FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **September of 2024.**

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deedno/LLP Details/Any other registration with MSME Or Govt. Bodies	U4500BR2015PTC025282	Name of Firm	Rooftech Developers Pvt. Ltd.
Firm Address :	401, K.D. Vihar Complex, Near Reliance Trends, East Boring Canal Road, Patna-800013, Bihar		
Total Experience of promoter in Real Estate sector	12 YEARS		
Total Experience in Real Estate after Implementation of RERA	6 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	NA	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	Rooftech Royal Garden Phase-1	

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00105-1/29/R-90/2018	Name of Project/Phase of Registered Project	Rooftech Royal Garden Phase-1
Name of Promoter	Rooftech Developers Pvt. Ltd. (Shakir Ajaz)	Project Address	Janipur, Patna
Name of Co-promoter	NA		
Project Registration is valid up to	MAY, 2023	(Applied for extension as per SOP)	
Starting date of Project or Phase of the Project	JULY, 2018		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Block 'A' – Residential -cum-commercial Block 'B' – Residential	
Period of validity of map by the Competent Authority		Applied for revalidation	

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Numberof sanctioned apartments	Total Number of Apartments in Promoter's share – 48	Total Number of Apartments in Landowner's share – 32
BLOCK A+B	1. 1 BHK- 2. 2 BHK- 3. 3 BHK- 4. Shop- 5. Bungalow- 6. Plot etc.	14 14 52 20		80 + 20 Shops	1. Booked / Allotted - 2. Sold- 24	1. Booked/ Allotted - 2. Sold -
					Percentage of booking – 50%	Percentageof booking - 00%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	
2 Blocks	80	2. Sold -	24

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.	Fire Department, Bihar	10/05/2017	05/06/2017	
3.	Water Supply Permission				
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT (Block A)

1. Plan Case No._____(To beaded for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage ofActual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format (4)
		Block A	Block A
1.	Excavation (if any)	100%	DONE
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	100%	DONE
5.	Stilt Floor	100%	DONE
6.	Slabs of Super Structure	100%	DONE
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	75%	31/12/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20%	31/08/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and UndergroundWater Tanks.	65%	31/10/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	5%	31/12/2025

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 projectas per Specifications in Agreement of Sale. Any other activities.	20%	31/01/2026

VI. CONSTRUCTION PROGRESS OF THE PROJECT (Block B)

1. Plan Case No._____(To beaded for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage ofActual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format (4)
		Block A	Block A
1.	Excavation (if any)	100%	DONE
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	100%	DONE
5.	Stilt Floor	100%	DONE
6.	Slabs of Super Structure	30%	31/12/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31/03/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30/04/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and UndergroundWater Tanks.	10%	31/10/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31/10/2026
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 projectas per Specifications in Agreement of Sale. Any other activities.	0%	31/12/2026

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentageof actual Work Done (As on dateof the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	0%	30/12/2026
2.	Water Supply	Yes	45%	31/07/2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	30/11/2026
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	Yes	0%	30/11/2026
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	10%	31/08/2026
13.	Closed Parking	Yes	0%	30/11/2026
14.	Open Parking	Yes	0%	30/11/2026
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to AddMore)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE 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

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

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	751101010050054
2.	Estimated Cost of the Project including land cost at the start of the Project	135000000.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	120000000.00
4.	Any Variation in Development Cost which is declaredat the start of the Project	NA
5.	Amount received during the Quarter	572000.00
6.	Actual Cost Incurred during the Quarter	570761.15
7.	Net amount at end of the Quarter	3269.00
8.	Total expenditure on Project **till date**	47160966.09
9.	Cumulative fund collected till the end of Quarter in question	49909551.10
10.	Cumulative expenditure done till the end of Quarterin question	47160966.09

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NA
2.	Agreement for Sale	NA
3.	No. of possessions given to allottees	Work in progress
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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.

COOFTECH DEVELOPERS PVT. LTD.

