

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	BRERAP00143-010/78/R-1716/2024	Name of Project/Phase of Registered Project	ABHINAV HEIGHTS
Name of Promoter	ABHINAV AWAS PRIVATE LIMITED	Project Address	JAITIPUR, NEAR ST. KARENS SCHOOL, PAINAL, BIHTA
Name of Co-promoter	N/A		
Project Registration is valid up to	25/07/2027		
Starting date of Project or Phase of the Project	19/06/2024		
Type of Project or Phase of the Project	Residential-		
Period of validity of map by the Competent Authority	29-06-2027		

ABHINAV HEIGHTS
ABHINAV AWAS PVT. LTD.


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	2. 2 BHK, -			3. 3 BHK	4. Shop	5. Bungalow
BLOCK-A & BLOCK-B	27	51	02	FLAT-78 & SHOP-02	1. Booked / Allotted -02	3. Booked/ Allotted-NIL	
					2. Sold-NIL	Sold -NIL	
					Percentage of booking 4.25%	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

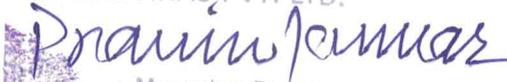
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	2. Sold
BLOCK-A & BLOCK-B	78	-	-
		02	NIL

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		14-04-2022	
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			

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. PMAA/PRN/PAINAL/BIHATA/BLOCK-A-(G+06) & BLOCK-B-(B+G+07)/50/2021

BLOCK-A

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)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	50%	31-08-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	30% 10% 0% 0%	30-11-2025 30-11-2025 28-02-2026 28-02-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20% 0%	31-03-2026 31-03-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	40% 0% 0%	31-12-2025 31-12-2025 31-12-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	31-03-2026 31-03-2026 31-03-2026 31-03-2026

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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.	0%	30-06-2026
		0%	30-06-2026
		0%	30-06-2026
		0%	30-06-2026
		0%	30-06-2026
		0%	30-06-2026
	Any other activities	0%	

1. Plan Case No. PMAA/PRN/PAINAL/BIHATA/BLOCK-A-(G+06) & BLOCK-B-(B+G+07)/50/2021

BLOCK-B

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)	25%	31-10-2025
2.	Basements (if any)	0%	30-11-2025
3.	Podiums (if any)	N/A	
4.	Plinth	0%	31-12-2025
5.	Stilt Floor	0%	31-08-2026
6.	Slabs of Super Structure	0%	31-08-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31-10-2026
		0%	31-10-2026
		0%	31-10-2026
		0%	31-10-2026

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Managing Director

8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	31-03-2027
		0%	31-03-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	31-05-2027
		0%	31-05-2027
		0%	31-05-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30-06-2027
		0%	30-06-2027
		0%	30-06-2027
		0%	30-06-2027
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%	30-06-2027
		0%	30-06-2026
		0%	30-06-2027
		0%	30-06-2027
		0%	30-06-2027
		0%	30-06-2027

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	0%	30-04-2027
2.	Water Supply	YES	0%	31-03-2027

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3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	31-05-2027
4.	Storm Water Drains	YES	0%	31-05-2027
5.	Landscaping & Tree Planting	YES	0%	30-06-2027
6.	Street Lighting	YES	0%	30-06-2027
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	30-06-2027
9.	Solid Waste Management & Disposal	YES	0%	30-06-2027
10.	Water Conservation / Rain Water Harvesting	YES	0%	30-06-2027
11.	Energy Management	YES	0%	31-05-2027
12.	Fire Protection and Fire Safety Requirements	YES	0%	31-03-2027
13.	Closed Parking	YES	0%	30-06-2027
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)	NO		

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			

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Prajin Jumar
Managing Director

