOTNATH ROAD, PATNA BIHAR-800026.		
Total Experience of promoter in Real Estate sector	22 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	3 1 1 NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum- Commercial 4. Plotted project	1 NIL NIL NIL	

For Magadh Developers

Vijay Kumar

Partner

II. PARTICULARS OF PROJECT

Project Registration Number	**BRERAP00321-003/57/R-1713/2024**	**Name of Project**/Phase of Registered Project	**DIAMOND PLAZA**
Name of Promoter : **MAGADH DEVELOPERS**	Project Address : Survey Plot No.1089 (Part), Khata No.162, Mauza – Jaganpura, Survey Thana – Phulwari Sharif, Present Thana – Ramkrishna Nagar, Thana No.-26, Tauzi No.-355, Ward No.-22, Dist.- Patna		
Name of Co-promoter	NONE		
Project Registration is valid up to	20-09-2027		
Starting date of Project or Phase of the Project	21-03-2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Commercial	
Period of validity of map by the Competent Authority	5 years (TILL 5/11/2028)		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF OFFICE UNITS

Building Name	Apartment Type		Carpet Area (Sq.m)	Total Number of Sancti-oned Office Units	Promoter's share		Landowner's share	
DIAMOND PLAZA	**OFFICE**		**1544.37**	**22**	Total Number of Office Units in Promoter's share	**7**	Total Number of Office Units in Landowner's share	**15**
					Booked/ Allotted	**NIL**	Booked/ Allotted	**NIL**
					Sold	**NIL**	Sold	**NIL**
					Percentage of booking	**0%**	Percentage of booking	**0%**
If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.								
Association of allottees name **(NO BOOKING TILL DATE)**								

For Magadh Develop...

Vijay Kumar

Partner

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building Name	Total Number of Sanctioned Parking Spaces	Total Number of Garages:	
DIAMOND PLAZA	13	Booked/Allotted	ZERO
		Sold	ZERO

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. / Remarks
1	NOC for Environment				NOT REQUIRED BY PMC.
2	Fire N.O.C.	State Fire Services, Bihar		11-04-2022	ALREADY FILED.
3	Water Supply Permission				NOT REQUIRED BY PMC.
4	NOC from Airport Authority Of India				NOT REQUIRED BY PMC.
5	Other Approval(s), if any, required for the Project.				

For Magadh Developers

Vijay kumar

Partner

VI. CONSTRUCTION PROGRESS OF THE PROJECT

Plan Case No.: P/JAGANPURA/PCN-1B+G+4/504/2022

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) 31-03-2025 (3)	Expected Completion date in (dd/mm/yyyy) Format (4)
1.	Excavation	100%	Completed up to 30-06-2024
2.	Basements	100%	Completed up to 30-06-2024
3.	Podiums (if any)		None
4.	Plinth	100%	31-08-2024
5.	Stilt Floor		None
6.	Slabs of Super Structure		
	Slab Above Basement Floor (1st Slab)	100%	31-08-2024
	Slab Above Ground Floor (2nd Slab)	100%	31-10-2024
	Slab Above First Floor (3rd Slab)	100%	31-12-2024
	Slab Above Second Floor (4th Slab)	100%	28-02-2025
	Slab Above Third Floor (5th Slab)	100%	30-04-2025
	Slab Above Fourth Floor (6th Slab)	100%	30-06-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Office Units	10%	30-06-2026
8.	Sanitary Fittings within the Office Units, Electrical Fittings within the Office Units	0%	31-07-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	30%	31-08-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30-10-2026
11.	**Misc. Requirements**		
	Installation of Lifts	0%	31-03-2027
	Installation of water pumps	50%	31-03-2027
	Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment	0%	30-06-2027
	Compliance to conditions of environment/CRZ NOC	-	NOT REQUIRED BY PMC
	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing.	0%	30-06-2027
	Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale.	0%	30-06-2027

