

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. U70100BR2016PTC025896	Name of Firm	BRINDA RESIDENCY PRIVATE LIMITED
Firm Address :	11, KAUTILYAPURI COLONY, OPPOSITE SSP RESIDENCE, GAYA-823001		
Total Experience of promoter in Real Estate sector			
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	00	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	02	RESIDENTIAL - CUM - COMMERCIAL

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00690-004/176/R-1654/2024	Name of Project/Phase of Registered Project	DR. RL VERMA BRINDA COMPLEX
Name of Promoter	BRINDA RESIDENCY PRIVATE LIMITED	Project Address	ANUGRAHPURI COLONY, RAMPUR CHANDAUTI, GAYA
Name of Co-promoter	N/A		
Project Registration is valid up to	05/06/2028		
Starting date of Project or Phase of the Project	01/03/2024		
Type of Project or Phase of the Project	Residential-Cum-Commercial		
Period of validity of map by the Competent Authority	5 YEARS		

Brinda Residency Pvt. Ltd.



Director

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building	Apartment Type		Carpet	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - Flat-05, Hall-04	Total Number of Apartments in Landowner's share - Falt-08, Hall-04
	1. 1 BHK	03	1437.54	FLAT-13 SHOP-04 HALL-04	1. Booked / Allotted -09	3. Booked/ Allotted-NIL
	2. 2 BHK, -	01	772.69		2. Sold-NIL	Sold -NIL
	3. 3 BHK	08	7045.84			
	4. 4 BHK	01	1062.34		Percentage of booking %	Percentage of booking 0%
	5. Shop	04	2875.77			
	6. Hall	04	3249.13			
	7. Bungalow					
	8. Plot etc.					

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
	13	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				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

Brinda Residency Pvt. Ltd.



Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To beaded 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/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	0%	26-04-2026
6.	Slabs of Super Structure	50%	26-04-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	28-06-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	28-06-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	28-06-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	28-06-2026
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	0%	28-06-2026

Brinda Residency Pvt. Ltd.



Director

	as per Specifications in Agreement of Sale.		
	Any other activities		

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	NO		
2.	Water Supply	YES	0%	26-08-2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	26-08-2027
4.	Storm Water Drains	YES	0%	26-08-2027
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	YES	0%	26-08-2027
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	26-08-2027
9.	Solid Waste Management & Disposal	YES	0%	26-08-2027
10.	Water Conservation / Rain Water Harvesting	YES	0%	26-08-2027
11.	Energy Management	NO		

Brinda Residency Pvt. Ltd.

 Director

12.	Fire Protection and Fire Safety Requirements	YES	0%	26-08-2027
13.	Closed Parking	YES	0%	26-08-2027
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	26-08-2027
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			
9.	Energy Management			

