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. U45200BR2009PTC014846	Name of Firm	SURYA DEVELOPER AND PLANNER PVT LTD
Firm Address :	SHIV GANGA VIHAR APARTMENT, AMBEDKAR PATH, BAILEY ROAD,PATNA-800014		
Total Experience of promoter in Real Estate sector	15 YEARS		
Total Experience in Real Estate after Implementation of RERA	06 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	01	RESIDENTIAL
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	01	RESIDENTIAL

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00104-2/136/R-423/2019	Name of Project/Phase of Registered Project	NALANDA HERITAGE CITY
Name of Promoter	SURYA DEVELOPER AND PLANNER PVT LTD	Project Address	BIHAR SHARIF RAJGIR ROAD OPP NALANDA THANA
Name of Co-promoter	N/A		
Project Registration is valid up to	31/03/2023		
Starting date of Project or Phase of the Project	14/02/2019		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	3 YEARS		

Surya Developer & Planner 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 - FLAT-103	Total Number of Apartments in Landowner's share - FLAT-46
BLOCK-A & BLOCK-B	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.			149	1. Booked / Allotted - 2. Sold-34	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 33.00%	Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	
BLOCK-A & BLOCK-B	149	2. Sold -	34

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.				
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.	N/A			

Surya Developer & Planner Pvt. Ltd.

Managing Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 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/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)		
3.	Podiums (if any)		
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% 100% 100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100% 100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% 100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% 100% 100%	

Surya Developer & Planner 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, 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	100% 100% 100% 100% 100% 100%	

1. Plan Case No.		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/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)		
3.	Podiums (if any)		
4.	Plinth	100%	
5.	Stilt Floor	75%	20-12-2025
6.	Slabs of Super Structure	55%	15-10-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	15% 0% 0% 0%	25-12-2025 30-01-2026 15-02-2026 15-02-2026

Surya Developer & Planner Pvt. Ltd.

Managing Director

8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	20-02-2026 20-02-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	10% 0% 0%	15-03-2026 15-03-2026 15-03-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0%	15-03-2026 15-03-2026 15-03-2026
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 as per Specifications in Agreement of Sale. Any other activities	0% 0% 0% 0% 0% 0%	15-03-2026 15-03-2026 15-03-2026 15-03-2026 15-03-2026 15-03-2026

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS (BLOCK-A)				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	100%	

Surya Developer & Planner Pvt. Ltd.

Managing Director

2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4.	Storm Water Drains	YES	100%	
5.	Landscaping & Tree Planting	YES	75%	15-03-2026
6.	Street Lighting	YES	75%	15-03-2026
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	100%	
10.	Water Conservation / Rain Water Harvesting	YES	100%	
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	100%	
13.	Closed Parking	YES	100%	
14.	Open Parking	YES	100%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%	
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			

Surya Developer & Planner Pvt. Ltd.

Managing Director

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			

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS (BLOCK-B)

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	50%	15-03-2026
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	15-03-2026
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	50%	15-03-2026
6.	Street Lighting	YES	0%	15-03-2026
7.	Community Buildings	NO		

Surya Developer & Planner Pvt. Ltd.

Managing Director

8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	YES	0%	15-03-2026
10.	Water Conservation / Rain Water Harvesting	YES	0%	15-03-2026
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	0%	15-03-2026
13.	Closed Parking	YES	20%	15-03-2026
14.	Open Parking	YES	0%	15-03-2026
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	15-03-2026
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			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			

Surya Developer & Planner Pvt. Ltd.

