

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:-07-04-2025

To,

ADITYA NIWAS DEVELOPERS & COLONIZERS

M.Partner- **NIRAJ KUMAR, AT,- Gauri Dev Residency , near RPS Engineering college, khagaul road , patna-801503**

Subject: Certificate of Percentage of Completion of Construction Work of “ **Vidya Radha Villa**” No. of Building(s)/ **01** Wing(s) of the Phase of the Project **BRERA P00136-3/124/R-1445/2022** situated on Near Haridaspur, Rupaspur , Khagaul road, **Patna**, the Plot bearing **Khata No. 101** , Plot No. **1943/2779** , demarcated by its boundaries (Latitude and longitude of the end points) **25°59'11.57"**, **85°05'58.97"** to the North , **25° 59'11.90"**, **85°05'58.82"** to the South , **25°59'12.44"**, **85°05'57.86"** to the East , **25° 59'10.31"**, **85°05'57.12"** to the West , Division- **Danapur** , Village- **Haridaspur**, Block- **Danapur**, District- **Patna** , PIN- **801503**, measuring **462.87** sq. mts area being developed by the Promoter **ADITYA NIWAS DEVELOPERS & COLONIZERS**

Sir ,

I **Manoj Kumar** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the “ **Vidya Radha Villa**” Building(s)/ **01** Wing(s) of thePhase of the Project, situated on Near Haridaspur, Rupaspur, Khagaul road, **Patna**, the Plot bearing **Khata No. 101** , Plot No. **1943/2779** , Division- **Danapur** , Village- **Haridaspur**, Block- **Danapur**, District- **Patna** , PIN- **801503**, measuring **462.87** sq. mts. area being developed by the Promoter **ADITYA NIWAS DEVELOPERS & COLONIZERS**,

Following technical professionals are appointed by Owner/ Promoter:

Shri Manoj Kumar as L.S./Architect;

Shri Vijay Kumar as Structural Consultant

Shri Krishna Gopal Prasad as Mechanical/ Electrical / Plumbing Consultant (MEP)

Shri Rohit Shekhar 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 **BRERA P00136-3/124/R-1445/2022** under 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 01 (to be prepared separately for each building / wing of the project)

S.No.	Task/Activity	Percentage Work Done	of Actual	Projected date of Completion (DD/MM/YYYY)
1.	Excavation(if any)			
2.	Basements(if any)	100%		20.03.2023
3.	Podiums(if any)	N/A		
4.	Plinth	N/A		
5.	Stilt Floor	100%		12.07.2023
6.	Slabs of Super Structure	100%		30-12-2023
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	G+3=100%		30-12-2024
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	70%		31-03-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%		31-12-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	70%		31-12-2025
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	40%		31-12-2025
		0%		31-12-2025


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

TABLE B

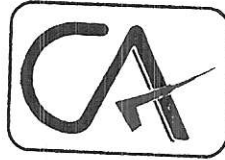
Internal and External Development Works in respect of the entire Registered Phase.

S.No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads & Footpaths	NO	N/A	
2.	Water Supply	YES	0%	31-12-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	25-12-2025
4.	Storm Water Drains	NO	0%	
5.	Landscaping & Tree Planting	NO	0%	
6.	Street Lighting	NO	0%	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	NO	N/A	
10.	Water Conservation/Rain Water Harvesting	YES	0%	
11.	Energy Management	NO	0%	
12.	Fire Protection and Fire Safety Requirements	NO	0%	
13.	Electric Meter Room	NO	0%	
14.	Any Other Amenities			

Yours Faithfully,

Manoj K (MANOJ KUMAR)

MANOJ KUMAR
 Signature & Name (IN BLOCK LETTERS) of L.S./Architect
 MANOJ KUMAR
 (Registration No./License No. - CA/2002/29414)



Annexure A

**List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)**

FORM No. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Cost of Real Estate Project Rs 1.52 Crores

Bihar RERA Registration Number BRERAP00136-3/124/R-1445/2022

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) 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	Rs. 4,63,595
	d. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	
	e. 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 security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.

Sub-Total of Land Cost

4,63,595

Sr.No.

Particulars

Amount (₹)

Estimated Incurred

ii

Development Cost/ Cost of Construction :

- (i) Estimated Cost of Construction as certified by Engineer.

1,52,00,000

(ii)

Actual Cost of construction incurred as per the books of accounts as verified by the CA.