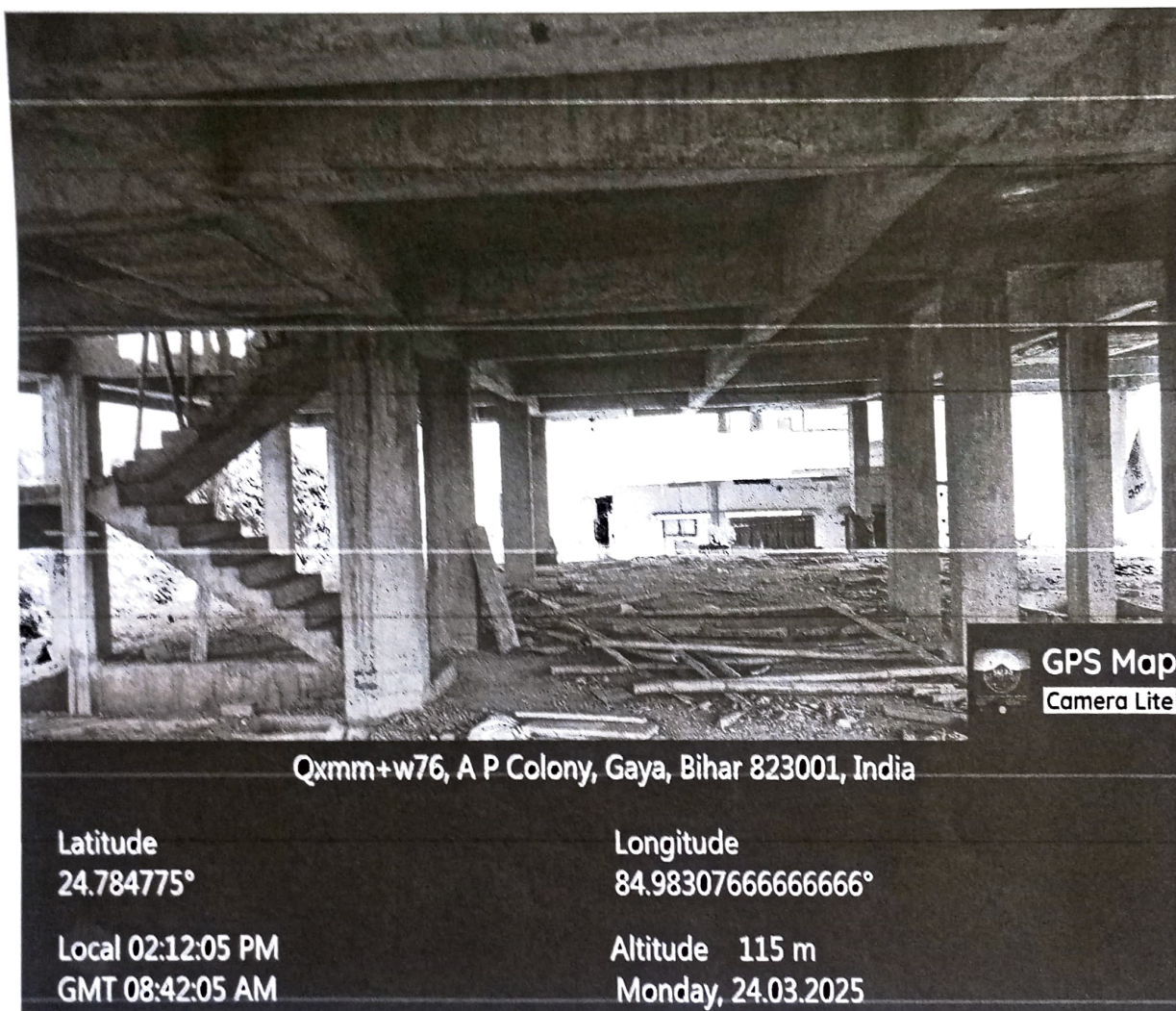
IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

Brinda Residency Pvt. Ltd.



Director

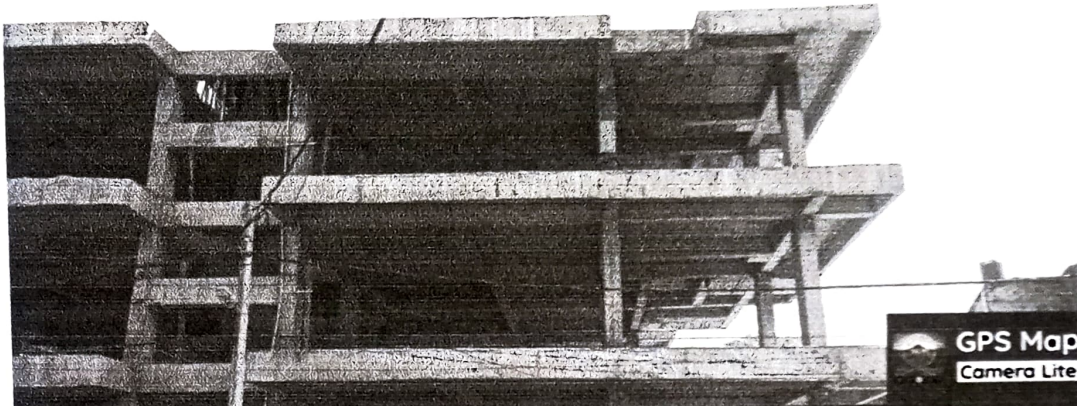
(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	



Brinda Residency Pvt. Ltd.

