

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	BRERAP00143-004/87/R-1609/2023	Name of Project/Phase of Registered Project	ABHINAV ENCLAVE
Name of Promoter	ABHINAV AWAS PRIVATE LIMITED	Project Address	CHANDRASHEKHAR NAGAR, SOUTH OF BAZAR SAMITI, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	03/05/2028		
Starting date of Project or Phase of the Project	10/10/2023		
Type of Project or Phase of the Project	Residential-cum-Commercial		
Period of validity of map by the Competent Authority	16/12/2027		

ABHINAV ENCLAVE
Abhinav Awas Pvt. Ltd.

Pramin 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 -	Total Number of Apartments in Landowner's share -
	1. 1 BHK				FLAT-14, SHOP-02	Flat -14, Shop-02
	2. 2 BHK, -	12			1. Booked / Allotted -05	3. Booked/ Allotted - NIL
	3. 3 BHK	16		FLAT-28 & SHOP-4	2. Sold-NIL	Sold -NIL
	4. Shop	04				
	5. Bungalow				Percentage of booking 25%	Percentage of booking
	6. Plot etc.					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	- 05
	28	2. Sold	- NIL

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

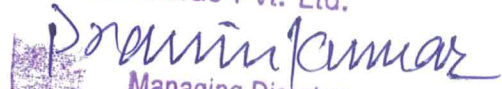
S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	N/A			
2.	Fire N.O.C.	Director-Cum-State Fire Officer, Patna		31-05-2022	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

ABHINAV ENCLAVE
Abhinav Awas Pvt. Ltd.

Pravin Kumar
Managing Director

1. Plan Case No.137/22-23			
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)	75%	30-08-2026
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	80%	31-05-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	40% 20% 0% 0%	30-11-2025 30-11-2025 28-02-2026 31-03-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	30% 20%	31-10-2026 31-10-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50% 25% 0%	30-06-2026 30-06-2026 30-06-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	30-06-2026 30-06-2026 30-06-2026 30-06-2026

ABHINAV ENCLAVE
Abhinav Awas Pvt. Ltd.

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,	0%	30-06-2026
		0%	30-06-2026
		0%	30-06-2026
		0%	30-06-2026
	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.	0%	30-06-2026
	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/yy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	30-10-2026
2.	Water Supply	YES	0%	30-06-2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	31-10-2026
4.	Storm Water Drains	YES	0%	31-10-2026
5.	Landscaping & Tree Planting	YES	0%	31-03-2027
6.	Street Lighting	YES	0%	31-03-2027
7.	Community Buildings	NO	N/A	

ABHINAV ENCLAVE
Abhinav Awas Pvt. Ltd.

Pramod Kumar
Managing Director

8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	31-03-2027
9.	Solid Waste Management & Disposal	YES	0%	31-03-2027
10.	Water Conservation / Rain Water Harvesting	YES	0%	31-03-2027
11.	Energy Management	YES	0%	31-03-2027
12.	Fire Protection and Fire Safety Requirements	YES	0%	31-12-2026
13.	Closed Parking	YES	40%	31-12-2026
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	31-12-2026
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			

ABHINAV ENCLAVE
Abhinav Awas Pvt. Ltd.