85,20,403

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

85,20,403



2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)]
of Estimated Column. **Rs15663595**
3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of
Incurred Column. **Rs 8983998.32**
4. % completion of Construction Work **70%**
(as per Project Architect's Certificate)
5. Proportion of the Cost incurred on Land Cost and
Construction Cost to the Total Estimated Cost. (3/2) **0.57**
6. Amount Which can be withdrawn from the Designated
Account.
**Total Estimated Cost * Proportion of cost incurred (Sr.
number 2 * Sr. number 5) Rs 89,83,998.32**
7. Less: Amount withdrawn till date of this certificate as per
the Books of Accounts and Bank Statement.
Rs 52,70,078.84
8. Net Amount which can be withdrawn from the Designated
Bank Account under this certificate.
Rs 37,13,919.48

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,
For ADS & Co
Chartered Accountants

Signature of Chartered Accountant
(Amitanshu Bhaskar, FCA)
Membership Number 511802
UDIN: 25511802BBIKXE1114

12/4/25



(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)	66,79,597
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)	29,02,000
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	1,05,88,215
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	1,34,90,215
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	94,43,151

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,
FOR ADS & Co.
Chartered Accountants



ADS & Co.
Chartered Accountants
(Signature of Amitanshu Bhaskar)
Partner
(Membership Number 511802)
Name Amitanshu Bhaskar

12/4/25

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	201	79.34	56100	25,00,000	19,51,000
2	202	78.69	56564	35,00,000	9,51,000

(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate
of the Residential premises Rs. 56564 per sq.mts.

Sr.No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04
02	203	54.25	56564
03	302	78.69	56564
04	303	54.25	56564



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:-07-04-2025

To,

ADITYA NIWAS DEVELOPERS & COLONIZERS

**M.Partner- NIRAJ KUMAR, AT,- Gauri Dev Residency ,
near RPS Engineering college, khagaul road , patna-801503**

Subject : Certificate of Cost Incurred for Development of "Vidya Radha Villa"
No. of Building(s)/ 01 Wing(s) of the Phase of the Project **BRERA P00136-3/124/R-1445/2022** situated on Near Haridaspur, Rupaspur, Khagaul road, Patna, the Plot bearing Khata No. 101, Plot No. 1943/2779, demarcated by its boundaries (Latitude and longitude of the end points) 25°59'11.57", 85°05'58.97" to the North, 25°59'11.90", 85°05'58.82" to the South, 25°59'12.44", 85°05'57.86" to the East, 25°59'10.31", 85°05'57.12" to the West, Division- Danapur, Village- Haridaspur, Block- Danapur, District- Patna, PIN- 801503, measuring 462.87 sq. mts area being developed by the Promoter **ADITYA NIWAS DEVELOPERS & COLONIZERS**

Ref: Bihar RERA Registration Number BRERAP00136-3/124/R-1445/2022

Sir,

I **Vijay Kumar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, **BRERA P00136-3/124/R-1445/2022** situated on Near Haridaspur, Rupaspur, Khagaul road, Patna, the Plot bearing Khata No. 101, Plot No. 1943/2779, demarcated by its boundaries (Latitude and longitude of the end points) 25°59'11.57", 85°05'58.97" to the North, 25°59'11.90", 85°05'58.82" to the South, 25°59'12.44", 85°05'57.86" to the East, 25°59'10.31", 85°05'57.12" to the West, Division- Danapur, Village- Haridaspur, Block- Danapur, District- Patna, PIN- 801503, being developed by the Promoter **ADITYA NIWAS DEVELOPERS & COLONIZERS**

Following technical professionals are appointed by Owner/ Promoter:
Shri Manoj Kumar as L.S./Architect;
Shri Vijay Kumar as Structural Consultant
Shri Krishna Gopal Prasad as Mechanical/ Electrical / Plumbing Consultant (MEP)
Shri Rohit Shekhar as Site Supervisor

1. 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 Quantity Surveyor* appointed by Developer/Engineer, and the assumption of


ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 15200000 (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 _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at Rs. 8983998 (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

4. 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 (planning Authority) is estimated at Rs. 6216002 (Total of Table A and B).

5. 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 NA or called Vidya Radha Villa
(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 <u>27/07/2022</u> date of Registration is	Rs. 1,52,00,000
2	Cost incurred as on <u>31/03/2025</u> (based on the Estimated cost)	Rs. 8983998
3	Work done in Percentage (as Percentage of the estimated cost)	70 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6216002
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA


ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

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 27 / 07 / 2022 date of Registration is	Rs. 15200000
2	Cost incurred as on 31/03/2025 (based on the Estimated cost).	Rs. 8983998
3	Work done in Percentage (as Percentage of the estimated cost).	70%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 6216002
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. NA

Yours Faithfully,

Signature of Engineer.

(Licence No.)