ABC

Director



GPS Map
Camera Lite

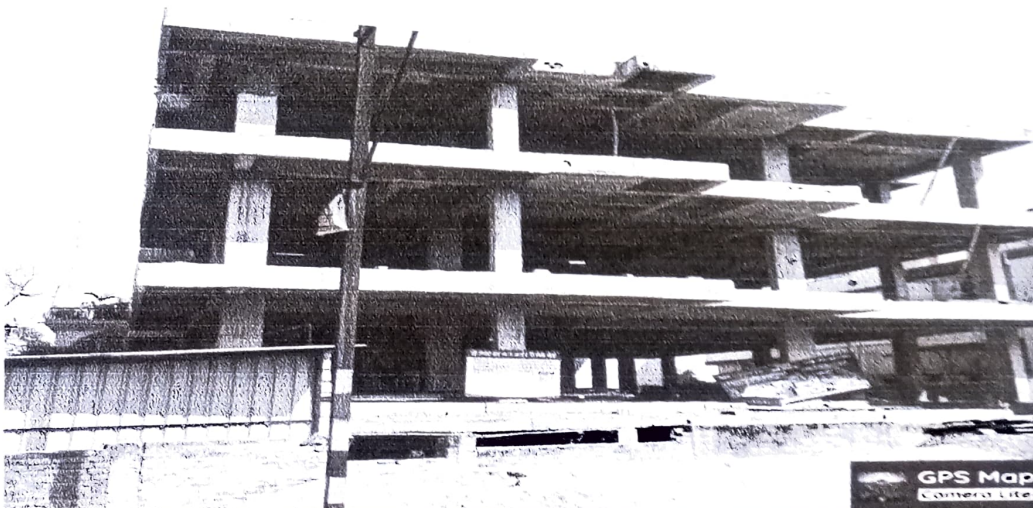
214, Near Asha Singh More, A P Colony, Gaya, Bihar 823001, India

Latitude
24.7849605°

Longitude
84.9830688°

Local 02:09:46 PM
GMT 08:39:46 AM

Altitude 115 m
Monday, 24.03.2025



GPS Map
Camera Lite

167, A P Colony Main Rd, A P Colony, Gaya, Bihar 823001, India

Latitude
24.784871666666664°

Longitude
84.98290999999999°

Local 02:10:23 PM
GMT 08:40:23 AM

Altitude 115 m
Monday, 24.03.2025

Brinda Residency Pvt. Ltd.

Director

X. FINANCIAL PROGRESS OF THE PROJECT

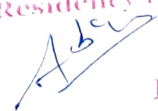
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	7532925590
2.	Estimated Cost of the Project including land cost at the start of the Project	6,35,63,100=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	2,68,73,100=00
4.	Any Variation in Development Cost which is declared at the start of the Project.	N/A
5.	Amount received during the Quarter	17,51,000=00
6.	Actual Cost Incurred during the Quarter	18,74,774=00
7.	Net amount at end of the Quarter	18,738=00
8.	Total expenditure on Project till date	39,93,262=00
9.	Cumulative fund collected till the end of Quarter in question	37,51,000=00
10.	Cumulative expenditure done till the end of Quarter in question	39,93,262=00

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

Brinda Residency Pvt. Ltd.



Director

2.	Agreement for Sale	03
3.	No. of possessions given to allottees	
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 1BHK-03 2 BHK -01 3 BHK-08 4 BHK-01 Shop- 08 Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	
	FLAT NO.	FLAT TYPE
	201	3 BHK
	302	3 BHK
	303	3 BHK
	304	3 BHK
	402	4 BHK
	101	SHOP
	102	SHOP
	103	SHOP
	104	SHOP
Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc		
XV. BROCHURE /Prospectus		
XVI Grievance Redressal Officer Name : ABHISHEK KUMAR Contact No : 7004136133 Email id : brinda.residency@gmail.com Address : 11- kautilya puri, Gaya, Bihar		

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.

Brinda Residency Pvt. Ltd.



