

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024 (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	S.D.S.D. AND P. PVT. LTD (J.V)
Firm Address :	GOLA ROAD, DANAPUR, PATNA, BIHAR-801503		
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	BRERAP00106-2/130/R-102/2018	Name of Project/Phase of Registered Project	S.S.METRO MALL CUM MULTIPLEX TOWER RESIDENTIAL A,B,C
Name of Promoter	S.D.S.D. AND P. PVT. LTD (J.V)	Project Address	MAIN GOLA ROAD, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	30/03/2023		
Starting date of Project or Phase of the Project	24/07/2018		
Type of Project or Phase of the Project	Residential- cum- Commercial		
Period of validity of map by the Competent Authority	3 YEARS		

S.D.-S.D. & P. Pvt. Ltd. (J.V.)


Partner

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 -
					118	114
	1. 1 BHK				1. Booked / Allotted - BLOCK-B-17 BLOCK-C-6	3. Booked/ Allotted- Sold -
	2. 2 BHK, -				2. Sold- BLOCK-B-31	
	3. 3 BHK				Percentage of booking	Percentage of booking
	4. Shop					
	5. Bungalow					
	6. 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)
------	---------	----------------	--------------------

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	17
		2. Sold	31

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.	STATE FIRE OFFICER, BIHAR, PATNA			
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			

S.D.-S.D. & P. Pvt. Ltd. (J.V.)



Partner

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 187/16-17

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)	100%	
3.	Podiums (if any)	100%	
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% 100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% 100% 100% 100%	

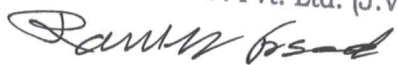
S.D.-S.D. & P. Pvt. Ltd. (J.V.)



Partner

11.	<p>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.</p> <p>Any other activities</p>	<p>100%</p> <p>100%</p> <p>100%</p> <p>100%</p> <p>100%</p>	
1. Plan Case No.187/16-17 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)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	100%	
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.	<p>100%</p> <p>100%</p> <p>100%</p> <p>100%</p>	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	<p>100%</p> <p>100%</p>	

S.D.-S.D. & P. Pvt. Ltd. (J.V.)



Partner

9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% 100% 100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% 100% 100% 100%	
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%	

1. Plan Case No.		BLOCK-C	
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)	95%	
3.	Podiums (if any)		
4.	Plinth		
5.	Stilt Floor		
6.	Slabs of Super Structure	95%	

S.D.-S.D. & P. Pvt. Ltd. (J.V.)



Partner

7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	65%	15-03-2026
		0%	15-03-2026
		0%	15-03-2026
		0%	15-03-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	55%	
		95%	
		60%	15-03-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
		0%	
		0%	
		80%	
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%	
		100%	
		0%	
		0%	15-03-2026

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) (BLOCK-A & B)	Expected Completion date in (dd/mm/yyyy) Format
--------	-----------------------------	-------------------	--	---

S.D.-S.D. & P. Pvt. Ltd. (J.V.)



Partner

(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	100%	
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	100%	
6.	Street Lighting	YES	100%	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	100%	
9.	Solid Waste Management & Disposal	YES	100%	
10.	Water Conservation / Rain Water Harvesting	YES	100%	
11.	Energy Management	YES	100%	
12.	Fire Protection and Fire Safety Requirements	YES	100%	
13.	Closed Parking	YES	100%	
14.	Open Parking	NO		
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
--	---------------------	---	---

S.D.-S.D. & P. Pvt. Ltd. (J.V.)



Partner

6.	Street Lighting	YES	70%	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	85%	
9.	Solid Waste Management & Disposal	YES	90%	
10.	Water Conservation / Rain Water Harvesting	YES	95%	
11.	Energy Management	YES	85%	
12.	Fire Protection and Fire Safety Requirements	YES	80%	
13.	Closed Parking	YES	85%	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	70%	
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			

S.D.-S.D. & P. Pvt. Ltd. (J.V.)

