



PREM ADITYA HOMES PRIVATE LIMITED

Builder & Developer

New Saraswatichandra Market, Near Cycle Factory More, Kurjee, Patna-10
(09334317813, 9431457787, 9835640700, 9204493111)

Ref. No.....

Date.....

Dated: 12/01/2023

From- Kashyap Kumar Singh
Prem Aditya Homes Private Limited,
New Saraswati Chandra Market,
Kurjee More, Kurjee, Patna-10.

To- The Chairman,
Real State Regulatory Authority, Bihar,
6th floor, Bihar State Construction Corporation Building,
Shastrinagar, Patna-23.

Subject: Submission of Physical Financial Report Quarter ending December-2022 with Architect's Certificate

Sir,

we are enclosing here **Physical Financial Report Quarter ending December-2022 in Prescribed format for project RAM PRASAD ENCLAVE, Registration No. BRERAP00140-5/53/R-1192/2021 with Architect's Certificate**

Enc. – As above

Yours Faithfully,

(For: Prem Aditya Homes Pvt. Ltd)
Director

ANNEXURE-A

Quarterly Progress Report for Quarter ending **December of 2022** (Year)

1. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00140-5/53R-1192/2021	Name of Project / Phase of Registered Project	Ram Prasad Enclave
Name of Promoter	Prem Aditya Homes Pvt. Limited	Project Address	Chandrashekhar Nagar, Vijay Bihar Colony, Danapur, Patna.
Name of Co-Promoter	None		
Project Registration is Valid up to	31-10-24		
Starting Date of the Project or Phase of the Project	02-09-21		
Type of Project or Phase of the Project	1. Residential	Residential	
	2. Commercial		
	3. Residential cum Commercial		
	4. Plotted project		
Period of validity of map by competent Authority	19-06-24		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building / Block Nnumber	Apartment Type		Carpet Area	Total Number of Sanctioned apartments	Total Number of apartments
Ram Prasad Enclave	1. 1 BHK -			32	1. Booked / Allotted- 6
	2. 2 BHK	11 Nos.	7030 sft.		
	3. 3 BHK	21 Nos.	19033 sft		2. Sold-nil
	4. SHOP				
	5. Bungalow				
	6. Plot etc.				

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building / Block Nnumber	Total Number of Sanctioned Garages	Total Number of Garages	
Ram Prasad Enclave	32	1. Booked / Allotted-	6
		2. Sold-	nil

TRIPURARI & ASSOCIATES
Chartered Accountants

Prem Aditya Homes Pvt. Ltd.
Keshav Kumar Singh
Director

TRIPURARI KUMAR - 1cs.
(Partner)
M No - 514382

IV. Construction Progress of the Project

1. Building/wing/Layout Number-----

(to beaded for each Building/wing)

S. No.	Tasks / Activity	Percentage of Actual work Done (as on date of certificate)
1	2	3
1	Excavation(if any)	90
2	Basement (if any)	60
3	Podiums (if any)	NA
4	Pilinth	50
5	Stilt Floor	-
6	Slabs of Super Structure	30
7	Internal walls, Internal Plaster, floorings, Doors and windows within Flats/ Premises	12
8	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the the flat /Premises	-
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	-
11	Installation of Lifts , water Pumps, Fire Fighting Fittings and Equipmentsas per CFO NOC, Electrical Fittings, Mechanical Equipment, comliance to conditions o environment / CRZNOC, Finishing to entrance lobby /s, plinth protection, paving of areas appurtenant to Building / Wing , Compound wall and all other requirements as may be required tocomplete project as per specification in agreement for Sale	5

TARI & ASSOCIATES
Chartered Accountants

Prem Aditya Homes Pvt. Ltd.
Kushal Kumar Singh
Director

Harish Kumar
(Partner)
514282

V. Amenities and common Area and External Infrastructure Development Works)

Sl. No.	Common Area and Facilities	Proposed (Yes/No)	Percentage of actual work done (As on date of the	Details
1	2	3	4	5
1	Internal Roads and foot paths	Yes	30	
2	Water Supply	Yes	15	
3	Sewerage (Chamber, Line, Septic Tank, STP)	Yes		
4	Storm Water Drains	Yes		
5	Landscaping & Tree Planting	Yes		
6	Street Lighting	Yes		
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	Yes		
11	Energy Management	no		
12	Fire Protection and Fire Safety Requirements	Yes		
13	Closed Parking	Yes		
14	Open Parking	no		
15	Electrical Meter Room , Sub Station, Receiving Station	Yes		
16	Others (Options to Add More)			

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING

S. No.	Particulars
1	Front Elevation Attached
2	Rear Elevation Attached
3	Side Elevation Attached

TRIPURARI & ASSOCIATES
Chartered Accountants

Prem Aditya Homes Pvt. Ltd.

