

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	CIN NO. U45201BR2012PTC018527	Name of the Promoter's Entity SAI ASHRAY NIRMAN INDIA PRIVATE LIMITED	Remarks
Address of the Promoter's Entity :	RAJ COMPLEX NEW DAK BUNGLOW ROAD, PO.-GPO., PATNA, BIHAR, INDIA - 800001		
Total Experience of the promoter in Real Estate sector (In Completed years)	05 Years		
Total Experience in Real Estate Sector after Commencement of RERA (In Completed years)	06 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	02	RESIDENTIAL

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00454-4/108/R-1755/2024	Name of Project	SHREE GANESH PARMANAND ENCLAVE
Name of Promoter	SAI ASHRAY NIRMAN INDIA PRIVATE LIMITED	Project Address	MOHALLA - DIGHA SOUTH, MAUZA SOUTH, DIGHA, PATNA
Project Registration is valid up to	17/03/2029		
Starting date of Project	23/08/2024		

→ use the banner version

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	17-03-2029		

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	2948	04				
	3-BHK	18408	20				
	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.

Sushil Kumar Verma

(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

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

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	N/A		
2.	Fire N.O.C.	DIRECTOR-CUM STATE FIRE OFFICER, BIHAR, PATNA	28-11-2023	
3.	Airport Authority of India N.O.C.	N/A		
4.	Water Supply Permission	N/A		
5.	Other Approval(s), if any, required for the Project.	N/A		

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

Susodh Kumar Verma

1.	Excavation (if any)	N/A	
2.	Basements (if any)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	N/A	
6.	Slabs of Super Structure	7%	31.12.2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30.09.2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	31.12.2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	31.12.2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31.03.2029
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	0%	31.03.2029
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	31.03.2029
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%	31.03.2029
14.	Overall Percentage of Actual work Done and Final Completion date		

Sulabh Kumar Verma

**IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS –
PEOGRESS 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 y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	31.03.2029
2.	Water Supply	YES	25%	30.09.2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	31.03.2029
4.	Storm Water Drains	YES	0%	31.03.2029
5.	Landscaping & Tree Planting	YES	0%	31.01.2029
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	31.03.2029
9.	Solid Waste Management & Disposal	YES	0%	20.03.2029
10.	Water Conservation / Rain Water Harvesting	YES	0%	31.03.2029
11.	Energy Management	YES	0%	31.03.2029
12.	Fire Protection and Fire Safety Requirements	YES	0%	31.03.2029
13.	Closed Parking	YES	0%	31.03.2029
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
16.	Others (Option to Add More)			

Sulodh Kumar Verma

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
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.	7754802428
2.	Estimated Cost of the Project including land cost at the start of the Project	7,65,73,008=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,04,73,008=00

Subodh Kumar Sharma

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
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

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

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:

XVI. BROCHURE /Prospectus : Copy of the brochure/prospectus to be uploaded with Form-7

XVII Name of Grievance Redressal Officer nominated by the promoter whom allottee can contact in case of any query or grievance	
Name : SUBODH KUMAR VERMA Contact No : 9334471514 Email id : subodhverma08@gail.com Address : RAJ COMPLEX NEW DAK BUNGLOW ROAD,PO.-GPO. PATNA -800001	

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.

Subodh Kumar Verma

Signature of Promoter

Name: SUBODH KUMAR VERMA

Date:





ARCHITECT'S CERTIFICATE

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

Date-----

To,

The Sai Ashray Nirman India Pvt Ltd (Name & Address of Promoter),

1ST Floor, Raj Complex, New Dak Bunglow Road G.P.O., Patna 800001

Subject: Certificate of Percentage of Completion of Construction Work of----- No. of Building(s)/----- Wing(s) of the----- Phase of the Project[Bihar RERA Registration Number] BRERAP00454/108/R-1755/2024 situated on the Plot bearing C.N. No./CTS No./Survey No./Final Plot No. 1246 demarcated by its boundaries(latitude and longitude of the end points 1245 to the North 1247 to the South Branch Road to the East 1242 to the West of Division ----- - village Digha Block----- District Patna PIN-----admeasuring 1295.36 sq.mts. area being developed by [Promoter's Name] Sai Ashray nirman india pvt ltd