For Magadh Developers
Vijay Kumar
Partner

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

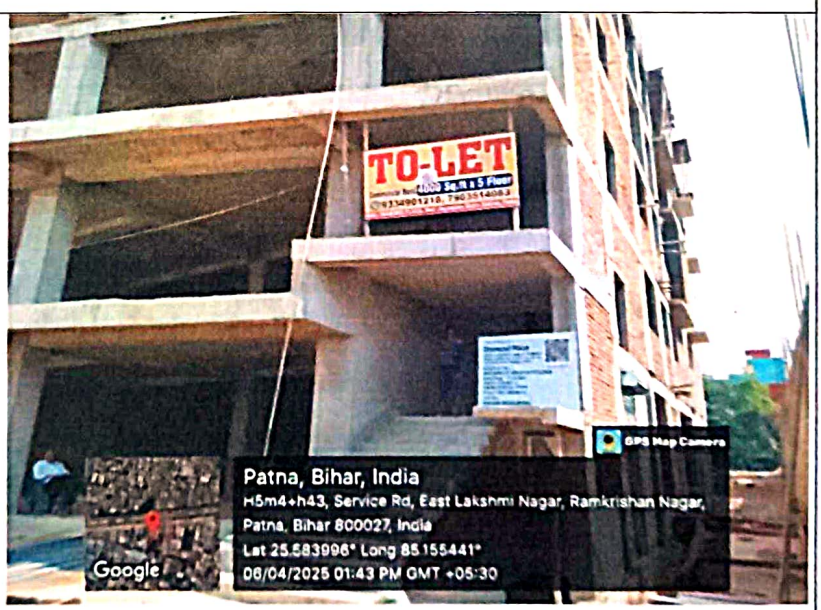
Sl. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	-	
2.	Water Supply (Underground water by self-Boring)	Yes	50%	30-04-2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	30%	30-04-2027
4.	Storm Water Drains	No	-	
5.	Landscaping & Tree Planting	Yes	0%	30-04-2027
6.	Street Lighting	No	-	
7.	Community Buildings	No	-	
8.	Treatment and Disposal of Sewage and Sullage Water	No	-	
9.	Solid Waste Management & Disposal	Yes	0%	
10.	Water Conservation / Rain Water Harvesting	Yes	0%	30-04-2027
11.	Energy Management	No	-	
12.	Fire Protection and Fire Safety Requirements	Yes	0%	30-06-2027
13.	Closed Parking	Yes	50%	30-04-2027
14,	Open Parking	No	-	
15.	Electrical Meter Room, Sub- Station, Receiving Station	No	-	
16.	Others (Option to Add More)			

For Magadh Developers
Vijay Kumar
Partner

VIII. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1	Internal Roads and foot paths	NO PLOTTED DEVELOPMENT		
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 (EACH BLOCK OF) THE PROJECT

	Sr. No.		
(A)	1.	Front Elevation	

For Magadh Developers

Vijay Kumar

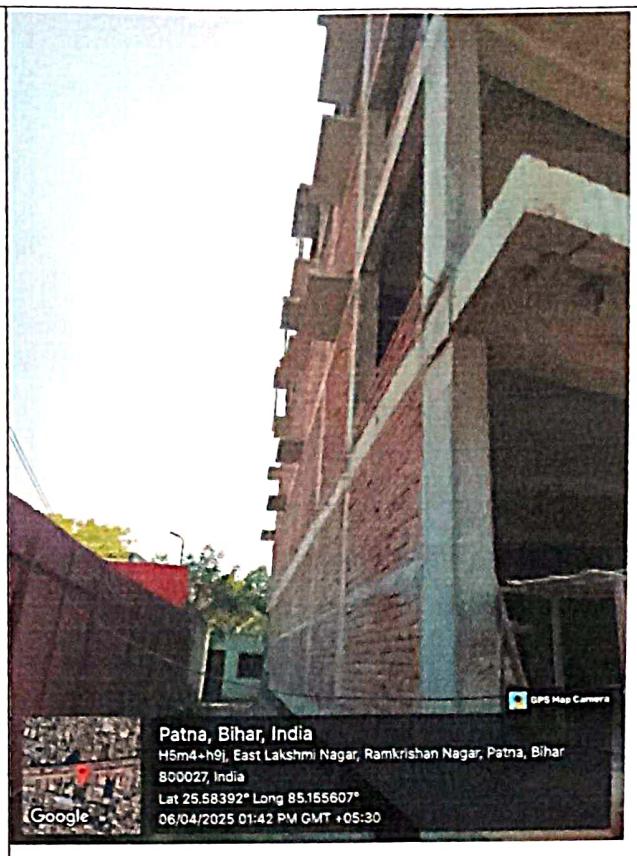
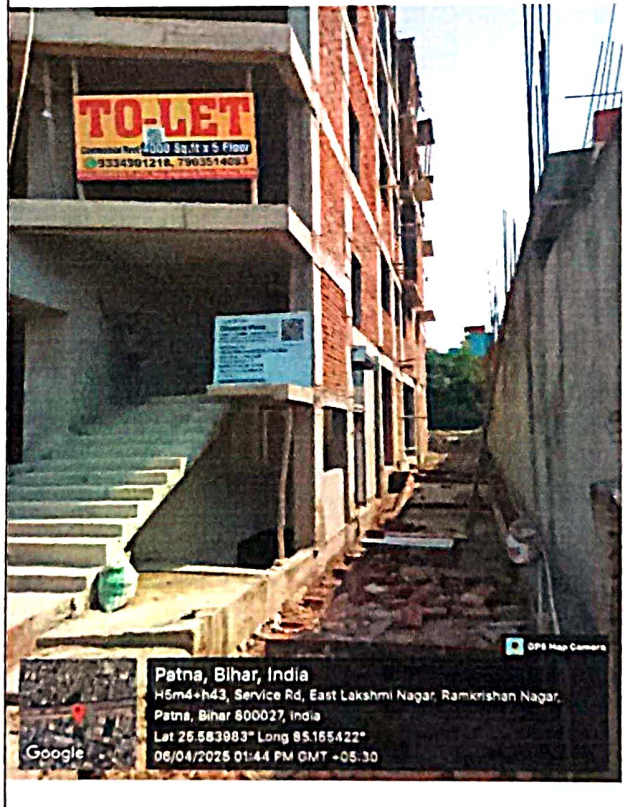
Partner