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			

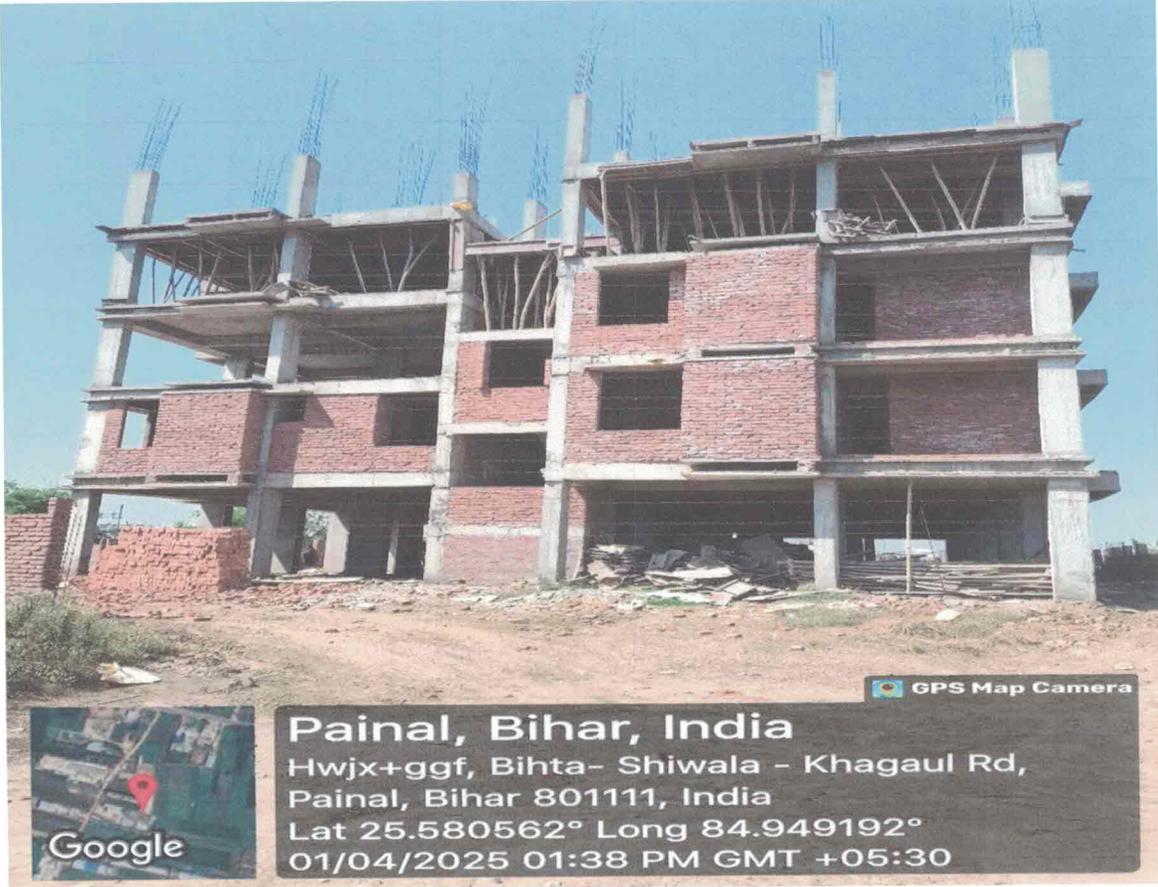
IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

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



**ABHINAV HEIGHTS
ABHINAV AWAS PVT. LTD.**

Pravin Kumar
Managing Director



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Pravin Kumar
Managing Director



GPS Map Camera



Painal, Bihar, India
Hwjx+ggf, Bihta- Shiwala - Khagaul Rd, Painal,
Bihar 801111, India
Lat 25.581168° Long 84.949134°
01/04/2025 01:36 PM GMT +05:30



GPS Map Camera



Painal, Bihar, India
Hwjx+ggf, Bihta- Shiwala - Khagaul Rd, Painal,
Bihar 801111, India
Lat 25.580558° Long 84.949175°
01/04/2025 01:39 PM GMT +05:30

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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.	42656457561
2.	Estimated Cost of the Project including land cost at the start of the Project	12,30,49,521=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	11,44,91,521=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	00=00
6.	Actual Cost Incurred during the Quarter	649=00
7.	Net amount at end of the Quarter	6,962=40
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	

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P. Anurag 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			
Total Number of sanctioned apartments 1 BHK- 2 BHK, -27 3 BHK51 4 BHK- Shop- 02 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	
	BLOCK-A-302	3 BHK	
	B;LOCK-A-606	2 BHK	
XV. BROCHURE /Prospectus			

ABHINAV HEIGHTS
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 HEIGHTS No. of 2 Buildings, of the project [BRERAP00143-010/78/R-1716/2024] situated on the Plot Khata No. 1548, 697, 1550, 1540 & 684 Survey Plot No. 8350, 8352, 8355, 8356 & 8357 demarcated by its boundaries (Latitude - 25.580916 and Longitude - 84.949102 of the end points) Sri Bihari Singh to the North, Sri Kishori Singh to the South, Sri Satya Narayan Singh to the East, Branch Road to the West of the Village – Jaitipur, Block – Bihta, District – Patna, PIN – 800111, admeasuring 3800.34 sq. mts. Area being developed by Abhinav Awas Pvt. Ltd.