Managing Director

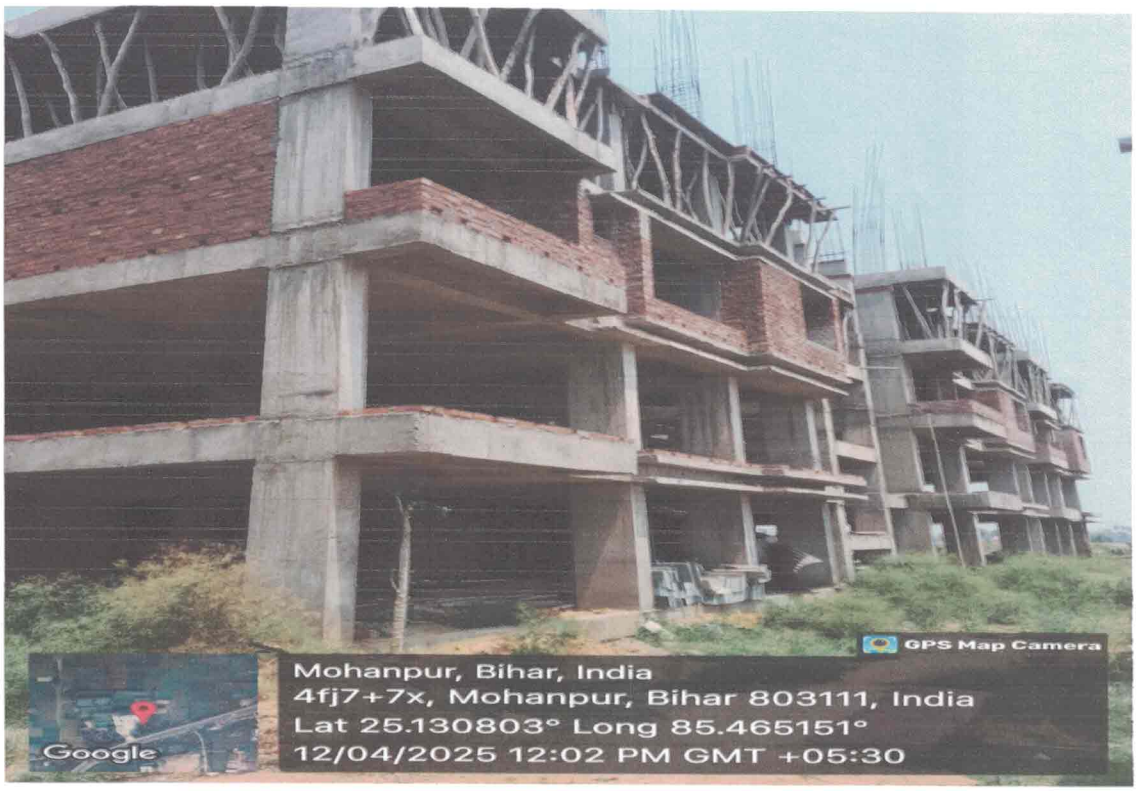
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

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	



Surya Developer & Planner Pvt. Ltd.