	2	Rear Elevation	

For Magadh Developers

Vijay Kumar

Partner

	3	Side Elevation	 

For Magadh Developers
Vijay Kumar
Partner

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. 120028849197 (Retention Account) CANARA Bank Hanuman Nagar Patna.	—
2.	Estimated Cost of the Project including land cost at the start of the Project	9,42,82,200/-
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	3,10,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project	-
5.	Amount received during the Quarter	NIL
6.	Actual Cost Incurred during the Quarter	Q4 = 70,97,000/-
7.	Net amount in this Quarter =(Total Received in this Quarter – Total Incurred in this Quarter)	= (-)70,97,000/-
8.	Total expenditure on Project till date	Previous = 43,13,750/- Q1 = 42,62,134/- Q2 = 34,38,044/- Q3 = 57,02,822/- Q4 = 70,97,000/- Total = 2,48,13,750/-
9.	Total fund collected till the end of Quarter in question	NIL
10.	Cumulative expenditure done till the end of Quarter in question	2,48,13,750/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

NIL

For Magadh Deve...

Vijay Kumar

Partner

XII. MISCELLANEOUS

A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	No Any
2.	Name of Parties	NONE
3.	No of Execution Cases against this project Case No. Name of Parties	NIL
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NIL
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NIL
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?	As per time schedule

XIV. UNITS ALLOCATION DETAILS		
Total Number of sanctioned Offices	Details of allotment made so far with Office Number	Cancellation of Office allotment, If any with Office Number
22	NIL	NIL

XV. BROCHURE /Prospectus

XVI. Grievance Redressal Officer

Name : **VIJAY KUMAR**

Contact No : 9334901218

Email id : coinpatna@gmail.com

Address : 4H/36, BAHADURPUR HOUSING COLONY, BHOOTNATH ROAD, PATNA-800026.

For Magadh Developers

Vijay Kumar

Partner

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

For Magadh Developers

Vijay Kumar

Partner

Name : VIJAY KUMAR

Date : 10/04/2025

Additional Information

Quarter ending March (Q4) of Financial Year 2024-25

A. PARTICULARS OF PROMOTERS :

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	**F000143/2017**	Name of Firm	**MAGADH DEVELOPERS**
Total Experience of promoter in Real Estate sector	22 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	3 1 1 NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	1 NIL NIL NIL	

B. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS/ OFFICE UNITS

Total Number of Office Units in Promoter's share –	**7**
Booked/ Allotted	**NIL**
Sold	**NIL**
Percentage of booking	**0%**
Total Number of Office Units in Landowner's share –	**15**
Booked/ Allotted	**NIL**
Sold	**NIL**
Percentage of booking	**0%**

For Magadh Developers

Vijay kumar

Partner

C. CONSTRUCTION PROGRESS OF THE PROJECT

The construction progress must include the Expected Completion date in (dd/mm/yyyy) Format.