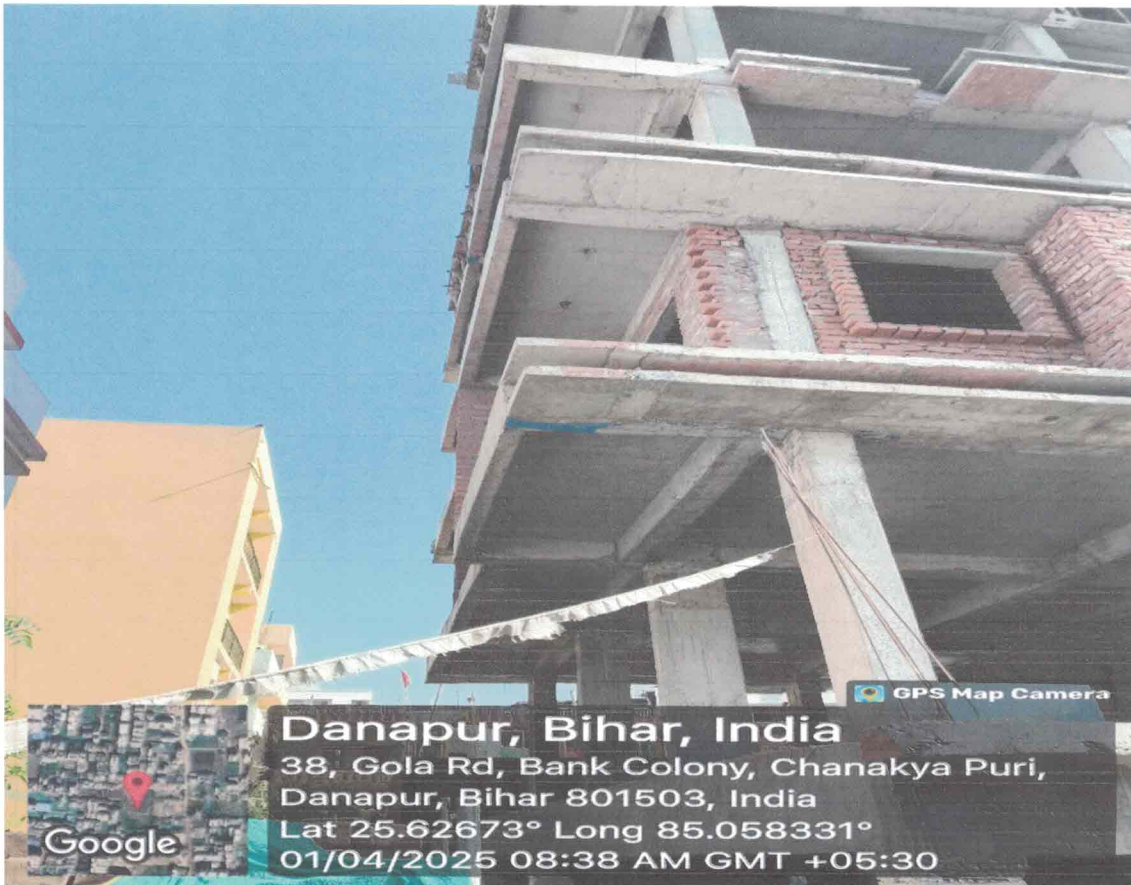
Pravin Kumar
Managing Director

8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

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



ABHINAV ENCLAVE
 Abhinav Awas Pvt. Ltd.
Pravin Kumar
 Managing Director



ABHINAV ENCLAVE
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.	41804273196
2.	Estimated Cost of the Project including land cost at the start of the Project	7,84,40,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,86,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	11,51,001=00
6.	Actual Cost Incurred during the Quarter	12,92,299=24
7.	Net amount at end of the Quarter	72,264=15
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	

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

ABHINAV ENCLAVE
Abhinav Awas Pvt. Ltd.

Pravin Kumar
Managing Director

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 ABHINAV ENCLAVE No. of 1 Building, of the project [BRERAP00143-004/87/R-1609/2023] situated on the Plot Khata No. 807 Survey Plot No. 1059 demarcated by its boundaries (Latitude - 25.626781 and Longitude - 85.05899 of the end points) Sri Kapil Singh to the North, Part Plot No. 1059 Sri Umesh Kumar & Nilu Devi to the South, Branch Road to the East, Sri Ramyatan Singh to the West of the Near Chandrashekhar Nagar, Gola Road, Danapur, District – Patna, PIN – 801503, admeasuring 1248.01.34 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 of the Project ABHINAV ENCLAVE, situated on the plot bearing Survey Plot No. 1059 of the Near Chandrashekhar Nagar, Gola Road, Danapur, District – Patna, PIN – 801503, admeasuring 1248.01.34 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. Shailesh 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 BRERAP00143-004/87/R-1609/2023 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 A and B.

Table – A

Building/Wing Number – Block A

Sl. No.	Tasks/Activity	Percentage of work done	Projected Date of Completion
1	Excavation	100%	
2	_____ number of Basement(s) and Plinth	75%	30.08.2026
3	_____ number of Podiums	NA	
4	Stilt Floor	100%	
5	5 number of Slabs of Super Structure	80%	31.05.2025
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	Internal Wall - 40% Internal Plaster – 20% Floorings – 0% Door & Windows – 0%	Internal Wall & Plaster – 30.11.2025 Floorings – 28.02.2026 Doors& Window – 31.03.2026
7	Sanitary Fittings within the Flats/Premises	Internal Sanitary fittings 30% Internal Electrical fittings 20%	31.10.2026
8	Staircase, Lift Wells and Lobbies at each Floor Level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Staircase - 50% Lift Wells & Lobbies – 25% Water Tank – 0%	30.06.2026
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	External Plumbing - 0% External Plaster – 0% Elevation – 0% Terrace with Waterproofing – 0%	30.06.2026
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 Pump – 0% Fire Fighting – 0% Electrical Fittings – 0% Finishing of Entrance Lobby – 0% Paving – 0%	30.06.2026