Sir,

I/We UMA SHANKAR KUMAR have undertaken assignments Architect/Licensed Surveyor Of certifying Percentage of Completion of Construction Work of the Shree Ganesh Parmanand Enclave -----Building(s)/---SINGLE-----Wing(s)of the-----Phase of the Project, Situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No. 1246 -of Division ----- Village Digha South-----Block ----- District ---PATNA----- PIN----- ad measuring 1295.36 sq.mts. area being developed by[Promoter's Name] Sai Ashray nirman india pvt ltd

I. Following technical professionals area pointed by Owner/Promoter:---

- | | | |
|---------------------|--------------------------|--------------------------|
| (i) M/s/Shri/Smt. | <u>UMA SHANKAR KUMAR</u> | as L.S./Architect; |
| (ii) M/s/Shri/Smt. | <u>SUSHIL KUMAR</u> | as Structural Consultant |
| (iii) M/s/Shri/Smt. | <u>JITENDRA KUMAR</u> | as MEP Consultant |
| (iv) M/s/Shri/Smt. | <u>RAJ KISHOR</u> | 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 BRERAP00454/108/R-1755/2024 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.

TABLEB

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

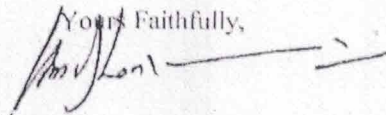
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done(As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads &Footpaths	YES	0%	
2.	Water Supply	YES	5%	30.9.28
3.	Sewerage(Chamber, Line, Septic Tank, STP)	YES	0%	31.3.29
4.	Storm Water Drains	YES	0%	31.3.29
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO	0%	
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation/Rain Water Harvesting	YES	0%	31.3.29
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	0%	31.3.29
13.	Electric Meter Room	YES	0%	31.3.29
14.	Any Other Amenities			

Table-A

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

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	-----	
2.	Basements(if any)	-----	
3.	Podiums(if any)	-----	
4.	Plinth	100%	
5.	Stilt Floor	N.A	
6.	Slabs of Super Structure	7%	31.12.27
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	NIL	31.3.28
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30.9.28
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	31.12.28
10.	External plumbing and external plaster, elevation, completion of Terraces with waterproofing of the Building/Wing.	0%	31.12.28
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	Water pump 100% 0%	31.3.29

Yours Faithfully,



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

(Registration No./License No)

AR. UMESH KUMAR
REGISTERED ARCHITECT
REG. NO. - CA/2011/54027

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:-----

To,

The Sai Ashray Nirman India Pvt Ltd (Name & Address of Promoter),
1ST Floor, Raj Complex, New Dak Bunglow Road G.P.O., Patna 800001

Subject: Certificate of Cost Incurred for Development of [Project Name] SHREE GANESH
PARMANAND ENCLAVE for Construction of _____ building(s)/ _____ Wing(s) of the _____
_____ Phase (Bihar RERA Registration Number) situated on the Plot bearing
Khesra No/ Khata No./Thana No./ Tauzi No./C.N. No./CTS No./Survey No./Final Plot No. 1246
demarcated by its boundaries (latitude and longitude of the end points) 1245 to the North 1247 to
the South Branch Road To the East 1242 to the West of Division Village Digha South
Block _____ District Patna, PIN _____ admeasuring 1295.36 sq.mts. area being
developed by [Promoter] Sai Ashray Nirman India Pvt Ltd

Ref: Bihar RERA Registration Number BRERAP00454-4/108/R-1755/2024

Sir,

I/ We SHUSHIL KUMAR have _____ under taken assignment _____ of
certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar
RERA, being _____ Building(s)/ _____ Wing(s) of the _____
Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 1246 of Division
_____ Village Digha Taluka _____ District PATNA
PIN _____ admeasuring 1295.36 sq.mts. area being developed by [Owner/Promoter]

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

- | | |
|--|--------------------------|
| (i) M/s /Shri/Smt <u>UMA SHANKAR KUMAR</u> | as L.S./Architect; |
| (ii) M/s /Shri/Smt <u>SUSHIL KUMAR</u> | as Structural Consultant |
| (iii) M/s /Shri/Smt <u>JITENDRA KUMAR</u> | as MEP Consultant |
| (iv) M/s /Shri/Smt <u>RAJ KISHOR</u> | as Quantity Surveyor* |

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 _____ 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. 6,89,36000/- (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.