Sir,

I/We Uma Shankar Kumar have undertaken assignment as Architect/Engineer of certifying Percentage of Completion of Construction work of the Building(s) of the Project ABHINAV HEIGHTS, situated on the plot bearing Survey Plot No. 8350, 8352, 8355, 8356 & 8357 of the Village – Jaitipur, Block – Bihta, District – Patna, PIN – 800111, admeasuring 3800.34 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. Uma Shankar Kumar as Architect/Engineer
- (ii) M/s./Shri/Smt. Sushil Kumar as Structural Consultant
- (iii) M/s./Shri/Smt. Jitendra Kumar as MEP Consultant
- (iv) M/s./Shri/Smt. Pankaj 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 BRERAP00143-010/78/R-1716/2024 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	NA	
3	_____ number of Podiums	NA	
4	Stilt Floor	100%	
5	7 number of Slabs of Super Structure	50%	31.08.2025
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	Internal Wall - 30% Internal Plaster – 10% Floorings – 0% Door & Windows – 0 %	Internal Wall & Plaster - 30.11.2025 Floorings & Doors – 28.02.2026
7	Sanitary Fittings within the Flats/Premises	Internal Sanitary fittings 20% Internal Electrical fittings 0%	31.03.2026
8	Staircase, Lift Wells and Lobbies at each Floor Level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Staircase - 40% Lift Wells & Lobbies – 0% Water Tank – 0%	31.12.2025
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 & Waterproofing – 0%	31.03.2026
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 Fitting – 0% Finishing of Entrance Lobby – 0% Paving – 0%	30.06.2026

Building/Wing Number – Block B

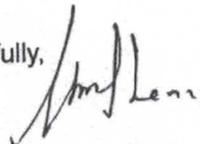
Sl. No	Tasks/Activity	Percentage of work done	Projected Date of Completion
1	Excavation	25%	31.10.2025
2	_____ number of Basement(s) and Plinth	0%	30.11.2025
3	_____ number of Podiums	NA	
4	Stilt Floor	0%	31.12.2025
5	9 number of Slabs of Super Structure	0%	31.08.2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	0%	31.10.2026
7	Sanitary Fittings within the Flats/Premises	0%	31.03.2027
8	Staircase, Lift Wells and Lobbies at each Floor Level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%	31.05.2027
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%	30.06.2027
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	0%	30.06.2027

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	0%	30.04.2027
2	Water Supply	YES	0%	31.03.2027
3	Sewerage (chamber, Lines, Septic Tanks, STP)	YES	0%	31.05.2027
4	Storm Water Drains	YES	0%	31.05.2027
5	Landscaping & Tree Planting	YES	0%	30.06.2027
6	Street Lighting	YES	0%	30.06.2027
7	Community Buildings	NA		
8	Treatment and disposal of sewage and sullage water / STP	NA		
9	Solid waste Management & Disposal	NA		
10	Water Conservation, Rain Water Harvesting, Percolating Well/Pit	YES	0%	30.06.2027
11	Energy Management	NA		
12	Fire Protection and Fire Safety Requirements	YES	0%	31.03.2027
13	Electrical Meter Room, Sub-station, Receiving Station	YES	0%	31.12.2026
14	Others (Option to add more)	NA		

Yours Faithfully,



AR. UMASHANKAR KUMAR
REGISTERED ARCHITECT
REG. NO.- CA/2011/5402-3

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 HEIGHTS No. for Construction of 2 Buildings, of the project [BRERAP00143-010/78/R-1716/2024] situated on the Plot Khata No. 1548, 697, 1550, 1540 & 684 Survey Plot No. 8350, 8352, 8355, 8356 & 8357 demarcated by its boundaries (Latitude -25.580916 and Longitude - 84.949102 of the end points) Sri Bihari Singh to the North, Sri Kishori Singh to the South, Sri Satya Narayan Singh to the East, Branch Road to the West of the Village – Jaitipur, Block – Bihta, District – Patna, PIN – 800111, admeasuring 3800.34 sq. mts. Area being developed by Abhinav Awas Pvt. Ltd. [BRERAP00143-010/78/R-1716/2024]