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	Remarks
1	Internal Roads & Footpaths	YES	0%	31.10.2026
2	Water Supply	YES	0%	30.06.2026
3	Sewerage (chamber, Lines, Septic Tanks, STP)	YES	0%	31.10.2026
4	Storm Water Drains	YES	0%	31.10.2026
5	Landscaping & Tree Planting	YES	0%	31.03.2027
6	Street Lighting	YES	0%	31.03.2027
7	Community Buildings	NA	0%	31.03.2027
8	Treatment and disposal of sewage and sullage water / STP	NA	0%	
9	Solid waste Management & Disposal	NA	0%	
10	Water Conservation, Rain Water Harvesting, Percolating Well/Pit	YES	0%	31.03.2027
11	Energy Management	NA	0%	
12	Fire Protection and Fire Safety Requirements	YES	0%	31.12.2026
13	Electrical Meter Room, Sub-station, Receiving Station	YES	0%	31.12.2026
14	Others (Option to add more)	NA	0%	

MANOJ KUMAR

(Architect)

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

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 ABHINAV ENCLAVE for Construction of 1 Building, of the project [BRERAP00143-004/87/R-1609/2023] situated on the Plot Khata No. 807 Survey Plot No. 1059 demarcated by its boundaries (Latitude - 25.626781 and Longitude - 85.05899 of the end points) Sri Kapil Singh to the North, Part Plot No. 1059 Sri Umesh Kumar & Nilu Devi to the South, Branch Road to the East, Sri Ramyatan Singh to the West of the Near Chandrashekhar Nagar, Gola Road, Danapur, District – Patna, PIN – 801503, admeasuring 1248.01.34 sq. mts. Area being developed by Abhinav Awas Pvt. Ltd. [BRERAP00143-004/87/R-1609/2023]

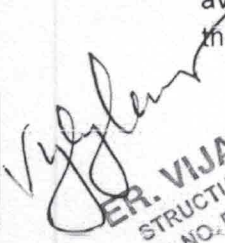
Sir,

I/We Vijay Kumar have undertaken assignment as Architect/Engineer of certifying Estimated Cost for the Subject Real Estate Project ABHINAV ENCLAVE registered under Bihar RERA, being situated on the plot bearing Survey Plot No. 1059 of the Near Chandrashekhar Nagar, Gola Road, Danapur, District – Patna, PIN – 801503, admeasuring 1248.01.34 sq. mts. Area being developed by Abhinav Awas Pvt. Ltd. as per the approved plan.

1. Following technical professionals are appointed by the Promoter:

- (i) M/s./Shri/Smt. Manoj Kumar as Architect/Engineer/LS
- (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. Shailesh Kumar as Quantity Surveyor

2. 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 5,86,00,000.00 for both buildings/wings, (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.
4. The estimated cost incurred till date is calculated at Rs 73,52,000/- (Total of Table A & 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 occupation certificate/completion certificate from Nagar Parishad, Danapur Nizamat, Patna is estimated at Rs 5,86,00,000/- for both buildings/wings, (Total of Table A & B)
6. 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 of Abhinav Enclave

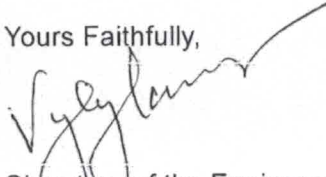
Sl. No.	Particulars	Amount (in Rs.) Approx
1	Total Estimated Cost of the building/wing as on 19.06.2024 is	5,86,00,000.00
2	Cost incurred as on _____ (Based on Estimated Cost)	1,75,80,000.00
3	Work done in percentage (as percentage of the estimated cost)	30%
4	Balance cost to be incurred (Based on estimated cost)	4,10,20,000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table C)	-


ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BRJUDH/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		

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 ABHINAV ENCLAVE No. of 1 Building, of the project [BRERAP00143-004/87/R-1609/2023] situated on the Plot Khata No. 807 Survey Plot No. 1059 demarcated by its boundaries (Latitude - 25.626781 and Longitude - 85.05899 of the end points) Sri Kapil Singh to the North, Part Plot No. 1059 Sri Umesh Kumar & Nilu Devi to the South, Branch Road to the East, Sri Ramyatan Singh to the West of the Near Chandrashekhar Nagar, Gola Road, Danapur, District – Patna, PIN – 801503, admeasuring 1248.01.34 sq. mts. Area being developed by Abhinav Awas Pvt. Ltd.