Director

Signature of Promoter

Name: ABHISHEK KUMAR

Date:



Qxmm+w76, A P Colony, Gaya, Bihar 823001, India

Latitude
24.784775°

Longitude
84.98307666666666°

Local 02:12:05 PM
GMT 08:42:05 AM

Altitude 115 m
Monday, 24.03.2025



GPS Map
Camera Lite

167, A P Colony Main Rd, A P Colony, Gaya, Bihar 823001, India

Latitude
24.784865°

Longitude
84.98290833333334°

Local 02:10:25 PM
GMT 08:40:25 AM

Altitude 115 m
Monday, 24.03.2025



214, Near Asha Singh More, A P Colony, Gaya, Bihar 823001, India

Latitude
24.7849605°

Longitude
84.9830688°

Local 02:09:50 PM
GMT 08:39:50 AM

Altitude 115 m
Monday, 24.03.2025

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

Date 04/04/2025

To
Brinda Residency Pvt. Ltd.
11-Kautailypuri Colony,
Gaya, Bihar (823001)

Subject:- Certificate of Percentage of Work executed in the project Having No. of Building(s)/01 Wing(s) of the Phase- 01, BRERAP00690-004/176/R-1654/2024 bearing the registration no. [Bihar RERA Registration Number] and being developed on the plot bearing CS No. /Khesra No 2323(N)K, KH, 206(O)/2324 (New) Khata No. 1559 (N)/Final GRDA Plot No 166(O) & 667(N) demarcated by its boundaries (latitude and longitude of the endpoints) of the lands situated in Magadh Colony Dr. Abdul Khair Colony, Chanduati, Gaya Block Chanduati Division Gaya, District Gaya, PIN 823001 admeasuring 683.36 sq. mts., Are being developed by the promoter Brinda Residency Pvt. Ltd.

Sir,

I, We AJIT SINGH have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of execution of Work of the Building(s)/ 01 Wing(s) of the Phase of the Project, Situated on the plot bearing CS No. /Khata no- 167(N), 102(O)/Survey No/Plot No. 663(N), 470(O) demarcated by its boundaries (latitude and longitude of the endpoints) of the land situated in Chanduati, Block Chanduati Division Gaya, District Gaya, PIN 823001 admeasuring 792.11 sq. mts., Are being developed by the promoter Brinda Residency Pvt. Ltd.

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

- (i) M/s/Shri Ajit Singh as L.S./Architect;
- (ii) M/s/Shri Law Chaturvedi as Structural Consultant
- (iii) M/s/Shri Rakesh Ranjan as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s/Shri Rakesh Ranjan as Site Supervisor

Based on site Inspection, with respect to reach 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 BRERAP00690-005/171/R-1692/2024 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 B.

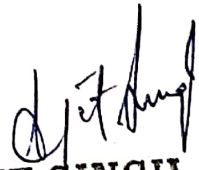

AJIT SINGH
ARCHITECT
EMP. No.-CA/2012/56055
UDHD, BIHAR

TABLE-A

Building / Wing Number 01 (to be prepared separately for each Building/Wing of the Project)

Sr.No.	Tasks/Activity	Percentageofworkdone
1.	Excavation	
2.	Numberofbasement(s)andPlinth	
3.	Numberof Podiums	
4.	Stilt Floor	80 %
5.	NumberofSlabsofSuperStructure	60 %
6.	InternalWalls,InternalPlaster,Flooringswithin Flats/Premises,DoorsandWindowstoeachof the Flat/Premises.	60 %
7.	Sanitary Fittings within the Flat/Premises, ElectricalFittingswithintheFlat/Premises.	10 %
8.	Staircases,LiftsWellsandLobbiesateach Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	60%
9.	Theexternalplumbingandexternalplaster, elevation, completion of terraces with waterproofingoftheBuilding/Wing.	50 %
10.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, 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 requirementsasmaybequiredtoobtain Occupation/CompletionCertificate.	0 %