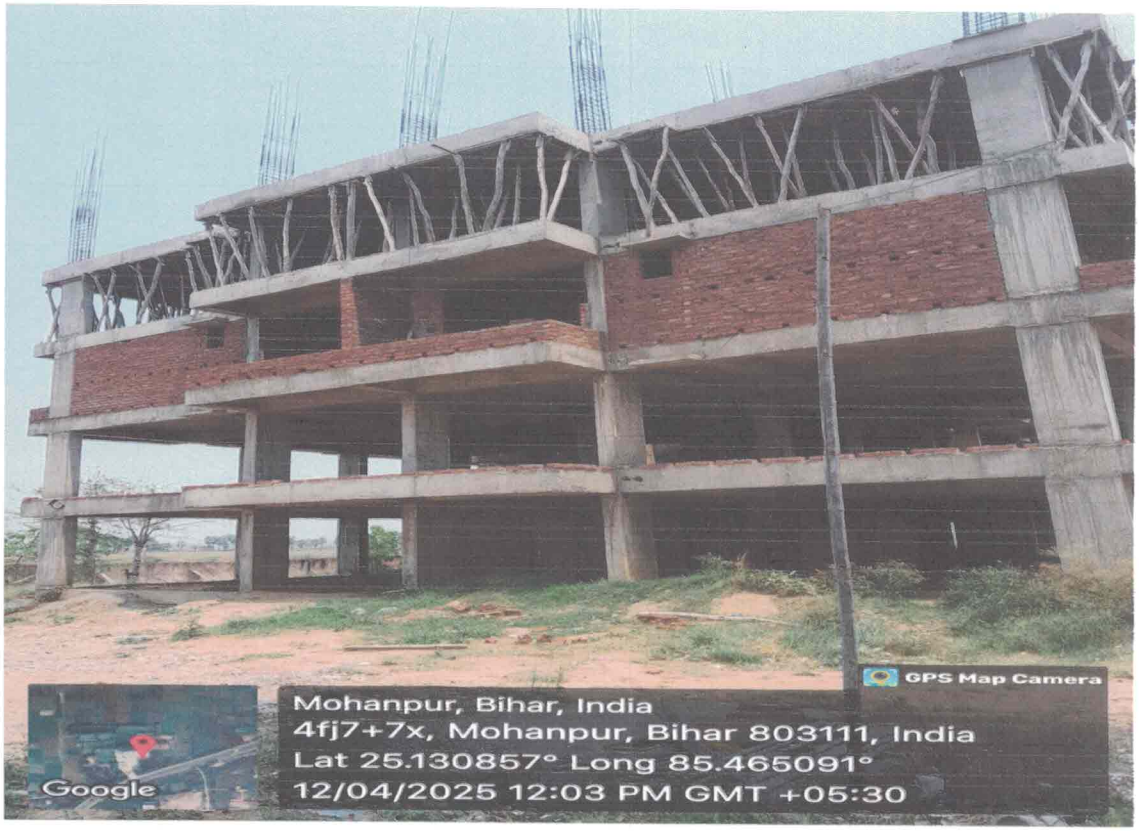
Managing Director





Surya Developer & Planner Pvt. Ltd.

Managing Director





Surya Developer & Planner Pvt. Ltd.

Managing Director

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	38442864739
2.	Estimated Cost of the Project including land cost at the start of the Project	20,74,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	17,81,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	27,37,100=00
6.	Actual Cost Incurred during the Quarter	29,34,805=08
7.	Net amount at end of the Quarter	32,060=18
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	01

Surya Developer & Planner Pvt. Ltd.

Managing Director

2.	Agreement for Sale	NIL
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
1 BHK-
2 BHK -
3 BHK-
4 BHK-
Shop-
Bungalow -
Plot etc

Details of allotment made so far with Flat number/ Bungalow - Plot etc

S.NO.	FLAT NO.	FLAT TYPE
01	201	3 BHK
02	301	3 BHK
03	401	3 BHK
04	302	3 BHK
05	306	3 BHK
06	210	3 BHK
07	501	3 BHK
08	502	3 BHK
09	209	3 BHK
10	602	3 BHK
11	310	3 BHK
12	510	3 BHK
13	601	3 BHK
14	509	3 BHK
15	610	3 BHK
16	206	3 BHK
17	406	3 BHK
18	410	3 BHK
19	609	3 BHK
20	309	3 BHK
21	506	3 BHK
22	402	3 BHK
23	409	3 BHK
24	202	3 BHK
25	311	2 BHK
26	214	2 BHK
27	314	2 BHK
28	411	2 BHK
29	414	2 BHK
30	511	2 BHK
31	611	2 BHK
32	403	2 BHK
33	312	2 BHK
34	512	2 BHK
35	313	2 BHK

Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc

XV. BROCHURE /Prospectus

Surya Developer & Planner Pvt. Ltd.

Managing Director

XVI Grievance Redressal Officer

Name : Ramesh Prasad

Contact No : 9308702087

Email id : suryadp.pvt.ltd@gmail.com

Address : Shiv Ganga Vihar,Ambedkar Path Bailey road 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.

Surya Developer & Planner Pvt. Ltd.

Managing Director

Signature of Promoter

Name:

Date:

FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date 08-04-2025

To,
The Surya Developer & Planner Pvt Ltd (Name & Address of Promoter),
G. Floor, Shiv Ganga Vihar Apartment
Ambedkar Path, Bailey Road, Patna - 800014

Subject: Certificate of Percentage of Completion of Construction Work of Nalanda Heritage City No. of Building(s)/ TWO Wing(s) of the ---------- Phase of the Project [Bihar RERA Registration Number] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. 359, 366, 358 demarcated by its boundaries (latitude and longitude of the end points) Survey Plot No. 358, 374, 366 to the North Rajgir Bihar Shanti, Survey Plot No. 358, 359, 364 South Survey Plot No. 366, 367, 368, 369 to the East Survey Plot No. 358, 374, 357 to the West of Division Rajgir village Mohanpur Block SILAO District Nalanda PIN 803111 admeasuring 6048.16 sq.mts. area being developed by [Promoter's Name] Surya Developer & Planner Pvt Ltd.

Sir,
I/ We S.P. & Associates have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Nalanda Heritage City Building(s)/ Two Wing(s) of the ---------- Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. 359, 366, 358 of Division Rajgir Village Mohanpur Block Silao District Nalanda PIN 803111 admeasuring 6048.16 sq.mts.area being developed by [Promoter's Name] Surya Developer & Planner Pvt Ltd

1. Following technical professionals are appointed by Owner / Promoter:—
   (i) M/s/Shri/~~Smt.~~ Shyam Prasad as L.S. / Architect;
   (ii) M/s /Shri / ~~Smt.~~ Brajesh Kr Sinha as Structural Consultant
   (iii) M/s /Shri / ~~Smt.~~ Amrendra Kumar as MEP Consultant
   (iv) M/s /Shri / ~~Smt.~~ Md. Murtaza as Site Supervisor

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 under BRERAP00104-2/136/B-423/2018 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.