Sir,

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Following technical professionals are appointed by the Promoter:

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- (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. Shailesh 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 BRERAP00143-004/87/R-1609/2023 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 A

Sl. No.	Tasks/Activity	Percentage of work done	Projected Date of Completion
1	Excavation	100%	
2	_____ number of Basement(s) and Plinth	75%	30.08.2026
3	_____ number of Podiums	NA	
4	Stilt Floor	100%	
5	5 number of Slabs of Super Structure	80%	31.05.2025
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	Internal Wall - 40% Internal Plaster – 20% Floorings – 0% Door & Windows – 0%	Internal Wall & Plaster – 30.11.2025 Floorings – 28.02.2026 Doors & Window – 31.03.2026
7	Sanitary Fittings within the Flats/Premises	Internal Sanitary fittings 30% Internal Electrical fittings 20%	31.10.2026
8	Staircase, Lift Wells and Lobbies at each Floor Level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Staircase - 50% Lift Wells & Lobbies – 25% Water Tank – 0%	30.06.2026
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	External Plumbing - 0% External Plaster – 0% Elevation – 0% Terrace with Waterproofing – 0%	30.06.2026
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 Pump – 0% Fire Fighting – 0% Electrical Fittings – 0% Finishing of Entrance Lobby – 0% Paving – 0%	30.06.2026

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	Remarks
1	Internal Roads & Footpaths	YES	0%	31.10.2026
2	Water Supply	YES	0%	30.06.2026
3	Sewerage (chamber, Lines, Septic Tanks, STP)	YES	0%	31.10.2026
4	Storm Water Drains	YES	0%	31.10.2026
5	Landscaping & Tree Planting	YES	0%	31.03.2027
6	Street Lighting	YES	0%	31.03.2027
7	Community Buildings	NA	0%	31.03.2027
8	Treatment and disposal of sewage and sullage water / STP	NA	0%	
9	Solid waste Management & Disposal	NA	0%	
10	Water Conservation, Rain Water Harvesting, Percolating Well/Pit	YES	0%	31.03.2027
11	Energy Management	NA	0%	
12	Fire Protection and Fire Safety Requirements	YES	0%	31.12.2026
13	Electrical Meter Room, Sub-station, Receiving Station	YES	0%	31.12.2026
14	Others (Option to add more)	NA	0%	

MANOJ KUMAR

(Architect)

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

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

(License No. _____)

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

Cost of Real Estate Project State RERA Registration Number BRERAP00143-004/87/R-1609/2023

Project Name

Sr. No.	Particulars	Amount (in Rs.)	
		Estimated	Incurred & Paid
		Column - A	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		

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		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 ABHINAV ENCLAVE 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: 25518038BMJAWF2262

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr.No.	Particulars	Block A	
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred	5,86,00,000	
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)	1,75,80,000	
3	(i) Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts	4,10,20,000	
	(ii) Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	4,10,20,000	
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	5,86,00,000	
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.	100%	

This certificate is being issued for RERA compliance for the Company Abhinav Awas Pvt. Ltd. for ABHINAV ENCLAVE 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: 25518038BMJAWF2262

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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	102	875	45,00,000	24,50,000	20,50,000
2	402	875	61,94,000	42,51,000	19,43,000
3	403	753	30,00,000	1,51,000	28,49,000
4	406	868	40,00,000	5,00,000	35,00,000
					0
Total		3371	1,76,94,000	73,52,000	1,03,42,000

(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	101	990	1602	44,85,600
2	103	753	1186	33,20,800
3	104	670	1048	29,34,400
4	105	663	1048	29,34,400
5	106	868	1336	37,40,800
6	107	990	1606	44,96,800
7	401	990	1602	44,85,600
8	404	670	1048	29,34,400
9	405	663	1048	29,34,400
10	407	990	1606	44,96,800
				0
				0
Total		8,247		3,67,64,000

* As per minimum circle value

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