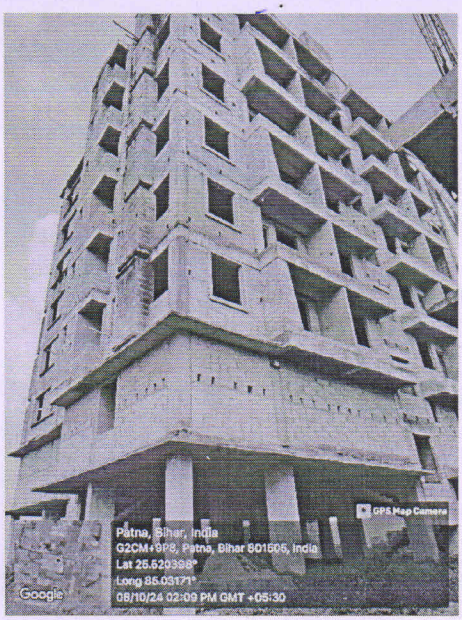
Director

Signature of Promoter

Name: SHAKIR ASAZ

Date: 15/10/2024

GPS Map Camera
Patna, Bihar, India
G2CM+9P8, Patna, Bihar 801505, India
Lat 25.520398°
Long 85.03171°
08/10/24 02:09 PM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
G2CM+9P8, Patna, Bihar 801505, India
Lat 25.520398°
Long 85.03171°
08/10/24 02:09 PM GMT +05:30
Google