Shyam Prasad
COA/96/19721

Table-A

Building/ Wing number.....**(to be prepared separately for each building / wing of the project)**

S. No.	Task/Activity	Percentage of Actual Work Done Block A	Block B	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	100%	
2.	Basements(if any)			
3.	Podiums(if any)			
4.	Plinth	100%	100%	
5.	Stilt Floor	100%	75%	20-12-2025
6.	Slabs of Super Structure	100%	55%	15-10-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	15%	25-12-2025 30-01-2026 15-02-2026 15-02-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	00%	20-02-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	00%	15-03-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	00%	15-03-2026
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	100%	00%	15-03-2026

Shyam Prasad
COA/96/19721

TABLE B

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

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate) Block A	Block B	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads &Footpaths	Yes	100%	50%	15-03-2026
2.	Water Supply	Yes	100%	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	00%	15-03-2026
4.	Storm Water Drains	Yes	100%	00%	-DO-
5.	Landscaping & Tree Planting	Yes	75%	50%	15-03-2026
6.	Street Lighting	Yes	75%	00%	-DO-
7.	Community Buildings	NO	—	—	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	—	—	
9.	Solid Waste Management & Disposal	Yes	100%	00%	15-03-2026
10.	Water Conservation/Rain Water Harvesting	Yes	100%	00%	15-03-2026
11.	Energy Management	NO	—	—	
12.	Fire Protection and Fire Safety Requirements	Yes	100%	00%	15-03-2026
13.	Electric Meter Room	Yes	100%	00%	15-03-2026
14.	Any Other Amenities				

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No.....)

Shyam Prasad
COA/96/19721

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 :- 09-04-2025

To,
The Surya Developer & Planner Pvt Ltd (Name & Address of Promoter),
G. Anwar, Ambedkar Path
Bailey Road, Patna - 800014

Subject : Certificate of Cost Incurred for Development of [Project Name] Nalanda Heritage City for Construction of _____ building(s)/ Two Wing(s) of the _____ Phase (Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No../C.N.No./CTSNo./SurveyNo./Final Plot No. 359, 366, 358 demarcated by its boundaries (latitude and longitude of the end points) to the North Survey Plot No. 358, 374, 366 Rajgir Bihar Sharif Road, S to the South Plot No. 358 Survey Plot No. 366, 367, 368-369 to the East Survey Plot No. 358, 374, 357 to the West of Division Rajgir Village Mohanpur 364 Block SILAO District Nalanda PIN 803111 admeasuring 6048.16 sq.mts. area being developed by [Promoter] Surya Developer & Planner Pvt Ltd

Ref: Bihar RERA Registration Number BRERA P00104-2/136/R-423/2019

Sir,

I/ We Brajesh Kumar Sinha have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being _____ Building(s)/ Two Wing(s) of the _____ Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 359, 366, 358 of Division Rajgir Village Mohanpur Taluka _____ District Nalanda PIN 803111 admeasuring 6048 sq.mts. area being developed by [Owner/Promoter]

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

(i) M/s /Shri/Smt Shyam Prasad as L.S. / Architect ;
(ii) M/s /Shri/Smt Brajesh Kr. Sinha as Structural Consultant
(iii) M/s /Shri/Smt Amrendra Kumar as MEP Consultant
(iv) M/s /Shri/Smt Nishant Kumar 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 _____ Quantity Surveyor* appointed by Developer/Engineer, and the assumption of

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

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. _____(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 _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _____(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_____ (planning Authority) is estimated at Rs. _____(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 _____
(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 14-02-2019 date of Registration is	Rs. 20,74,00,000=00
2	Cost incurred as on 31-03-2025 (based on the Estimated cost)	Rs. 13161412·84
3	Work done in Percentage (as Percentage of the estimated cost)	%0·63%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,57,85,837·16
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. NIL

RAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

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 on _____ date of Registration is	20,74,00,000=00 Rs.
2	Cost incurred as on 31-03-2025 (based on the Estimated cost).	Rs. 13,16,14,162·84
3	Work done in Percentage (as Percentage of the estimated cost).	0·63% %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 7,57,85,837·16
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. NIL