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

*** 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

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of (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	F063	Name of Firm	Aditya Niwas Developers and Colonizers
Firm Address :	Gauri Dev Residency, Near R P S Engineering College, Danapur, Patna -801503		
Total Experience of promoter in Real Estate sector	8 years		
Total Experience in Real Estate after Implementation of RERA	8 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential – 3 Projects	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00136-3/124/R-1445/2022	Name of Project/Phase of Registered Project	Vidya Radha Villa
Name of Promoter	Aditya Niwas Developers and Colonizers	Project Address	Rupaspur Khagaul Road, Hardaspur, In front of pillar No 58, Danapur Patna
Name of Co-promoter	NA		
Project Registration is valid up to	15/08/2027		
Starting date of Project or Phase of the Project	27/07/2022		
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	5 Years		

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 - 5 (Five)	Total Number of Apartments in Landowner's share - 5 (Five)
Vidya Radha Villa	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	One (1) One (1)	854 Sqft 847 Sqft	10 Apartments	1. Booked / Allotted -2 Two 2. Sold- Nil	3. Booked/ Allotted - Nil Sold - Nil
					Percentage of booking 40%	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

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)
Manoj Kumar	Mahesh Nagar Patna 24		
Shalini	Rajiv Nagar Patna 24		

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Vidya Radha Villa	10	1. Booked/Allotted -	2
		2. Sold -	0

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.
1.	NOC for Environment	NA	NA	NA	NA
2.	Fire N.O.C.	NA	NA	NA	NA
3.	Water Supply Permission	Self Supply	NA	NA	NA
4.	NOC from Airport Authority of India	NA	NA	NA	NA
5.	Other Approval(s), if any, required for the Project.	NA	NA	NA	NA

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 20/22-23 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/yyyy) Format
1.	Excavation (if any)	100	20/03/2023
2.	Basements (if any)	N/A	NA
3.	Podiums (if any)	N/A	NA
4.	Plinth	100%	12/07/2023
5.	Stilt Floor	100%	30/12/2023
6.	Slabs of Super Structure	100 %	30/12/2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Brick work is 100% completed and Internal Plaster Completed	31/12/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Nil	Dec 2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircase completed, Lift well completed.	Dec 2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	40%	Dec 2025
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/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	Nil	Dec 2025

	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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	N/A	NA
2.	Water Supply	Yes	0%	Dec 2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	Dec 2025
4.	Storm Water Drains	NA	0%	NA
5.	Landscaping & Tree Planting	No	0%	NA
6.	Street Lighting	No	0%	NA
7.	Community Buildings	No	0%	NA
8.	Treatment and Disposal of Sewage and Sullage Water	No	0%	NA
9.	Solid Waste Management & Disposal	No	0%	NA
10.	Water Conservation / Rain Water Harvesting	Yes	0%	Dec 2025
11.	Energy Management	No	0%	NA

12.	Fire Protection and Fire Safety Requirements	No	0%	NA
13.	Closed Parking	Yes	0%	Dec 2025
14.	Open Parking	No	0%	NA
15.	Electrical Meter Room, Sub-Station, Receiving Station	No	0%	NA
16.	Others (Option to Add More)	No	No	NA

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT - Not Applicable

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	NA	NA	NA
2.	Water Supply	NA	NA	NA
3.	Sewerage Chambers Septic Tank	NA	NA	NA
4.	Drains	NA	NA	NA
5.	Parks, Land Scaping and Tree Planting	NA	NA	NA
6.	Street Lighting	NA	NA	NA
7.	Disposal of sewage & sullage water	NA	NA	NA
8.	Water conservation/Rain Water Harvesting	NA	NA	NA
9.	Energy Management	NA	NA	NA

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

(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	
	3.	Side Elevation	Attached
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	5250035407
2.	Estimated Cost of the Project including land cost at the start of the Project	1.52 Cr
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	1.52 Cr
4.	Any Variation in Development Cost which is declared at the start of the Project .	Not Yet
5.	Amount received during the Quarter	32,00,000
6.	Actual Cost Incurred during the Quarter	24,83,345.32
7.	Net amount at end of the Quarter	7,16,654.68
8.	Total expenditure on Project till date	85,20,403.32
9.	Cumulative fund collected till the end of Quarter in question	60,00,000.00
10.	Cumulative expenditure done till the end of Quarter in question	85,20,403.32

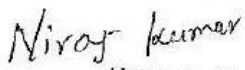
XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

No any

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter- No Any Case	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter One Agreement during the 3rd Qtr of 2024-25	
1.	Sale Deed	No any
2.	Agreement for Sale	2 (Two)
3.	No. of possessions given to allottees	NA
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind? Progress is as per schedule		

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.

For Aditya Niwas Developers & Cons.

 Managing Partners

Signature of Promoter

Name: Niraj Kumar
 Date: 12/04/2025