Ram Prasad

Partner

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	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	35081902380
2.	Estimated Cost of the Project including land cost at the start of the Project	=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	13,02,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	1,15,23,837=00
6.	Actual Cost Incurred during the Quarter	1,33,55,365=72
7.	Net amount at end of the Quarter	64,27,043=21
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	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)

S.D.-S.D. & P. Pvt. Ltd. (J.V.)

Ramkrishna Prasad

Partner

1.	Project Account No.	626220110000024
2.	Estimated Cost of the Project including land cost at the start of the Project	42,92,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	13,02,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	16,80,000=00
6.	Actual Cost Incurred during the Quarter	10,40,382=00
7.	Net amount at end of the Quarter	6,55,815=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	

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	04
3.	No. of possessions given to allottees	

S.D.-S.D. & P. Pvt. Ltd. (J.V.)



Partner

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			Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
	S.NO.	FLAT NO.	FLAT TYPE	

XV. BROCHURE /Prospectus**XVI Grievance Redressal Officer**

Name :

Contact No :

Email id :

Address :

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.

S.D.-S.D. & P. Pvt. Ltd. (J.V.)


Partner

Signature of Promoter

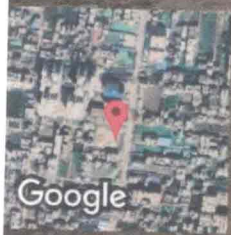
Name:

Date:

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			Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc N/A
	S.NO.	FLAT NO.	FLAT TYPE	
	01	501	4 BHK	
	02	1001	4 BHK	
	03	601	4 BHK	
	04	201	4 BHK	
	05	701	4 BHK	
	06	901	4 BHK	
	07	708	3 BHK	
	08	904	3 BHK	
	09	405	3 BHK	
	10	605	3 BHK	
	11	604	3 BHK	
	12	504	3 BHK	
	13	1008	3 BHK	
	14	208	3 BHK	
	15	905	3 BHK	
	16	205	3 BHK	
	17	408	3 BHK	
	18	608	3 BHK	
	19	508	3 BHK	
	20	304	3 BHK	
	21	308	3 BHK	
	22	804	3 BHK	
	23	808	3 BHK	
	24	705	3 BHK	
	25	1005	3 BHK	
	26	206	2 BHK	
	27	302	2 BHK	
	28	303	2 BHK	
	29	203	2 BHK	
	30	403	2 BHK	
	31	104	3 BHK	
	32	505	3 BHK	
	33	401	4 BHK	
	34	801	4 BHK	
	35	301	4 BHK	
	36	402	2 BHK	
	37	105	3 BHK	
	38	502	2 BHK	
	39	606	2 BHK	
	40	607	2 BHK	
	41	101	4 BHK	
	42	204	3 BHK	
	43	106	2 BHK	
	44	305	3 BHK	
	45	906	2 BHK	
	46	907	2 BHK	
	47	704	3 BHK	
	01	FC- 01	Food Court	



GPS Map Camera



Google

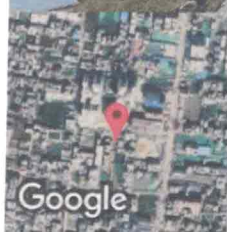
Patna, Bihar, India

J3g4+m8r, Rd Number 2, Bank Colony, Chanakya Puri,
Danapur Nizamat, Patna, Danapur, Bihar 801503, India
Lat 25.626786° Long 85.055687°

11/01/25 03:20 PM GMT +05:30



GPS Map Camera



Google

Patna, Bihar, India

J3g4+m8r, Rd Number 2, Bank Colony, Chanakya Puri,
Danapur Nizamat, Patna, Danapur, Bihar 801503, India
Lat 25.626915° Long 85.054824°

11/01/25 04:31 PM GMT +05:30



ARCHITECT'S CERTIFICATE

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

Date 12.01.2025

S.D.- S.D. & P. Pvt. Ltd (J.V.)
(Name & Address of Promoter),

Main Gole Road Danapur

Subject: Certificate of Percentage of Completion of Construction Work of S.S. Metro mall Cum
of Building(s) THREE Wing(s) of the Multiplex Tower Residential A, B, C. Phase of the Project

