

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U45201BR1996PTC007421	Name of Firm	ABHINAV AWAS PRIVATE LIMITED
Firm Address :	Abhinav Vihar Colony, Gola Road, P.O. -Danapur Cant, P.S. - Danapur, District-Patna-801503, Bihar, India		
Total Experience of promoter in Real Estate sector	10 YEARS		
Total Experience in Real Estate after Implementation of RERA	07 YEARS		
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	BRERAP00143-3/107/R-1300/2022	Name of Project/Phase of Registered Project	BADRINATH TOWER,BLOCK-D
Name of Promoter	ABHINAV AWAS PRIVATE LIMITED	Project Address	NEAR ST. KAREN'S SCHOOL, GOLA ROAD, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	15/10/2025		
Starting date of Project or Phase of the Project	14/03/2022		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	15/10/2025		

BADRINATH TOWER BLOCK-(D)
ABHINAV AWAS PVT. LTD.

Pramod Kumar
MANAGING DIRECTOR

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 - Flat-22	Total Number of Apartments in Landowner's share - Flat-15
	1. 1 BHK					
	2. 2 BHK, -	20	12405		1. Booked / Allotted -19	3. Booked/ Allotted-NIL
	3. 3 BHK	17	16640	37	2. Sold-NIL	Sold -NIL
	4. Shop					
	5. Bungalow					
	6. Plot etc.				Percentage of booking 86.36%	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)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 19
	37	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	N/A			
2.	Fire N.O.C.	DIG HG & FS CUM STATE FIRE OFFICER, BIHAR, PATNA		29-01-2021	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

BADRI NATH TOWER BLOCK-(D)
ABHINAV AWAS PVT LTD.

Pravin Kumar
MANAGING DIRECTOR

VI. CONSTRUCTION PROGRESS OF THE PROJECT**1. Plan Case No. 14/21-22**

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%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% 100% 85% 90%	31-05-2025 31-05-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	80% 80%	30-07-2025 30-07-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80% 80% 100%	31-05-2025 31-05-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90% 100% 85% 90%	30-04-2025 30-04-2025 30-04-2025

BADRI NATH TOWER BLOCK-(D)
ABHINAV AWAS PVT. LTD.

Pramil Kumar
MANAGING DIRECTOR

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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities	0%	31-08-2025
		80%	31-08-2025
		40%	31-08-2025
		80%	31-08-2025
		50%	31-08-2025
		50%	31-08-2025
		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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	70%	30-09-2025
2.	Water Supply	YES	80%	31-08-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	60%	31-08-2025
4.	Storm Water Drains	YES	30%	30-09-2025
5.	Landscaping & Tree Planting	YES	0%	31-10-2025
6.	Street Lighting	YES	0%	31-10-2025
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	50%	30-09-2025
9.	Solid Waste Management & Disposal	YES	0%	31-10-2025

BADRI NATH TOWER BLOCK-(D)
ABHINAV AWAS PVT. LTD.

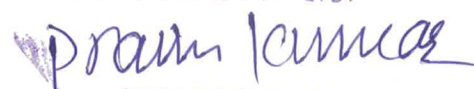

MANAGING DIRECTOR

10.	Water Conservation / Rain Water Harvesting	YES	50%	31-10-2025
11.	Energy Management	YES	0%	31-10-2025
12.	Fire Protection and Fire Safety Requirements	YES	40%	31-10-2025
13.	Closed Parking	YES	80%	31-10-2025
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	25%	30-09-2025
16.	Others (Option to Add More)			

VIII. A 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			

BADRI NATH TOWER BLOCK-(D)
ABHINAV AWAS PVT. LTD.


MANAGING DIRECTOR

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

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



BADRI NATH TOWER BLOCK-(D)
ABHINAV AWAS PVT LTD.

Pramod Kumar
MANAGING DIRECTOR



BADRI NATH TOWER BLOCK-(D)
ABHINAV AWAS PVT LTD.

Pravin Kumar
MANAGING DIRECTOR



X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	40293636054
2.	Estimated Cost of the Project including land cost at the start of the Project	7,57,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,00,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	NO
5.	Amount received during the Quarter	25,57,000=00
6.	Actual Cost Incurred during the Quarter	21,03,287=68
7.	Net amount at end of the Quarter	4,70,978=16
8.	Total expenditure on Project till date	
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

BADRI NATH TOWER BLOCK-(D)
ABHINAV AWAS PVT. LTD.

Pramila Kumar
MANAGING DIRECTOR

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED		
XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
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?		

XIV UNITS ALLOCATION DETAILS

BADRI NATH TOWER BLOCK-(D)
ABHINAV AWAS PVT. LTD.