4. The Estimated Cost Incurred till date is calculated at Rs. 57,61,281/- (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. 6,28,74,719/- (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 1 or called SHREE GANESH PARMANAND ENCLAVE
(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	Rs. <u>6,86,36000/-</u>
2	Cost incurred as on <u>31/03/25</u> (based on the Estimated cost)	Rs. <u>57,61,281 = 00</u>
3	Work done in Percentage (as Percentage of the estimated cost)	% _____
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>6,28,74,719/-</u>
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>NIL</u>

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	Rs. 6,89,36,000/-
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. 57,61,281/-
3	Work done in Percentage (as Percentage of the estimated cost).	8.35 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 6,28,74,719/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,

SUSHIL KUMAR
Registration No. BR/UDHD/SE/23-0111
Signature of Engineer
(Licence No. UDHD, Govt. of Bihar)

* 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

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 Bihar 6,89,36,000/-RERA Registration Number: BRERAP004544/108/1755/2024

To,

The Sai Ashray Nirman India Pvt Ltd (Name & Address of Promoter),1st Floor, Raj Complex, New Dak Bunglow Road G.P.O., Patna 800001[Project Name] SHREE GANESH PARMANAND ENCLAVEShiv Nagar, South Ghurdaur Road, Digha Patna 800012

S.r No	Land Cost	Particulars	Amount	Estimated	Incurred
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)	-----		5,00,000
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	-----		27,85,481
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. -----

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 ----- 32,85,481

S.r No	Particulars	Amount	Estimated Incurred
ii	Development Cost/Cost of Construction:		
a. (i)	Estimated Cost of Construction as certified by Engineer.	6,89,36,000	----
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-----	57,61,281

Note : (for adding to total cost of constructio incurred, Minimum of (i) or (ii) i 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.

NIL

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.

NIL

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;

NIL

Sub Total of Development Cost	6,89,36,000/-	57,61,281/-
-------------------------------	---------------	-------------

- | | | |
|--|---------------|-------------|
| 2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column. | 6,89,36,000/- | ----- |
| 3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column. | ----- | 90,46,762/- |
| 4. % completion of Construction Work (as per Project Architect's Certificate) | ----- | 7% |
| 5. Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2) | | 13.12% |
| 6. Amount Which can be withdrawn from the Designated Account. | ----- | 90,46,762/- |
| Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) | | |
| 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. | ----- | 90,46,762/- |

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 Alok K. Singh & Co.)

(Alok Kumar Singh)

UDIN : 25099434BMJGU08732



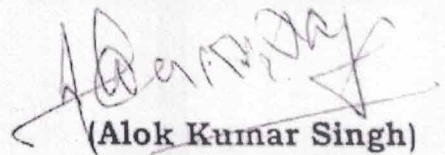
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

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)	5,98,89,238/-
2.	Balance amount of receivables from sold apartments (as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the record sand books of Accounts)	N.A
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from there cord sand 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	3,12,02,650/-
4.	Estimated receivables of ongoing project. Sum of 2+3(ii)	
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 balance receivables Of ongoing project will be deposited in designated Account	

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.

For Alok K Singh & Co.

Chartered Accountants


(Alok Kumar Singh)

Partner

M. No. - 099434

Place: Patna

Date: 11/04/2025

UDIN : 25099434BMJGUO8732

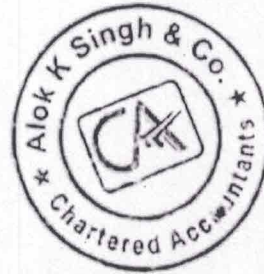


Annexure A

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 per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
		nil			



(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate

Of the Residential/ Commercial premises Rs. 31,453/-persq.mts.

Sr. No.	Flat No.	Carpet Area (insq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04
	201	83.706	26,32,874.00
	202	81.847	25,74,401.00
	203	86.585	27,23,383.00
	204	68.469	21,53,612.00
	205	85.842	27,00,059.00
	206	89.559	28,16,973.00
	302	81.847	25,74,401.00
	303	86.585	27,23,429.00
	304	68.469	21,53,612.00
	401	83.706	26,32,874.00
	405	85.842	27,00,059.00
	406	89.559	28,16,973.00