GPS Map Camera
Patna, Bihar, India
G2CM+9P8, Patna, Bihar 801505, India
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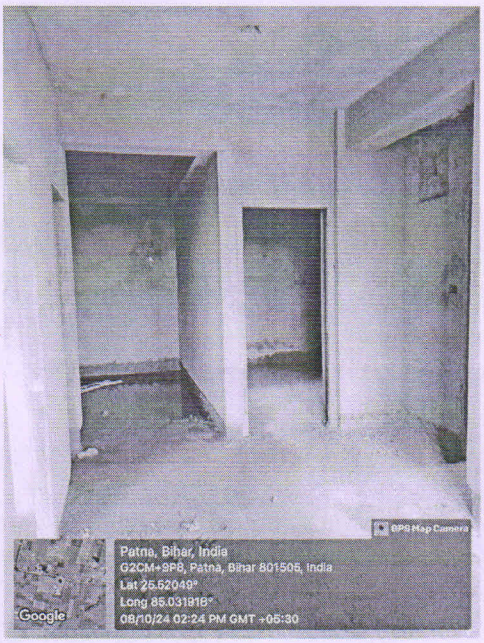
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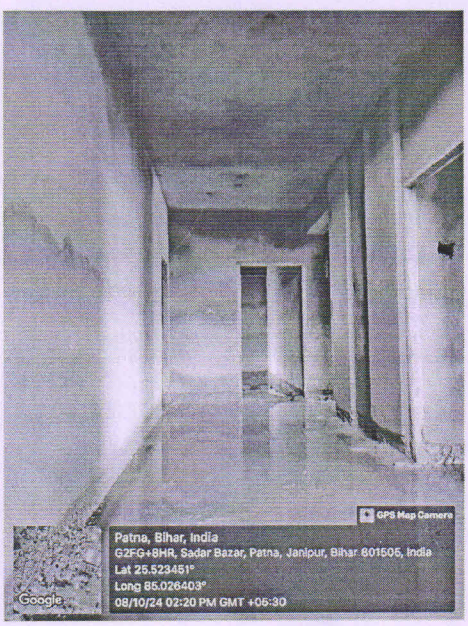
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G2FG+8HR, Sadar Bazar, Patna, Janipur, Bihar 801505, India
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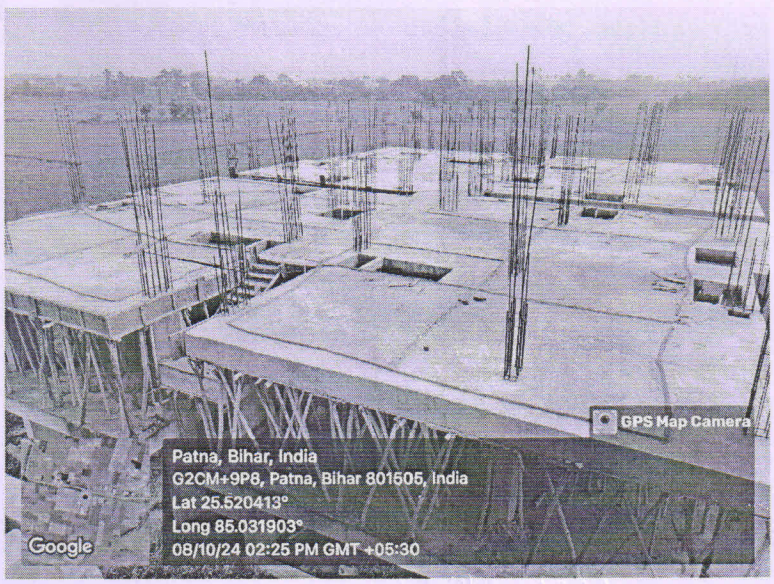
Google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G2CM+9P8, Patna, Bihar 801505, India
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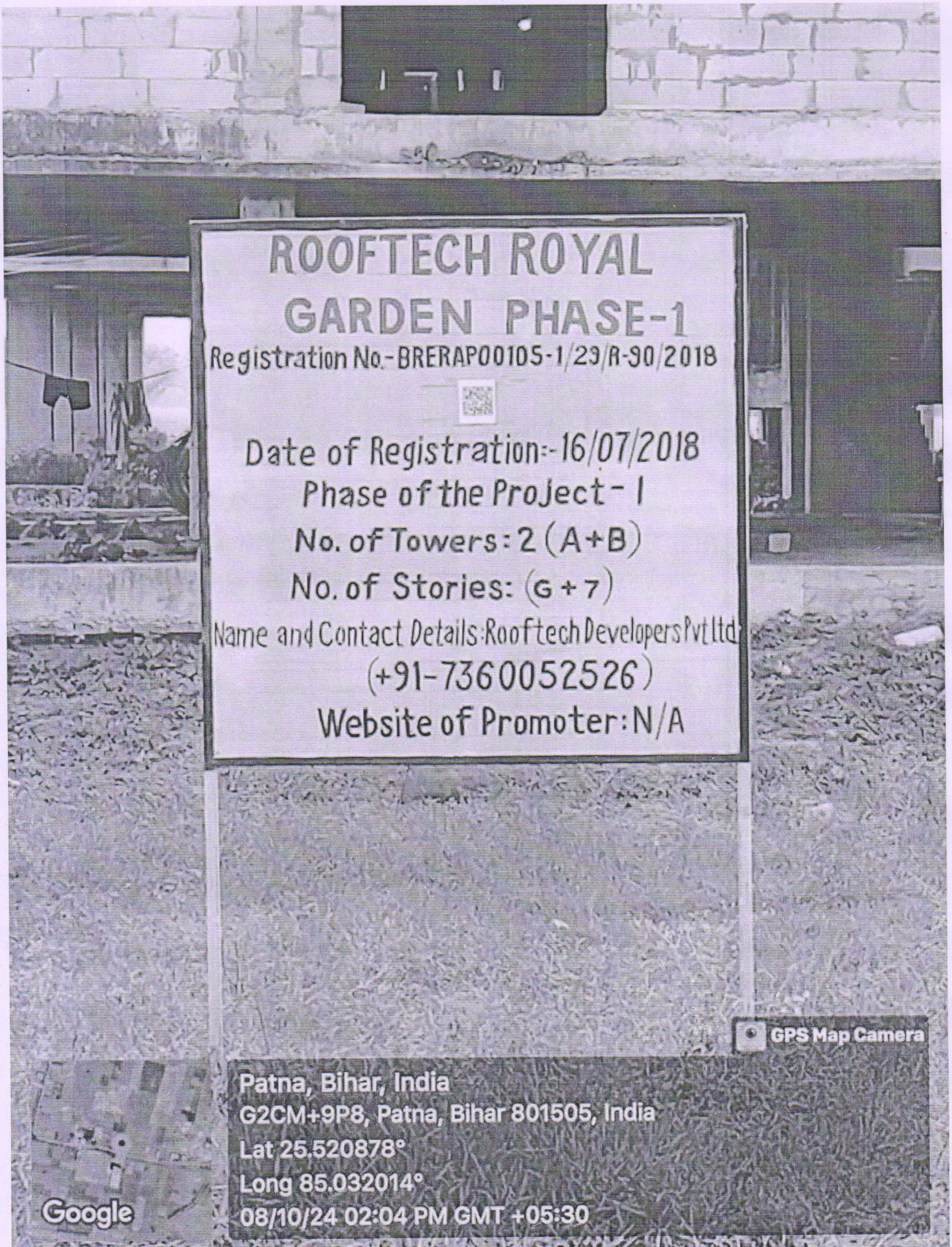
Google