Pramil Kumar
MANAGING DIRECTOR

Total Number of sanctioned apartments 1 BHK- 2 BHK, -20 3 BHK-17 4 BHK Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc		Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc N/A
	FLAT NO.	FLAT TYPE	
	D-301	3 BHK	
	D-302	3 BHK	
	D-304	2 BHK	
	D-305	3 BHK	
	D-306	2 BHK	
	D-307	2 BHK	
	D-401	3 BHK	
	D-402	3 BHK	
	D-403	2 BHK	
	D-404	2 BHK	
	D-405	3 BHK	
	D-406	2 BHK	
	D-407	2 BHK	
	D-502	3 BHK	
	D-504	2 BHK	
	D-505	3 BHK	
	D-506	2 BHK	
	D-507	2 BHK	
	D-303	2 BHK	
XV. BROCHURE /Prospectus			
XVI Grievance Redressal Officer			
Name : PRAVIN KUMAR			
Contact No :9334089068			
Email id : Pravinkumar14166@gmail.com			
Address : HOUSE OF BN DAS, ESI COLONY, AMBEDKAR PATH, BAILEY RD PATNA			

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.

BADRI NATH TOWER BLOCK-(D)
ABHINAV AWAS PVT LTD.


Signature of Promoter

Name:

Date:

ARCHITECT'S CERTIFICATE

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

Date: 02.04.2025

To

The Abhinav Awas Pvt. Ltd.

Gola Road, Danapur, Patna.

Subject: Certificate of Completion of Construction work of BADRINATH TOWER BLOCK-D No. of Building 1, of the project [BRERAP000143-3/107/R-1300/2022] situated on the Plot Khata No. 214 Survey Plot No. 966 P demarcated by its boundaries (Latitude - 25.6213° N and Longitude - 85.0569° E of the end points) Sri Madhusudan Singh to the North, Sri Ram Prasad Singh (Now B. N. Towers) to the South, Sri Devdhari Singh to the East, Sri Krit Mahto to the West of the Near – St. Karens School, Gola Road, Danapur, District – Patna, PIN – 801503, admeasuring 1357.71 sq. mts. Area being developed by Abhinav Awas Pvt. Ltd.

Sir,

I/We Manoj Kumar have undertaken assignment as Architect/Engineer of certifying Percentage of Completion of Construction work of the Building(s) of the Project BADRINATH TOWER BLOCK-D, situated on the plot bearing Survey Plot No. 966 P of Near – St. Karens School, Gola Road, Danapur, District – Patna, PIN – 801503, admeasuring 1357.71 sq. mts. Area being developed by Abhinav Awas Pvt. Ltd. as per the approved plan.

Following technical professionals are appointed by the Promoter:

- (i) M/s./Shri/Smt. Manoj Kumar as Architect/Engineer
- (ii) M/s./Shri/Smt. Vijay Kumar as Structural Consultant
- (iii) M/s./Shri/Smt. Gopal Krishna Prasad as MEP Consultant
- (iv) M/s./Shri/Smt. Rakesh Kumar as Site Supervisor/Clerk of Works

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 BRERAP000143-3/107/R-1300/2022 under Bihar RERA is as par 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 A and B.

Table – A

Building/Wing Number – Block D

Sl. No.	Tasks/Activity	Percentage of work done	Projected Date of Completion
1	Excavation	100%	
2	_____ number of Basement(s) and Plinth	100%	
3	_____ number of Podiums	NA	
4	Stilt Floor	100%	
5	6 number of Slabs of Super Structure	100%	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	Internal Wall - 100% Internal Plaster - 100% Flooring – 85% Doors & Windows – 90%	31.05.2025
7	Sanitary Fittings within the Flats/Premises	Internal Sanitary fittings - 80%	30.07.2025
8	Staircase, Lift Wells and Lobbies at each Floor Level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Staircase - 80% Lift Wells & Lobbies – 80% Water Tank – 100%	31.05.2025
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	External Plumbing - 90% External Plaster – 100% Elevation & Terraces – 85% Waterproofing – 90%	30.04.2025
10	Installation of lifts, water pumps, Fire Fighting and Equipment as per CFO NOC, Electrical fittings to Common areas, electro, 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	Lift - 0% Water Pumps – 80% Fire Fighting – 40% Electrical fitting – 80% Finishing of Entrance Lobby – 50% Paving Area – 50%	31.08.2025

