FORM-7
[REGULATION-9]
Quarterly progress report for quarter ending December of 2024_(Year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	Deed No. 721	Name of Firm RAJ CONSTRUCTION	
Firm Address :	New Chitragupta Nagar, Parwati Path, Kankarbagh, Patna-20		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00949-6/25/R-1252/2021	Name of Project/Phase Of Registered Project	RAJ TOWER
Name of Promoter	RAJ CONSTRUCTION	Project Address- Kankarbagh, Colony More , Patna	
Name of Co-promoter			
Project Registration is valid up to	30-10-2026		
Starting date of Project or Phase of the Project	11-03-2021		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4,Plotted project	Residential	

Scanned by CamScanner

Period of validity of map by the Competent Authority			

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 –104	Total Number of Apartments in Landowner's share – 85
	1. 1BHK 2. 2BHK , - 3. 3BHK 4. Shop 5. Bungalow- 6. Plot etc.	30 47 112	15000 47000 168000		1. Booked/ Allotted - 39 2. Sold- 0	3. Booked/ Allotted - 0 Sold - 0
					Percentage of booking-37.5%	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)

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 39 2. Sold -	189
05	189		

V. DETAILSOFBUILDINGAPPROVALS

(IfalreadyfiledalongwithRegistrationApplication,thenthereisnoneedoffurtherfiling)

Scanned by CamScanner

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				
2.	Fire N.O.C.	State Fire Office		08-04-2019	
3.	Water Supply Permission				
4.	NOC from Airport Authority Of India				
5.	Other Approval(s),if any, Required for the Project.				

VI. CONSTRUCTIONPROGRESSOFTHEPROJECT

1. Plan Case No._____(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/yyy) Format
1.	Excavation(if any)	80%	
2.	Basements(if any)	70%	
3.	Podiums(if any)	70%	
4.	Plinth	70%	
5.	Stilt Floor	70%	
6.	Slabs of Super Structure	Block "A-80%, B-90%, C-45%, D-40% & E-0%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Block "A-50%, B-50%, C-16%, D-0% & E-0%	
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	

Scanned by CamScanner

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 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	0	
	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0	

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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads &Footpaths		0	
2.	Water Supply		0	
3.	Sewerage (Chamber, Line, Septic Tank, STP)		0	
4.	Storm Water Drains		0	
5.	Landscaping & Tree Planting	0		

Scanned by CamScanner

6.	Street Lighting	0		
7.	Community Buildings	0		
8.	Treatment and Disposal of Sewage and Sullage Water	0		
9.	Solid Waste Management & Disposal	0		
10 -	Water Conservation /Rain Water Harvesting	0		
11 -	Energy Management	0		
12 -	Fire Protection and Fire Safety Requirements	0		
13 -	Closed Parking	0		

Scanned by CamScanner

14.	Open Parking		0	
15.	Electrical Meter Room, Sub- Station, Receiving Station		0	
16.	Others (Option to Add More)		0	

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

		PROPOSED YES/NO.	PERCENTAGEOF ACTUALWORK 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			

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

(A)	Sr.No.		
	1.	Front Elevation	

Scanned by CamScanner

	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

X. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	032321010000004
2.	Estimated Cost of the Project including land cost at The start of the Project	2863 lakh
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	2863 lakh
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	50,25,001.00
6.	Actual Cost Incurred during the Quarter	49,47,474.45
7.	Net amount at end of the Quarter	9,83,084.09
8.	Total expenditure on Project **till date**	11,80,98,807.72
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter In question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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

Scanned by CamScanner

5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale During the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
3.	No. of possessions given to allottees	
XIII.PERCENTAGEOFWORKALONGWITHMILESTONECHART		
Weather the project in progress is as per time schedule or lagging behind?		

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 RAJ CONSTRUCTION

Rajesh Kumar

Signature of Promoter

Partner

Name:

Date:

Scanned by CamScanner

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 (In lakh) – Land-1825, development- 1038
Bihar RERA Registration Number- **BRERAP00949-6/25/R-1252/2021**

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)	
	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.	

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	

KUNAL & CO. CA PATNA FRN 032969C Chartered Accountant

Scanned by CamScanner

amount whatsoever payable to any authorities towards and in project of rehabilitation.

Sub-Total of Land Cost **NIL**

Sr.No.	Particulars	Amount (₹) Estimated Incurred
Ii	**Development Cost/ Cost of Construction :**	
	a. (i) Estimated Cost of Construction as certified by Engineer.	
	(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.	
	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	**28,63,00,000.00**
2.	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column.	**28,63,00,000.00**

KUMAR & CO. CA PATNA FRN: 032969C Chartered Accountant

Scanned by CamScanner

3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	**11,80,98,807.72**
4	% completion of Construction Work (as per Project Architect's Certificate)	**50%**
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	**0.00**
6	Amount Which can be withdrawn from the Designated Account. **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.	**11,80,98,807.72**
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	**11,80,98,807.72**

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,

KUNAL & CO. CA PATNA FRN: 032969C Chartered Accountant

PLACE: PATNA
DATE : 09.01.2024

[KUNAL KR.JHA]
Membership No. 516948
UDIN: **25516948BMJVJE5453**

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Scanned by CamScanner

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)	16,82,01,192.28
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	
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 of the balance receivables of ongoing project will be deposited in designated Account	**16,82,01,192.28**

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,

KUNAL & CO. CA PATNA FRN. 032959C Chartered Accountant

PLACE: PATNA
DATE : 09.01.2024

[KUNAL KR.JHA]
Membership No. 516948

UDIN: 25516948BMJVJE5453

Scanned by CamScanner

FORM No. 4
[See Regulation 9 (1)]

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS NOT STATUTORY AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To [RAJ CONSTRUCTION]

New Chitragupta Nagar, Parwati Path, Kankarbagh, Patna - 20

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by [Promoter] for the period from 01.10.2024 to 31.12.2024 with respect to Bihar RERA Reg. Number- **BRERAP00949-6/25/R-1252/2021**

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) Rules, 2017.
2. I/We have obtained all necessary information and explanation from the Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of [Promoter] for the period ended 31.12.2024 and hereby certify that:
   i. M/s RAJ CONSTRUCTION (Promoter) have completed 50% of the project titled RAJ TOWER (Name) Bihar RERA Reg. No.- **BRERAP00949-6/25/R-1252/2021** located at Kankarbagh, Colony More, Patna.
   ii. Amount collected during the year for this project is Rs. 50,25,001.00 and amounts collected till date is Rs. 9,28,64,416.22
   iii. Amount Expended during the Period for this project is Rs. 49,47,474.45 and amount expended till date is Rs. 11,80,98,807.72
4. I/We certify that the [Name of Promoter] has utilized the amounts collected for RAJ TOWER project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.
   (If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions).

(Signature and Stamp/Seal of the Signatory CA)

PLACE: PATNA
DATE : 09.01.2024

KUNAL & CO. CA PATNA FRN: 032969C Chartered Accountants

[KUNAL KR.JHA]
Membership No. 516948
Add: 328, Adison Arcade, Fraser Road, Patna
Mob: 9006817277
Email: kunal.jhaca@gmail.com
UDIN: **25516948BMJVJE5453**

Scanned by CamScanner