ROOFTECH ROYAL
GARDEN PHASE-1
Registration No.-BRERAP00105-1/29/R-90/2018
Date of Registration:-16/07/2018
Phase of the Project-1
No. of Towers: 2 (A+B)
No. of Stories: (G+7)
Name and Contact Details: Rooftech Developers Pvt ltd
(+91-7360052526)
Website of Promoter: N/A
GPS Map Camera
Patna, Bihar, India
G2CM+9P8, Patna, Bihar 801505, India
Lat 25.520878°
Long 85.032014°
08/10/24 02:04 PM GMT +05:30
Google

ROOFTECH DEVELOPERS PVT. LTD.

Name of Project: Construction of G+7 Residential+Commercial Building of Rooftech Royal Garden Phase-1 Block A+B At Shorampur, Janipur, Patna

Construction Programme of BLOCK A

Sl. No.	DESCRIPTION	Jul24	Aug24	Sep24	Oct24	Nov24	Dec24	Jan25	Feb25	Mar25	Apr25	May25	Jun25	Jul25	Aug25	Sep25	Oct25	Nov25	Dec25	Jan26	Feb26	Mar26	Apr26	May26	Jun26
A	STRUCTURE WORK																								
	Water Tank + Parapet Wall																								
	Septic Tank																								
B	CIVIL WORK																								
	Internal Plaster																								
	External Plaster																								
C	Electric Work																								
D	PHE																								
E	Fininshing Work																								
1	Flooring Work																								
	Commercial Shutter Installation																								
	Door & Window																								
	Railing Work																								
	Putty & Paint																								
	Lift Work																								
2	Water Proofing Terrace Floor																								
3	Fire + DG+ Transformer Work																								
F	Parking																								
G	Miscellaneous Work																								
H	Handover																								

ROOFTECH DEVELOPERS PVT. LTD.

Name of Project: Construction of G+7 Residential+Commercial Building of Rooftech Royal Garden Phase-1 Block A+B At Shorampur, Janipur, Patna

Construction Programme of BLOCK B

Sl. No.	DESCRIPTION	Jul24	Aug24	Sep24	Oct24	Nov24	Dec24	Jan25	Feb25	Mar25	Apr25	May25	Jun25	Jul25	Aug25	Sep25	Oct25	Nov25	Dec25	Jan26	Feb26	Mar26	Apr26	May26	Jun26
A	STRUCTURE WORK																								
	Slab casting 3rd + 4th + 5th + 6th + 7th +8th																								
	Water Tank + Parapet Wall																								
	Septic Tank																								
B	CIVIL WORK																								
	Brick Work 1st + 2nd + 3rd + 4th 5th + 6th + 7th																								
	Internal Plaster																								
	External Plaster																								
C	Electric Work																								
D	PHE																								
E	Fininshing Work																								
1	Flooring Work																								
	Door & Window																								
	Railing Work																								
	Putty & Paint																								
	Lift Work																								
2	Water Proofing Terrace Floor																								
3	Fire + DG+ Transfarmer Work																								
F	Parking																								
G	Miscellaneous Work																								
H	Handover																								

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: 09-10-2024

To,

The ROOFTECH DEVELOPERS PVT. LTD.,
401, K.D. Vihar Complex, Near Reliance Trends,
East Boring Canal Road, Patna-800013, Bihar