Table – B

Internal & External Development Works in respect of the Registered Phase

Sl. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of work done	Projected Date of Completion
1	Internal Roads & Footpaths	YES	70%	30.09.2025
2	Water Supply	YES	80%	31.08.2025
3	Sewerage (chamber, Lines, Septic Tanks, STP)	YES	80%	31.08.2025
4	Storm Water Drains	YES	60%	30.9.2025
5	Landscaping & Tree Planting	YES	0%	31.10.2025
6	Street Lighting	YES	0%	31.10.2025
7	Community Buildings	NA		
8	Treatment and disposal of sewage and sullage water / STP	YES	50%	30.09.2025
9	Solid waste Management & Disposal	No		
10	Water Conservation, Rain Water Harvesting, Percolating Well/Pit	YES	50%	31.10.2025
11	Energy Management	NA		
12	Fire Protection and Fire Safety Requirements	YES	40%	31.10.2025
13	Electrical Meter Room, Sub-station, Receiving Station	YES	25%	30.09.2025
14	Others (Option to add more)	NA		

Yours Faithfully,
MANOJ KUMAR

(Architect) (MANOJ KUMAR)

CoA No. - CA/2002/29414

Signature & Name (In block letters) of Architect/Engineer

(License No. _____)

ENGINEER'S CERTIFICATE

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

Date: 02.04.2025

To

The Abhinav Awas Pvt. Ltd.

Gola Road, Danapur, Patna.

Subject: Certificate of Cost incurred for Development of BADRINATH TOWER BLOCK-D for Construction of 1 Building, of the project [BRERAP000143-3/107/R-1300/2022] situated on the Plot Khata No. 214 Survey Plot No. 966 P demarcated by its boundaries (Latitude - 25.6213°N and Longitude - 85.0569°E of the end points) Sri Madhusudan Singh to the North, Sri Ra Prasad Singh (Now B. N. Tower) to the South, Sri Devdhari Singh to the East, Sri Krit Mahto to the West of the Near – St. Karens School, Gola Road, Danapur, District – Patna, PIN – 801503, admeasuring 1357.71 sq. mts. Area being developed by Abhinav Awas Pvt. Ltd. [BRERAP000143-3/107/R-1300/2022]

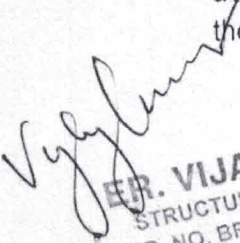
Sir,

I/We Vijay Kumar have undertaken assignment as Architect/Engineer of certifying Estimated Cost for the Subject Real Estate Project BADRINATH TOWER BLOCK-D registered under Bihar RERA, being situated on the plot bearing Survey Plot No. 966 P of the Near – St. Karens School, Gola Road, Danapur, District – Patna, PIN – 801503, admeasuring 1357.71 sq. mts. Area being developed by Abhinav Awas Pvt. Ltd. as per the approved plan.

Following technical professionals are appointed by the Promoter:

1. M/s./Shri/Smt. Manoj Kumar as Architect/Engineer
2. M/s./Shri/Smt. Vijay Kumar as Structural Consultant
3. M/s./Shri/Smt. Gopal Krishna Prasad as MEP Consultant
4. M/s./Shri/Smt. Shailesh Kumar as Quantity Surveyor

We have estimated the cost of the completion to obtain Occupation 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 Drawing/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


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

Shailesh Kumar quantity Surveyor appointed by Developer/Engineer and the site inspection carried out by us.

5. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 5,00,00,000.00 for the building, (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 of the building(s) from the Nagar Parishad Danapur Nizamat, Patna being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
6. The estimated cost incurred till date is calculated at Rs 6,29,37,000/- (Total of Table A & B). The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.
7. The Balance cost of Completion of the Civil, MEP and allied works of the building(s) of the subject project to obtain occupation certificate/completion certificate from Nagar Parishad Danapur Nizamat, Patna is estimated at Rs 5,00,00,000/- for the building, (Total of Table A & B)
8. I certify that the cost of Civil, MEP and allied works for the aforesaid project as completed on the date of this certificate is as given in Table A & B below;

Table – A

Building/Wing Number – Block D

Sl. No.	Particulars	Amount (in Rs.) Approx
1	Total Estimated Cost of the building/wing as on 14.03.2022 is	5,00,00,000.00
2	Cost incurred as on _____ (Based on Estimated Cost)	6,29,37,000.00
3	Work done in percentage (as percentage of the estimated cost)	80%
4	Balance cost to be incurred (Based on estimated cost)	-1,29,37,000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table C)	-

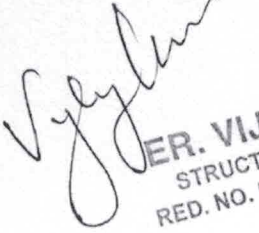
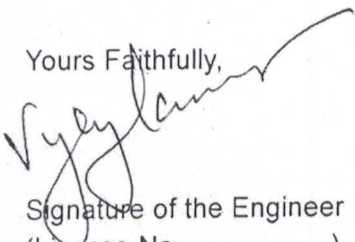