[Bihar RERA Registration Number] situated on the Plot bearing C.N. No CTS

No./ Survey No./ Final Plot No. 1409, 1410, 1411 demarcated by its boundaries (latitude and longitude of the end points) plan No - 187/16-17 to the North Sri. Suchdev Singh

South Other purchase to the East Main Gole Road to the West of Division Barach Road
village Danapur Block Danapur District Patna PIN 801503.

admeasuring sq.mts. area being developed by

[Promoter's Name] S.D.- S.D. & P. Pvt. Ltd (J.V.)

S.P. & Associates have undertaken assignment as Architect / Licensed Surveyor certifying Percentage of Completion of Construction Work of the S.S. Metro mall Cum Multi
Building(s) THREE Wing(s) of the Tower Residential A Phase of the Project.

located on the plot bearing C.N. No CTS No./ Survey No./ Final Plot No. 1409, 1411, 1410

(Division) Danapur Village Danapur Block Danapur

District Patna PIN 801503 admeasuring 19521.96 + 8280.59 = 27802.55 sq.mts.

area being developed by (Promoter's Name) S.D.- S.D. & P. Pvt. Ltd (J.V.)

Following technical professionals are appointed by Owner / Promoter:

(i) M/s Shri. Sft. Shyam Prasad as L.S. / Architect;

(ii) M/s Shri. Sft. Brijesh Kumar as Structural Consultant

(iii) M/s Shri. Sft. Amrendra Kumar as MEP Consultant

(iv) M/s Shri. Sft. Mid. Mustufa as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project,

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 BRERAP00196-2/130/R-102/20 Bihar RERA is as per

Table A herein below. The percentage of the work executed with respect to each of the activity of the

each 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)

No.	Task/Activity	Percentage of Actual Work Done			Projected date of completion (DD/MM/YYYY)
		Block A	Block B	Block C	
	Excavation(if any)	100%	100%	100%	
	Basements(if any)	100%	100%	95%	
	Podiums(if any)				
	Plinth	100%	100%		
	Sub Floor				
	Slabs of Super Structure	100%	100%	95%	
	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	100%	100%	65% 0% 0% 0%	15.03.2026 15.03.2026 15.03.2026
	Sanitary Fittings within the Flat Premises, Electrical Fittings within the Flat Premises	100%	100%	0% 55%	
	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	100%	95% 60% 0%	15.03.2026
	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building Wing.	100%	100%	0% 0% 0% 20%	
	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.	100% 100% 100%	100% 100% 100%	0% 100% 0%	15.3.2026
	Finishing to entrance lobby splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other				

Yours Faithfully,



Signature & Name (IN BLOCK LETTERS) of Architect

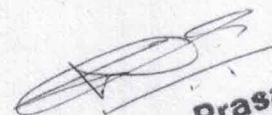
(Registration No./License No.)

Shyam Prasad
COA/96/19721

TABLE B

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

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)
Internal Roads & Footpaths	Yes	95%	
Water Supply	Yes	80%	
Sewerage (Chamber, Line, Septic Tank, STP)	Yes	90%	
Storm Water Drains	Yes	75%	
Landscaping & Tree Planting	Yes	85%	
Street Lighting	Yes	70%	
Community Buildings			
Treatment and Disposal of Sewage and Sullage Water	Yes	85%	
Solid Waste Management & Disposal	Yes	90%	
Water Conservation/Rain Water Harvesting	Yes	95%	
Energy Management	Yes	85%	
Fire Protection and Fire Safety Requirements	Yes	80%	
Electric Meter Room	Yes	70%	
Any Other Amenities			



Shyam Prasad
COA/96/19721

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: 12.01.2025

S.D. - S.D & P. Pvt Ltd (JV)
(Name & Address of Promoter),

Main Gola Road Danapur.