Subject: Certificate of Percentage of Work executed in the project having **2** No. of Building(s)/ **2** Wing(s) of the Phase **1** bearing the registration no. **BRERAP00105-1/29/R-90/2018** and being developed on the Plot bearing CS No/ khata no **249, 251** Plot No.**577, 578** demarcated by its boundaries of the land situated in Janipur Mauza village **Shorampur** Block **Phulwarisarif** division **Patna** District **Patna** PIN **801505** admeasuring **6726.79** sq.mts., area being developed by the **Rooftech Developers Pvt. Ltd.**

Sir,

I/We have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of execution of Work of the **2** Building(s)/ **2** Wing(s) of the Phase **1** of the Project, situated on the plot bearing C.S. no **249, 251**, Plot No **577, 578** of Village **Shorampur** Block **Phulwarisharif** division **Patna** district **Patna** Pin **801505** admeasuring **6726.76** sq.mts. area being developed by **Rooftech Developers Pvt. Ltd.**

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

(i) M/s/Shri/Smt **Uma Shankar Kumar** as L.S./Architect;
(ii) M/s/Shri/Smt **Shushil Kumar** as Structural Consultant
(iii) M/s/Shri/ Smt. **Jitendra Kumar** as Mechanical/Electrical/Plumbing Consultant (MEP)
(iv) M/s/Shri/Smt **Dhananjay Kumar** as Site Engineer/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 BRERAP00105-1/29/R-90/2018 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.

Table-A

Building/ Wing number 1 'Block A' (to be prepared separately for each building / wing of the project)

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 (4)
		Block A	Block A
1.	Excavation (if any)	100%	DONE
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	100%	DONE
5.	Stilt Floor	100%	DONE
6.	Slabs of Super Structure	100%	DONE
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	75%	31/12/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20%	31/08/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	65%	31/10/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	5%	31/12/2025
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 projectas per Specifications in Agreement of Sale. Any other activities.	20%	31/01/2026

Building/ Wing number 2 'Block B' (to be prepared separately for each building / wing of the project)

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 (4)
		Block B	Block B
1.	Excavation (if any)	100%	DONE
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	100%	DONE
5.	Stilt Floor	100%	DONE
6.	Slabs of Super Structure	30%	31/12/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31/03/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30/04/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	10%	31/10/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31/10/2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, 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 projectas per Specifications in Agreement of Sale. Any other activities.	0%	31/12/2026

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)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads &Footpaths	Yes		30/12/2026
2.	Water Supply	Yes	45%	31/07/2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	30/11/2026
4.	Storm Water Drains	No		
5.	Landscaping No Planting			
6.	Street Lighting	Yes	0%	30/11/2026
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation/Rain Water Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	10%	31/08/2026
13.	Closed Parking	Yes	10%	30/11/2026

Yours Faithfully,

AR. Umashankar Kumar
Registered Architect
Reg. No.-CA/2011/54023

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

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

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)

For the Quarter Ending **September 2024**

Date : 09/10/2024

To,

The ROOFTECH DEVELOPERS PVT. LTD.,
401, K.D. Vihar Complex, Near Reliance Trends,
East Boring Canal Road, Patna-800013, Bihar

Subject : Certificate of Cost Incurred for Development of [Project Name] Rooftech Royal Garden Phase-1 for Construction of **2** building(s)/ **2** Wing(s) of the **1** Phase (Bihar RERA Registration Number)situated on the Plot bearing Khesra No/Khata No. **249, 251** /Thana No./ Tauzi No./C.N.No./CTSNo./SurveyNo./Final Plot No. **577, 578, 577, 578** demarcated by its boundaries (latitude and longitude of the end points) **25.5735971, 85.0540364** to the North **Chart and road** to the South **Plots** to the East **Md. Jansar** to the West **Md ShamSher and others** of Division **Patna** Village **Janipur** Block **Phulwari** District **Patna** PIN **801505** admeasuring **6726.79** sq.mts. area being developed by [Promoter] **Rooftech Developers Pvt. Ltd.**