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

Table – B
(to be prepared for the entire registered phase of the Real Estate Project)

Sl. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and facilities in the layout as on 19.06.2024 is	
2	Cost incurred as on _____	
3	Work done in percentage (as percentage of the estimated cost)	
4	Balance cost to be incurred (Based on estimated cost)	
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table C)	

Yours Faithfully,


Signature of the Engineer
(License No. _____)

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

Table – C
List of Extra/Additional Items executed with Cost
(Which are not part of the original Estimate of Total Cost)

Sl. No.	Items	Cost
1		
2		

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

Cost of Real Estate Project State RERA Registration Number BRERAP000143-3/107/R-1300/2022

Project Name

Sr. No.	Particulars	Amount (in Rs.)	
		Estimated Column - A	Incurred & Paid Column - B
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 Amount 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.		
	e Land Premium payable as per annual statement of rats (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 (in Column - A)		
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA (in Column - B) 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 encumbrance including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation of 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		

"LG-11, GROUND FLOOR, ADISION ARCED FRAZER ROAD, PATNA800001

Mobile No :- 9810857805,7277602775,Email: carajeev@rediffmail.com

		whatsoever payable to any authorities towards and in project of rehabilitation		
		Sub-Total of Land Cost		
II		Development Cost/Cost of Construction		
a (i)		Estimated Cost of Construction as certified by Engineer (Column – A)		
a (ii)		Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column – B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
a (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, 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 construction of the entire phase of the project registered.		
b		Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.		
c		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		
2		Total Estimated Cost of the Real Estate Project (1 (i) + (ii) of Estimated) Column – A		
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + (ii) of Incurred) Column - B		
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)		
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)		
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost		

		*Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)		
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		
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 Abhinav Awas Pvt. Ltd. for BADRINATH TOWER,BLOCK-D and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Date: 08/04/2025
Place: PATNA

For R K B Y & CO
Chartered Accountants
FRN No.: 022629C



(RAJEEV KUMAR BHARATI)
Partner
M. No: 518038
UDIN: 25518038BMJAWG2127

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr No.	Particulars	Block A	Block B
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	5,00,00,000	
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)	6,29,37,000	
3	(i) Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts	-1,29,37,000	
	(ii) Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate	-1,29,37,000	
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	5,00,00,000	
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 Abhinav Awas Pvt. Ltd. for BADRINATH TOWER, BLOCK-D and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Date: 08/04/2025
Place: PATNA

For R K B Y & CO
Chartered Accountants
FRN No.: 022629C



(RAJEEV KUMAR BHARATI)
Partner

M. No: 518038

UDIN: 25518038BMJAWG2127

"LG-11, GROUND FLOOR, ADISION ARCED FRAZER ROAD, PATNA800001

Mobile No :- 9810857805, 7277602775, Email: carajeev@rediffmail.com

Annexure - A

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

(Amount in Rs.)

Sr. No.	Flat No.	Carpet Area (in Sq. Ft.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	301	917	59,22,000	9,00,000	50,22,000
2	302	967	66,00,000	56,10,000	9,90,000
3	303	607	31,00,000	10,01,000	20,99,000
4	304	585	40,00,000	35,00,000	5,00,000
5	305	1064	65,00,000	56,50,000	8,50,000
6	306	599	44,00,000	36,26,000	7,74,000
7	307	690	44,00,000	37,50,000	6,50,000
8	401	917	49,50,000	47,00,000	2,50,000
9	402	967	67,50,000	56,99,998	10,50,002
10	403	607	45,48,000	1,00,000	44,48,000
11	404	585	30,00,000	0	30,00,000
12	405	1064	55,54,000	41,50,000	14,04,000
13	406	599	30,00,000	15,00,000	15,00,000
14	407	690	44,50,000	38,50,000	6,00,000
15	502	967	60,00,000	54,00,000	6,00,000
16	504	585	35,00,000	31,51,000	3,49,000
17	505	1064	74,12,000	60,00,000	14,12,000
18	506	599	35,00,000	24,51,000	10,49,000
19	507	690	30,50,000	19,00,000	11,50,000
20					0
21					0
22					0
					0
					0
Total		14763	9,06,36,000	6,29,38,998	2,76,97,002

(Unsold Inventory Valuation)
Of the Residential/commercial premises Rs. 2,800/- per sqft. * (Super Build-up)

(Amount in Rs.)

Sr. No.	Flat/Shop No.	Carpet Area (in Sq. Ft.)	Super Build-up Area (in Sq. Ft.)	Unit Consideration as per* Minimum Circle Value
1	G 01	930	1394	39,03,200
2	501	917	1463	40,96,400
3	503	607	988	27,66,400
				0
				0
Total		2,454		1,07,66,000

* As per minimum circle value

2,800