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) 31-03-2025 (3)	Expected Completion date in (dd/mm/yyyy) Format (4)
1.	Excavation	100%	Completed up to 30-06-2024
2.	Basements	100%	Completed up to 30-06-2024
3.	Podiums (if any)		None
4.	Plinth	100%	31-08-2024
5.	Stilt Floor		None
6.	Slabs of Super Structure		
	Slab Above Basement Floor (1st Slab)	100%	31-08-2024
	Slab Above Ground Floor (2nd Slab)	100%	31-10-2024
	Slab Above First Floor (3rd Slab)	100%	31-12-2024
	Slab Above Second Floor (4th Slab)	100%	28-02-2025
	Slab Above Third Floor (5th Slab)	100%	30-04-2025
	Slab Above Fourth Floor (6th Slab)	100%	30-06-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Office Units	10%	30-06-2026
8.	Sanitary Fittings within the Office Units, Electrical Fittings within the Office Units	0%	31-07-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	30%	31-08-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30-10-2026
11.	**Misc. Requirements**		
	Installation of Lifts	0%	31-03-2027
	Installation of water pumps	50%	31-03-2027
	Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment	0%	30-06-2027
	Compliance to conditions of environment/CRZ NOC	-	NOT REQUIRED BY PMC
	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing.	0%	30-06-2027
	Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale.	0%	30-06-2027

For Magadh Developers

Vijay kumar

Partner

D. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)	3,10,00,000/-
2.	Any Variation in Development Cost which declared at the start of the Project	-

E. MISCELLANEOUS

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

Signature of Promoter

For Magadh Developers

Vijay Kumar

Partner

Name : VIJAY KUMAR

Date : 10/04/2025

/

FORM No. 1

ARCHITECT'S CERTIFICATE

(FY 2024-25, Q4)

Date : 10.04.2025

To,

MAGADH DEVELOPERS

4H/36, Bahadurpur Housing Colony

Bhootnath Road

Patna, Bihar - 800 026

Subject : Certificate of Percentage of Completion of Construction Work of the Project named **'DIAMOND PLAZA'** for construction of ONE building containing Wing(s)- Nil, Phase – Nil (Bihar RERA Registration Number : BRERAP00321-003/57/R-1713/2024) bearing project address : Survey Plot No.1089 (Part), Khata No.162, Mauza – Jaganpura, Survey Thana – Phulwari Sharif, Present Thana – Ramkrishna Nagar, Thana No.-26, Tauzi No.-355, Ward No.-22, Dist.- Patna, PIN- 800027, latitude and longitude of the end points East-(25.583744, 85.155689), West- (25.583801, 85.155495), North- (25.583906, 85.155602), South- (25.583562, 85.155567) admeasuring 853.70 sq.mts. area being developed by Promoter – MAGADH DEVELOPERS

Ref.: Bihar RERA Registration Number :-- **BRERAP00321- 003/57/R-1713/2024**

Sir,

I / We, ROHAN BHARTI have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Real Estate Project Diamond Plaza registered under Bihar RERA, bearing ONE building containing Wing(s)- Nil, Phase – Nil situated at the project address : Survey Plot No.1089 (Part), Khata No.162, Mauza – Jaganpura, Survey Thana – Phulwari Sharif, Present Thana – Ramkrishna Nagar, Thana No.-26, Tauzi No.-355, Ward No.-22, Dist.- Patna, PIN- 800027, admeasuring 853.70 sq.mts. area being developed by Promoter – MAGADH DEVELOPERS.

1. Following technical professionals are appointed by the Promoter :—
   (i) Sri ROHAN BHARTI as Architect ;
   (ii) Sri VINEET KUMAR as Structural Consultant
   (iii) Sri SANTOSH SINGH as MEP Consultant

Based on Site Inspection, with respect to the Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the building of

For Magadh Developers
Vijay Kumar
Partner

AR. ROHAN KUMAR BHARTI
C.O.A. Regd. No - CA/2020/123471

the Real Estate Project as registered vide number BRERAP00321-003/57/R-1713-2024 under state RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire project is detailed in Table A and B.