Subject Certificate of Cost Incurred for Development of [Project Name] S.S. Mehromali Cum Multiplex Tower Residential Construction of building(s) Wing(s) of the Phase (Bihar RERA Registration Number) situated on the Plot bearing Khesra No. Khata No. Thana No. Taluza No. C.N. No. CTS No. Survey No. Final Plot No. 1409, 1411, 1410 demarcated by its boundaries (latitude and longitude of the end points) to the North to the South to the East to the West of Division Danapur Village Danapur Block Danapur District Patna PIN 801503 admeasuring sq.mts. area being developed by [Promoter]

Ref. Bihar RERA Registration Number BRERAP00106-2/130/R-102/201

1. We S.D. - S.D & P. Pvt Ltd have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being Buildings(s) THREE Wing(s) of the Phase situated on the plot bearing C.N. No./CTS No./Survey No. Final Plot No. 1409, 1411, 1410 of Division Danapur Village Danapur Taluka Danapur District Patna PIN 801503 admeasuring 27802.55 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 Brijesh K. Sinha as Structural Consultant
- (iii) M/s Shri Smt Ambudha Kumar as MEP Consultant
- (iv) M/s Shri Smt Md. M. Ullah 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

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

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

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project with reference as Rs. _____ (Total of Table A and B). The estimated Total Cost

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

5. The Balance cost of Completion, of the Civil, MEP and Allied works of the Building(s) of the project to obtain Occupancy Certificate / Completion Certificate from the _____ (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)

No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 24.07.2018 date of Registration is	Rs. 43,92,00,000/-
2	Cost incurred as on 31.12.2024 (Based on the Estimated cost)	Rs. 26,41,18,312.67
3	Work done in Percentage (as Percentage of the estimated cost)	As Form No 1 By Architect
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17,50,81,687.33
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL

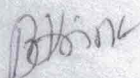
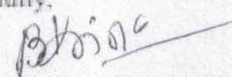

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

TABLE B

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

Sl. 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,


 Signature of _____
BRAJESH KUMAR SINHA
 Registration No. _____
 (Licence No.) _____
 UDHD, Government of Bihar

Note:

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.

(*) 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 (*).

The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

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.

All components of work with specifications are indicative and not exhaustive

FORM NO. 3

[See Regulation 3]

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

Cost of Real Estate Project :- 56,94,00,000.00

Bihar RERA Registration Number BRERAP00106-2/130/R-102/2018

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)	13,02,00,000.00
b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or 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

Sub- Total of Land Cost - 13,02,00,000.00



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)	43,92,00,000.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	26,41,18,312.67
	(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 - 26,41,18,312.67



2.	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)]	56,94,00,000.00
3.	Total Cost Incurred of the Real Estate Project [1(i) +1(ii)] of Incurred Column.	26,41,18,312.67
4.	% completion of Construction Work (as per Project Architect's certificate)	As per Project Architect's certificate
5.	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2)	0.46
6	Amount Which can be withdrawn from the Designated Account.	26,41,18,312.67
7	Less : Amount withdrawn till date of this certificate as per books of Accounts and Bank Statement.	26,41,18,312.67
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 the Joint Venture Firm M/s SD-SD AND P PVT LTD (JV) 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 Accountant
FRN 15007C


D. Ghosh
Proprietor
M No. 078149



Dated : 13th Jan 2025
Place : Patna

UDIN : 25078149BMLDLF3155

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (Rs.) Estimated Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project	30,52,81,687.33
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	75687.32 Sq.ft RS. 66,66,61,174.00
4.	Estimated receivables of ongoing project. Sum of 2+3(ii)	66,66,61,174.00
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	46,66,62,821.80

This certificate is being issued for RERA compliance for the Joint Venture Firm M/s SD-SD AND P PVT LTD (JV) 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 Accountant
FRN 15007C


D. Ghosh
Proprietor
M No. 078149



Dated : 13th Jan 2025
Place : Patna