Yours Faithfully,

Signature of Engineer.
BRAJESH KUMAR SINHA
Registration No.
(Licence No. BR/UDHD/SE/23-0071)
UDHD, Government of Bihar

*** 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

GHOSH DEBTOSH & CO.
Chartered Accountants

Parijat
Kazipur Road No. 4
Opp : Arvind Mahila College
Patna – 800 004
Ph. 9835062945
ghoshdebtosh@gmail.com

FORM NO. 3

[See Regulation 3]

(For Registration of a Project and Subsequent Withdrawal of Money]

Cost of Real Estate Project :- 20,74,00,000/-

Bihar RERA Registration NumberBRERAP00104-2/136/R423/2019

Sr. No.	Particulars	Amount (Rs.) Estimated Incurred
1.i	Land Cost :	
a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost. (As per Estimated cost details uploaded in Rera Portal)	2,93,00,000.00
b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authorityor State Government or any Statutory Authority.	0.00
c.	Acquisition cost of TDR (if any)	0.00
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	0.00
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00
f.	Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
	(ii) Actual Cost of Construction of rehab building incurred as per the books of accounts as verified by the CA.	0.00
	(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,	0.00
	(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.	0.00

GHOSH DEBTOSH & CO. PATNA CHARTERED ACCOUNTANTS

Sub- Total of Land Cost - 2,93,00,000.00

DEBTOSH & CO.
red Accountants

Parijat
Kazipur Road No. 4
Opp : Arvind Mahila College
Patna – 800 004
Ph. 9835062945
ghoshdebtosh@gmail.com

Sr. No.	Particulars	Amount (Rs.) Estimated Incurred
1.ii	Development Cost/Cost of Construction:	
a.	(i) Estimated Cost of Construction as certified by Engineer. (As per Estimated cost details uploaded in Rera Portal)	17,81,00,000.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	13,16,14,162.84
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the (i) construction of the entire phase of the project registered.	0.00
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	0.00
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;	0.00

Sub- Total of Development Cost - 13,16,14,162.84

GHOSH DEBTOSH & CO. PATNA CHARTERED ACCOUNTANTS

DEBTOSH & CO.
ered Accountants

Parijat
Kazipur Road No. 4
Opp : Arvind Mahila College
Patna – 800 004
Ph. 9835062945
ghoshdebtosh@gmail.com

2.	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)]	20,74,00,000.00
3.	Total Cost Incurred of the Real Estate Project [1(i) +1(ii)] of Incurred Column.	13,16,14,162.84
4.	% completion of Construction Work (as per Project Architect's certificate)	NOT AVAILABLE
5.	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2)	0.63
6	Amount Which can be withdrawn from the Designated Account.	13,16,14,162.84
7	Less : Amount withdrawn till date of this certificate as per books of Accounts and Bank Statement.	13,16,14,162.84
8.	Net Amount Which can be withdrawn from Designated Bank Account Under this certificate.	0.00

This certificate is being issued for RERA compliance for Company SURYA DEVELOPER AND PLANNER PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

GHOSH DEBTOSH & CO.
Chartered Accountants
FRN 150076

D.Ghosh
Proprietor
M No. 078149

GHOSH DEBTOSH & CO. PATNA CHARTERED ACCOUNTANTS

Dated : 12th April 2025
Place : Patna
UDIN : 25078149BMLDME1360

DEBTOSH & CO.
ered Accountants

Parijat
Kazipur Road No. 4
Opp : Arvind Mahila College
Patna – 800 004
Ph. 9835062945
ghoshdebtosh@gmail.com

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (Rs.) Estimated Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project	7,57,85,837.16
2.	Balance Amount of receivables from Sold apartments	0.00
3.	(i) Balance Unsold area (ii) Estimated amount of sales proceeds in respect of unsold apartments as per Annexure A to this certificate	65969.70Sq.ft Rs. 21,50,61,218/-
4.	Estimated receivables of ongoing project. Sum of 2+3(ii)	21,50,61,218.00
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	15,05,42,852.60

This certificate is being issued for RERA compliance for the Company SURYA DEVELOPER AND PLANNER PRIVATE LIMITED and is based on the records and documents produced before me and explanations provide to me by the management of the Company.

Yours Faithfully.

GHOSH DEBTOSH & CO.
Chartered Accountants
FRN 150076

D.Ghosh
Proprietor
M No. 078149

GHOSH DEBTOSH & CO. ★ PATNA ★ CHARTERED ACCOUNTANTS

Dated : 12th April 2025
Place : Patna