TABLE - A

CONSTRUCTION PROGRESS OF THE PROJECT

S. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
1.	Excavation	100%
2.	Basements	100%
3.	Podiums (if any)	
4.	Plinth	100%
5.	Stilt Floor	
6.	Slabs of Super Structure	
	Slab Above Basement Floor (1st Slab)	100%
	Slab Above Ground Floor (2nd Slab)	100%
	Slab Above First Floor (3rd Slab)	100%
	Slab Above Second Floor (4th Slab)	100%
	Slab Above Third Floor (5th Slab)	100%
	Slab Above Fourth Floor (6th Slab)	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Office Units	10%
8.	Sanitary Fittings within the Office Units, Electrical Fittings within the Office Units	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	30%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	**Misc. Requirements**	
	Installation of Lifts	0%
	Installation of water pumps	50%
	Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment	0%
	Compliance to conditions of environment/CRZ NOC	NOT REQUIRED BY PMC
	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing.	0%
	Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale.	0%

For Magadh Developers

Vijay Kumar

Partner

AR. ROHAN KUMAR BHARTI

C.O.A. Regd. No. CA/2020/123471

TABLE - B

AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

Sl. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)
1.	Internal Roads & Footpaths	No	-
2.	Water Supply (Underground water by self-Boring)	Yes	50%
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	30%
4.	Storm Water Drains	No	-
5.	Landscaping & Tree Planting	Yes	0%
6.	Street Lighting	No	-
7.	Community Buildings	No	-
8.	Treatment and Disposal of Sewage and Sullage Water	No	-
9.	Solid Waste Management & Disposal	Yes	0%
10.	Water Conservation / Rain Water Harvesting	Yes	0%
11.	Energy Management	No	-
12.	Fire Protection and Fire Safety Requirements	Yes	0%
13.	Closed Parking	Yes	50%
14,	Open Parking	No	-
15.	Electrical Meter Room, Sub- Station, Receiving Station	No	-
16.	Others (Option to Add More)		

Total overall percentage completion of Construction work including initial site preparation work (Total of Table A and B) = 75%

Yours Faithfully,

For Magadh Developers

Vijay Kumar

Partner

AR. ROHAN KUMAR BHARTI

C.O.A. Regd. No.- CA/2020/123471

Signature of Architect 04/25

(Licence No. .....)

FORM No. 2

ENGINEER'S CERTIFICATE

(FY 2024-25, Q4)

Date : 10.04.2025

To,

MAGADH DEVELOPERS

4H/36, Bahadurpur Housing Colony

Bhootnath Road

Patna, Bihar - 800 026

Subject : Certificate of Cost Incurred for Development of the Project named **'DIAMOND PLAZA'** for construction of ONE building containing Wing(s)- Nil, Phase – Nil (Bihar RERA Registration Number : BRERAP00321- 003/57/R-1713/2024) bearing project address : Survey Plot No.1089 (Part), Khata No.162, Mauza – Jaganpura, Survey Thana – Phulwari Sharif, Present Thana – Ramkrishna Nagar, Thana No.-26, Tauzi No.-355, Ward No.-22, Dist.- Patna, PIN- 800027, latitude and longitude of the end points East- (25.583744, 85.155689), West- (25.583801, 85.155495), North- (25.583906, 85.155602), South- (25.583562, 85.155567) admeasuring 853.70 sq.mts. area being developed by Promoter – MAGADH DEVELOPERS

Ref.: Bihar RERA Registration Number:-- **BRERAP00321- 003/57/R-1713/2024**

Sir,

I, Vineet Kumar, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Diamond Plaza registered under Bihar RERA, bearing ONE building containing Wing(s)- Nil, Phase – Nil situated at the project address : Survey Plot No.1089 (Part), Khata No.162, Mauza – Jaganpura, Survey Thana – Phulwari Sharif, Present Thana – Ramkrishna Nagar, Thana No.-26, Tauzi No.-355, Ward No.-22, Dist.- Patna, PIN- 800027, admeasuring 853.70 sq.mts. area being developed by Promoter MAGADH DEVELOPERS.