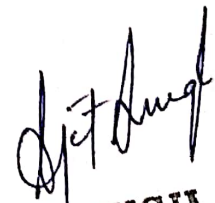

AJIT SINGH
 ARCHITECT
 EMP. No.-CA/2012/56055
 UDHD, BIHAR

TABLE-B

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

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-Paths			
2	Water Supply	YES	0%	06-04-2026
3	Sewerage (Chamber, lines, Septic Tank, STP)	YES	0%	06-04-2026
4	Storm Water Drains	YES	0%	06-04-2026
5	Landscaping & Tree Planting.			
6	Street Lighting			
7	Community Buildings	YES		
8	Treatment and disposal of sewage and Sullage water	YES	0%	06-04-2026
9	Solid Waste management & Disposal.	YES	0%	06-04-2026
10	Water conservation, Rain water harvesting.	YES	0%	06-04-2026
11	Energy management			
12	Fire protection and fire safety requirements	YES	0%	06-04-2026
13	Electrical meter room, sub-station, receiving station.	YES	0%	06-04-2026
14	Others (Option to Add more).			

Yours Faithfully,

Signature & Name AJIT SINGH of L.S./Architect

(Registration No./license No.....)



AJIT SINGH
ARCHITECT

EMR No.-CA/2012/56055
UDHD, BIHAR



FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

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

Date : 04/04/2025

To
Brinda Residency Pvt. Ltd.
11-Kautailypuri Colony,
Gaya, Bihar (823001)

Subject : Certificate of Cost Incurred for Development of Dr. RL Verma Brinda Complex for Construction of building(s)/01 Wing(s) of the 01 Phase (BRERAP00690-004/176/R-1654/2024) situated on the Plot bearing Khesra No 2323(N)K,KH, 206(O)/2324 (New) Khata No. 1559 (N) Thana No. 09/Tauzi No../C.N.No./CTS No./Survey No./ Final GRDA Plot No 166(O) & 667(N) demarcated by its boundaries (latitude and longitude of the end points) to the North Lat. 24.78492* & Long. 84.98300* to the South Lat. 24.784775* & Long. 84.98329* the East Lat. 24.778490* & Long.84.98333 * to the West Lat. 24.78471* & Long. 84.98303* of Division Gaya, District Gaya, PIN 823001 admeasuring 683.36 sq. mts., Area being developed by the promoter Brinda Residency Pvt. Ltd.

Ref: Bihar RERA Registration Number BRERAP00690-004/176/R-1654/2024

Sir,

I/ We have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being residential Building(s)/ 01 Wing(s) of the 01 Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final GRDA Plot No 166(O) & 667(N) Division Gaya, District Gaya, PIN 823001 admeasuring 683.36 sq. mts., Area being developed by the promoter Brinda Residency Pvt. Ltd.

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

- (i) M/s /Shri Ajit Singh as L.S./Architect;
- (ii) M/s /Shri Law Chaturvedi as Structural Consultant
- (iii) M/s /Shri Rakesh Ranjan as MEP Consultant
- (iv) M/s /Shri Rakesh Ranjan as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building (s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Govt. Regd. Valuer Quantity Surveyor* appointed by Developer/Engineer, and the assumption of



LAW CHATURVEDI
Certified Structure Engineer
U.D.H.D, Patna
Reg. No.-BR/UDHD/SE/23-0016

the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.269.18 (Two Crore Sixty Nine Lakhs and Eighteen Thousand Only) (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate/Completion Certificate for the building(s) from the Nagar Nigam Gaya being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.53.83/- (Fifty Three Lakhs and Eighty Three Thousand Only) (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate/Completion Certificate from Nagar Nigam Gaya (planning Authority) is estimated at Rs.269.18 (Two Crore Sixty Nine Lakhs and Eighteen Thousand Only) (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

**Building /Wing bearing Number or called Dr. RL Verma Brinda Residency Complex
(to be prepared separately for each Building /Wing of the Real Estate Project)**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is 01/03/2024	Rs. 269.18/- lacs
2	Cost incurred as on 31/03/2025 (based on the Estimated cost)	Rs.53.83/- lacs
3	Work done in Percentage (as Percentage of the estimated cost)	20 % Aprox
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.215.53/- lacs
5	Cost Incurred on Additional /Extra Items as on 31/03/2025 not included in the Estimated Cost (Annexure A)	Rs.0/-



LAW CHATURVEDI
Certified Structure Engineer
U.D.H.D, Patna
Reg. No.-BR/UDHD/SE/2018/1111

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as of date of Registration is 01/03/2024	Rs.0/-
2	Cost incurred as on 31/03/2025 (based on the Estimated cost).	Rs. 53.83/- lacs
3	Work done in Percentage (as Percentage of the estimated cost).	20%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.215.35/- lacs
5	Cost Incurred on Additional /Extra Items as on 31/03/2025 not included in the Estimated Cost (Annexure A).	Rs. 0/-

Yours Faithfully,

Signature of Engineer.