Ref: Bihar RERA Registration Number **BRERAP00105-1/29/R-90/2018**

Sir,

I/ We _____ have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being **Rooftech Royal Garden** Building(s)/ **2** Wing(s) of the **1** Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. **577, 578, 577, 578** of Division **Patna** Village **Janipur** Taluka _____ District **Patna** PIN **801505** admeasuring **6726.76** sq.mts. area being developed by [Owner/Promoter]

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

(i) M/s/Shri/Smt **Uma Shankar Kumar** as L.S./Architect;
(ii) M/s/Shri/Smt **Shushil Kumar** as Structural Consultant
(iii) M/s/Shri/ Smt. **Jitendra Kumar** as Mechanical/Electrical/Plumbing Consultant (MEP)
(iv) M/s/Shri/Smt _____ as Quantity Surveyor

1. 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

2. 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 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. **13,50,00,000** (Total of Table A and B). The estimated Total Costof project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation 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. **4,71,60,966.09** (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 Occupation Certificate / Completion Certificate from_____(planning Authority) is estimated at Rs. **8,78,39,034.00** (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 **16/07/2018** date of Registration is	Rs. **13,50,00,000.00**
2	Cost incurred as on **30/09/2024** (based on the Estimated cost)	Rs. **4,71,60,966.09**
3	Work done in Percentage (as Percentage of the estimated cost)	**37 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **8,78,39,034.00**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. _____

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	Rs. _____
2	Cost incurred as on _____ (based on the Estimated cost).	Rs._____
3	Work done in Percentage (as Percentage of the estimated cost).	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. _____
5	Cost Incurred on Additional /Extra Items as on_____not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,

SUSHIL KUMAR
Registration No.
BR/UDHD/SE/23-0111
UDHD, Govt. of Bihar

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 Occupation 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

Annexure A

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

D.K. JAMUAR & CO.
CHARTERED ACCOUNTANTS

CA INDIA

PAN-AAGFD7551F
GST No. 10AAGFD7551F1ZU
Mob.: No. 9431080099
E-mail : dkjamuartheca@yahoo.co.in
E-mail : dkjamuarco@gmail.com

FORM No. 3

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project **13.50 CR**
Bihar RERA Registration Number **BRERAP00105-1/29/R-90/2018**

Sr. No.	Particulars	Amount (₹) Estimated Incurred
1. i a.	**Land Cost:** Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	1,50,00,000/-
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.	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	
e.	Land Premium payable as per annual statement of rates (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.	
(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA. 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 encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or 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 whatsoever payable to any authorities towards and in project of rehabilitation.	
	Sub-Total of Land Cost	**1,50,00,000/-**

D.K. JAMUAR & Co. PATNA CHARTERED ACCOUNTANTS

Sr. No.	Particulars	Amount (₹) Estimated Incurred
1 i.	**Development Cost/ Cost of Construction :**	
	(a) (i) Estimated Cost of Construction as certified by Engineer.	12,00,00,000/-
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	4,71,60,966.09/-
	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. All costs directly incurred to complete the (i) construction of the entire phase of the project registered.	
	b) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	
	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;	
	Sub-Total of Development Cost	**12,00,00,000/-**
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)]of Estimated Column.	13,50,00,000/-
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)]of Incurred Column.	6,21,60,966/-
4.	% completion of Construction Work (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 %)	
6.	Amount Which can be withdrawn from the DesignatedAccount. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	
7.	Less: Amount withdrawn till date of this certificate as perthe Books of Accounts and Bank Statement.	

D.K. JAMUAR & Co. PATNA CHARTERED ACCOUNTANTS

8.	Net Amount which can be withdrawn from the DesignatedBank Account under this certificate. This certificate is being issued for RERA compliance forthe 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 D K JAMUAR & CO
CHARTERED ACCOUNTANTS
FRN NO: 010648C

DHIRENDRA KUMAR JAMUAR
(PARTNER)
M.NO: 400469
UDIN : **24400469BKCURY5151**

(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 Costincurred) (calculated as per the Form IV)	7,28,39,034/-
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.

For D K JAMUAR & CO
CHARTERED ACCOUNTANTS
FRN NO: 010648C

DHIRENDRA KUMAR JAMUAR
(PARTNER)
M.NO: 400469
UDIN : **24400469BKCURY5151**