1. Following technical professionals are appointed by the Promoter :—
   (i) Sri ROHAN BHARTI as Architect ;
   (ii) Sri VINEET KUMAR as Structural Consultant
   (iii) Sri SANTOSH SINGH as MEP Consultant

For Magadh Developers

Vijay Kumar

Partner

Vineet Kumar

Vineet Kumar

Registered Structure Engineer

BR/UDHD/SE/230178

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, 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 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 of the aforesaid project under reference as Rs. 3,10,00,000/- (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 occupation certificate / completion certificate for the building(s) from the PATNA MUNICIPAL CORPORATION being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at Rs. 2,48,13,750/- (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 of the subject project to obtain Occupation Certificate / Completion Certificate from PATNA MUNICIPAL CORPORATION (planning Authority) is estimated at Rs. 61,86,250/- (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

(As a Building /Wing of the Real Estate Project)

Diamond Plaza contains only ONE BLOCK

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building as on date of registration	2,63,50,000/-
2	Cost incurred as on date (based on the Estimated cost)	2,30,73,750/-
3	Work done in Percentage (as Percentage of the estimated cost)	87.57%
4	Balance Cost to be incurred (Based on Estimated Cost)	32,76,250/-
5	Cost Incurred on Additional /Extra Items as on date, not included in the Estimated Cost (Annexure - A)	--

For Magadh Developers

Vijay Kumar

Partner

Vineet Kumar

Vineet Kumar

Registered Structure Engineer

BR/UDHD/SE/230178

TABLE – B

(As the entire registered phase of the Real Estate Project)

Diamond Plaza contains only ONE BLOCK

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	46,50,000/-
2	Cost incurred as on date (based on the Estimated cost)	17,40,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	37.42%
4	Balance Cost to be Incurred (Based on Estimated Cost)	29,10,000/-
5	Cost Incurred on Additional /Extra Items as on date, not included in the Estimated Cost (Annexure - A)	--

Yours Faithfully,

For Magadh Developers

Vijay Kumar

Partner

Vineet Kumar 10/04/2025

Vineet Kumar

Registered Structure Engineer

BR/UDHD/SE/230178

Signature of Engineer

(License No. BR/UDHD/SE/230178)

A A PATHAK AND COMPANY
(Chartered Accountants)

H. O. : 204, B-Block, Ambition Business Centre, Jamal Road, Patna - 800 001
B. O. : Radha Mohan Nagar, Near-Purnendu Nagar, Shive Mandir, Khoja Imli, Phulwari-Sharif, Patna-801505
Mob. : 7549462505, 8877615000
E-mail : acapathak@gmail.com

FORM No. 3

CHARTERED ACCOUNTANT'S CERTIFICATE

(Project - DIAMOND PLAZA, FY – 2024-25, Qr.- 4th)

Cost of Real Estate Project (in Rs.) : Land – 6,32,82,000, Development – 3,10,00,000

Bihar RERA Registration Number : BRERAP00321-003/57/R-1713-2024

Sl. 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	

For Magadh Developers

Vijay Kumar

Partner

A A PATHAK AND COMPANY * F.R.N. 019448C * PATNA *

		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 security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	
	Sub-Total of Land Cost		
1(II)	**Development Cost/ Cost of Construction :**		
	a.	**(i)** Estimated Cost of Construction as certified by Engineer.	3,10,00,000/- (Estimated)
		(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.	2,48,13,750/- (Incurred)
	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	---

For Magadh Developers

Vijay Kumar

Partner

A A PATHAK AND COMPANY
F.R.N. 019448C
PATNA

	funding or money borrowed for construction;	
	Sub-Total of Development Cost	2,48,13,750/-
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	3,10,00,000/- (Estimated)
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	2,48,13,750/- (Incurred)
4	% completion of Construction Work (as per Project Architect's Certificate)	75%
5	Proportion of the Cost incurred on **Land Cost and Construction Cost** to the **Total Estimated Cost**. (3/2 %)	80.04%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	2,48,13,750/-
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	NIL
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.	2,48,13,750/-

Yours Faithfully,

PLACE: PATNA
DATE: 14/04/2025

For A A PATHAK AND COMPANY.
(Chartered Accountants)
F.R.N. - 019448C

CA. ASHISH ANAND PATHAK
Partner
M. No. 521013

(UDIN - 25521013BMIVYD7060)

For Magadh Developers
Vijay Kumar
Partner