Sir,

I/We Sushil Kumar have undertaken assignment as Architect/Engineer of certifying Estimated Cost for the Subject Real Estate Project ABHINAV HEIGHTS registered under Bihar RERA, being situated on the plot bearing Survey Plot No. 8350, 8352, 8355, 8356 & 8357 of the Village – Jaitipur, Block – Bihta, District – Patna, PIN – 800111, admeasuring 3800.34 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. Uma Shankar Kumar as Architect/Engineer/LS
 - (ii) M/s./Shri/Smt. Sushil Kumar as Structural Consultant
 - (iii) M/s./Shri/Smt. Jitendra Kumar 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

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 11,44,91,521.00 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 PMAA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at Rs 90,00,000/- (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 PMAA is estimated at Rs 11,44,91,521/- 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 Number – Block A & Block B

Sl. No.	Particulars	Amount (in Rs.) Approx	
		Block - A	Block - B
1	Total Estimated Cost of the building/wing as on 19.06.2024 is	5,00,90,040.00	6,44,01,480.00
2	Cost incurred as on _____ (Based on Estimated Cost)	90,16,207.00	NIL
3	Work done in percentage (as percentage of the estimated cost)	18%	NIL
4	Balance cost to be incurred (Based on estimated cost)	4,10,73,833.00	6,44,01,480.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table C)	-	-

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,

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

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 BRERAP00143-010/78/R-1716/2024

Project Name

Sr. No.	Particulars	Amount (in Rs.)		
		Estimated	Incurred & Paid	
		Column - A	Column - B	
	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.		
1	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 ABHINAV HEIGHTS 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: 25518038BMJAW2589

(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	5,00,90,040	6,44,01,480
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)	90,16,207	NA
3	(i) Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts	4,10,73,833	NA
	(ii) Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	4,10,73,833	NA
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	5,00,90,040	NA
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%	100%

This certificate is being issued for RERA compliance for the Company Abhinav Awas Pvt. Ltd. for ABHINAV HEIGHTS 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: 25518038BMJAW2589

"LG-11, GROUND FLOOR, ADISION ARCED FRAZER ROAD, PATNA800001
Mobile No :- 9810857805,7277602775, Email: carajeev@rediffmail.com

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	A 401	870	40,00,000	5,00,000	35,00,000
2	A 606	720	32,00,000	16,00,000	16,00,000
					0
					0
					0
	Total	1590	72,00,000	21,00,000	51,00,000

(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	A 102	865	1410	39,48,000
2	A 103	865	1352	37,85,600
3	A 104	865	1352	37,85,600
4	A 201	870	1470	41,16,000
5	A 205	875	1383	38,72,400
6	A 206	720	1115	31,22,000
7	A 301	870	1470	41,16,000
	A 302	865	1410	39,48,000
8	A 303	865	1352	37,85,600
9	A 304	865	1352	37,85,600
10	A 401	870	1470	41,16,000
11	A 405	875	1383	38,72,400
12	A 406	720	1115	31,22,000
13	A 501	870	1470	41,16,000
14	A 502	865	1410	39,48,000
15	A 503	865	1352	37,85,600
16	A 504	865	1352	37,85,600
17	A 601	870	1470	41,16,000
18	A 602	865	1410	39,48,000
19	A 603	865	1180	33,04,000
20	A 604	865	1352	37,85,600
21	B 101	908	1474	41,27,200
22	B 102	722	1183	33,12,400
23	B 106	890	1433	40,12,400
24	B 203	733	1180	33,04,000
25	B 204	743	1196	33,48,800
26	B 205	895	1433	40,12,400
27	B 301	908	1474	41,27,200
28	B 302	722	1183	33,12,400
29	B 305	895	1433	40,12,400
30	B 306	895	1433	40,12,400
31	B 403	733	1180	33,04,000
32	B 404	743	1196	33,48,800
33	B 405	895	1433	40,12,400
34	B 501	908	1474	41,27,200
35	B 502	722	1183	33,12,400
36	B 506	890	1433	40,12,400
37	B 601	908	1474	41,27,200
38	B 605	895	1433	40,12,400
39	B 606	890	1433	40,12,400
40	B 701	908	1474	41,27,200
41	B 702	722	1183	33,12,400
42	B 703	733	1180	33,04,000
43	B 704	743	1196	33,48,800
44	B 705	895	1433	40,12,400
45	B 706	895	1433	40,12,400
46	A 02	205	405	11,34,000
Total		38,916		17,52,66,000

* As per minimum circle value

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