(Licence No)

*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive


LAW CHATURVEDI
Certified Structure Engineer
U.D.H.D, Patna
Regd. No.-BR/UDHD/SE/23-0016



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You have logged in as: CA AMIT SWAIKA (303466)
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UDIN GENERATED

Your document has been submitted successfully.
Unique Document Identification Number (UDIN) for this document is **25303466BNIAWQ4824**

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- EXIT/LOGOUT

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Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

FORM No. 3**[See Regulation 3]****CHARTERED ACCOUNTANT'S CERTIFICATE****(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)****BRINDA RESIDENCY PRIVATE LIMITED****OPP.- SSP RESIDENCE P.S RAMPUR, GAYA-823001****Name of Project- Dr. RL VERMA BRINDA COMPLEX**

Cost of Real Estate Project – Rupees 6,43,64,800

Bihar RERA Registration Number **BRERAP00690-004/R-1654/2024**

Sr. No.	Particulars	Amount Estimated Incurred
	1. 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.	3,66,90,000.00
	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.	N.A
	c. Acquisition cost of TDR (if any)	N.A
	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	7,56,800.00
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	N.A
	f. Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	N.A

(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA. N.A

Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered). N.A

(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. N.A

(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation. N.A

Sub-Total of Land Cost 3,74,46,800.00

Sr. No.	Particulars	Amount
		Estimated Incurred

ii Development Cost/Cost of Construction:

a.(i) Estimated Cost of Construction as certified by Engineer.	2,69,18,000.00
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(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	1,21,13,000.00
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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. N.A

All costs directly incurred to complete the (i) construction of the entire phase of the project registered. N.A

b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority. N.A

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; N.A

Sub-Total of Development Cost. 1,21,13,000.00

2.. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	6,43,64,800.00
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3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	4,95,59,800.00
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4. % completion of Construction Work	45%
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(as per Project Architect's Certificate)

5. Proportion of the Cost incurred on Land Cost and Construction

Cost to the Total Estimated Cost. (3/2) 76.99%

6 Amount which can be withdrawn from the Designated. Account.

Total Estimated Cost * Proportion of cost incurred

(Sr. number 2* Sr. number 5) 4,95,54,460.00

7. Less: Amount withdrawn till date of this certificate as per the

Books of Accounts and Bank Statement. 44,43,262.00

8. Net Amount which can be withdrawn from the Designated

Bank Account under this certificate. 4,51,11,198.00

This certificate is being issued for RERA compliance for the
Company [Promoter's Name] and is based on the records
and documents produced before me and explanations provided
to me by the management of the Company.



For and on behalf of
A SWAIKA & CO.
Chartered Accountants
Firm Registration No. - 333998E

Amit Swaika

CA. Amit Swaika
(Proprietor)
Membership No. - 303466
UDIN- 25303466BNIWQ4824
DATE: 14.04.2025

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹) Estimate Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	1,48,05,000.00/-
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	

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,



For and on behalf of
A SWAIKA & CO.
Chartered Accountants
Firm Registration No. - 333998E
Amit Swaika
CA. Amit Swaika
(Proprietor)
Membership No. - 303466
UDIN- 25303466BNIAWQ4824
DATE: 14.04.2025

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

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises Rs. 42,391.00/- per sq.mts.

Sr.No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04
01	304	82.59	3501072.69
02	Commercial hall First Floor 01	73.39	3111075.49
03	Commercial hall First Floor 02	73.39	3111075.49
04	Commercial hall First Floor 03	81.19	3441725.29
05	Commercial hall First Floor 04	73.67	3122944.97
06	301	79.99	3390856.09
07	302	79.99	3390856.09



08	303	84.45	3579919.95
10	402	98.66	4182296.06