Kalyan Kumar Singh
Director

TRIPURARI KUMAR
(Partner)
M.No. 514382

VII. Financial Progress of the Project

S. No.	Particulars	Amount (in Rs.)
1	2	3
1	Project Account No.	18940210000670 UCOBank , Kurjee, Patna
2	Estimated Cost Of Project including land cost at the start of the quarter	Rs.8,17,66,000=00
3	Amount Received During the Quarter	Rs.5,21,011=00
3A	Total Received Till Date	Rs.9,82,011=00
4	Actual Cost Incurred during the Quarter	Rs.77,76,731=00
5	Net Amount at the end of the quarter	Rs.1,72,377.0
6	Total Expenditure on the Project till date	Rs.222,89,382=00
7	Details of Mortgage or Charge , if any , created on the land and the projects	None

VIII. MISCELLANEOUS

A	List Of Legal Cases	
1	Case No.	None
2	Name Of Parties	
B	Sale / Agreement for Sale During the Quarter	
1	Sale Deed	
2	Agreement For Sale	One

UNDERTAKING:

I / we solemnly affirm , declare and undertake that all the details stated above are true to the best of my / our 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

Prem Aditya Homes Pvt. Ltd.

Name: Kashyap Kumar Singh

Date: 12-01-23

Director

TRIPURARI & ASSOCIATES
Chartered AccountantsTRIPURARI KUMAR
(Partner)
M.No.-514382

FORM NO. 1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of ongoing Project and for withdrawal of Money from Designated Account)

To,

Date- 12.01.2023

Kashyap Kumar Singh
Prem Aditya Homes Private Limited,
New Saraswati Chandra Market,
Kurjee More, Kurjee, Patna-10.

Subject- Certificate of Percentage of work executed (October 2022 to December 2022) in the project **"RAM PRASAD ENCLAVE"** having 1(one) no. of Building bearing the Registration Number **BRERAP00140-5/53/R-1192/2021** and being developed on the plot bearing khata no. 173, plot no. 974(p) demarcated by its Latitude (N) 25°62'44.57", Longitude (E) 85°06'8.41" of the land Chandrashekhar Nagar, Vijay Bihar Colony, Danapur, Block -Danapur, Division -Patna, District- Patna, Pin - 801503 admeasuring 1430.99sq. mts area being developed by the promoter Prem Aditya Homes Private Limited.

Sir,

I, Manoj Kumar have undertaken assignments as architect/Licensed Surveyor of certifying Percentage of execution of work of **"RAM PRASAD ENCLAVE"** Building of the Project, situated on the plot bearing khata no. 173, plot no. 974(p) at Chandrashekhar Nagar, Vijay Bihar Colony, Danapur, Block -Danapur, Division -Patna, District- Patna, Pin - 801503 admeasuring 1430.99sq. mts area being developed by the promoter Prem Aditya Homes Private Limited.

1. Following Technical professionals are appointed by Owner/Promoter

- (i) Shri Manoj Kumar as L.S./ Architect
- (ii) Shri Vijay Kumar as structural Consultant
- (iii) Shri Krishna Gopal Prasad as Mechanical/ Electrical / Plumbing Consultant (MEP)
- (iv) Shri Shantu Kumar as Site Supervisor

Based on the 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 **BRERAP00140-5/53/R-1192/2021** under Bihar RERA is as per table A Below. The Percentage of work executed with respect to each of the activity of the entire phase is detailed in Table B.


Manoj Kumar
(Architect)
Danapur Regd. No.
10/Arch/2015/NPDN

TABLE - A

S. No.	Tasks / Activity	Percentage of Actual work Done (as on date of certificate)
1	2	3
1	Excavation	90%
2	No. of Basement and Plinth	01, 60%
3	Number of Podiums	NA
4	Stilt Floor	NA
5	Number of Slabs of Super Structure	05, 30%
6	Internal walls, Internal Plaster, floorings, Doors and windows within Flats/ Premises	12%
7	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the the flat /Premises	0%
8	Staircases , Lifts Wells and Lobbies at each Floor level , Overhead and Underground water Tanks.	30%
9	External Plumbing and external plaster, elevation , completion of terraces with waterproofing of the Building/ Wing	0%
10	Installation of Lifts , water Pumps, Fire Fighting Fittings and Equipments 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 requirements as may be required to obtain occupation / completion certificate.	10%

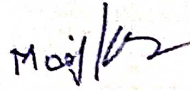


Manoj Kumar
(Architect)
Danapur Regd. No.
10/Arch/2015/NPDM

Table B

Intrnal and external Developmet works in respect of the entire Registered Phase

Sl. No.	Common Area and Facilities	Proposed (Yes/No)	Percentage of actual work done	Details
1	2	3	4	5
1	Internal Roads and footh paths	Yes	30	WOrk in Progress
2	Water Supply	Yes	15	WOrk in Progress
3	Sewarage (Chamber, Line, Septic Tank, STP)	Yes	10	WOrk in Progress
4	Storm Water Drains	Yes	0%	-
5	Landscaping & Tree Planting	Yes	0%	-
6	Street Lighting	Yes	0%	-
7	Community Buildings	NO	-	-
8	Treatment and Disposal of Sewageand SullageWater	NO	-	-
9	Solid Waste Management & Disposal	NO	-	-
10	Water Conservation / Rain water Harvesting	Yes	0%	-
11	Energy Management	NO	-	-
12	Fire Protection and Fire Safety Requirements	Yes	0%	-
13	Electrical Meter Room , Sub Station, Receiving Station	Yes	0%	-
14	Others (Options to Add More)			


Manoj Kumar
 (Architect)
 Danapur Regd. No.
 Arch/2015/NPDN