

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	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		

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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 - 118 1. Booked / Allotted - 2. Sold- BLOCK-B-32 Percentage of booking	Total Number of Apartments in Landowner's share - 114 3. Booked/ Allotted- Sold - Percentage of booking
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 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)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

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

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			

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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%	

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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>	
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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>	

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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	50%	
5.	Stilt Floor		
6.	Slabs of Super Structure	95%	

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7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	70%	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%	
		55%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	95%	15-03-2026
		60%	
		0%	
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%	15-03-2026
		100%	
		0%	
		0%	

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/yy y) Format
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(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
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Partner

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			

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-C)	Expected Completion date in (dd/mm/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	75%	
2.	Water Supply	YES	75%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4.	Storm Water Drains	YES		
5.	Landscaping & Tree Planting	YES	50%	

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Partner

6.	Street Lighting	YES	75%	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES		
9.	Solid Waste Management & Disposal	YES		
10.	Water Conservation / Rain Water Harvesting	YES		
11.	Energy Management	YES		
12.	Fire Protection and Fire Safety Requirements	YES		
13.	Closed Parking	YES		
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		
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			

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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	
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	1,61,96,100=00
6.	Actual Cost Incurred during the Quarter	1,82,09,013=89
7.	Net amount at end of the Quarter	44,14,129=32
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)

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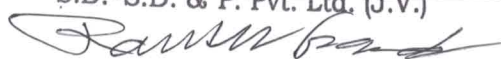

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1.	Project Account No.	626220110000024
2.	Estimated Cost of the Project including land cost at the start of the Project	43,92,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	13,02,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	00=00
6.	Actual Cost Incurred during the Quarter	5,56,928=00
7.	Net amount at end of the Quarter	98,887=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. NO Name of Parties
4.	No of Suo - Moto cases against this project Case No. NO Name of Parties
5.	No of Certificate cases /PDR cases against this project Case No. NO Name of Parties
B	Sale/Agreement for Sale during the Quarter
1.	Sale Deed 01
2.	Agreement for Sale NIL
3.	No. of possessions given to allottees

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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	
	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	

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	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	
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.

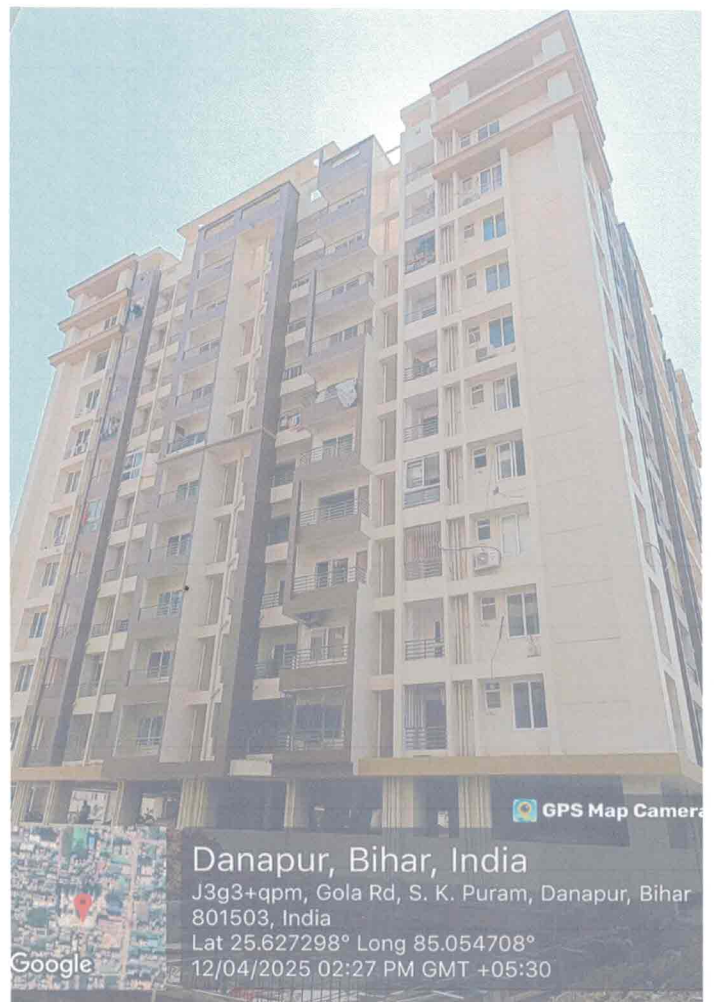
S.D.-S.D. & P. Pvt. Ltd. (J.V.)


Partner

Signature of Promoter

Name:

Date:



फारम-VIII-क
कार्यालय नगर परिषद दानापुर निजामत
भवन की योजना के अनुमोदन
उपविधि संख्या- 8(4)

आप के आवेदन संख्या-38 तिथि-31.07.2024 के संदर्भ में

एस.एस. मेट्रो मॉल कम मल्टीप्लेक्स एवं रेसीडेन्सियल कम्प्लेक्स, मेसर्स एस.डी.एस.डी. एण्ड पी. प्राइवेट लिमिटेड(जे.भी.), पार्टनर-श्री पंकज कुमार, पिता-विजय कुमार सिंह, पता-संत कैरेन्स हाई स्कूल के आगे, गोला रोड, दानापुर, पटना।

- (क) आवासीय भवन के निर्माण
- ☒ (ख) व्यवसायिक भवन के निर्माण
- (ग) भवन के पुनःविद्यमानकरण/पुनरीक्षण
- ☒ (घ) अस्थायी अधिभोग प्रमाण-पत्र
- (ङ) भवन के उपयोग में परिवर्तन

हेतु दानापुर नगर परिषद / नगर निगम / नगर परिषद / नगर पंचायत / महानगर क्षेत्र / बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधिन स्कीम केप्लॉट नं0- 1409, 1410(P), एवं 1411, खाता नं0- 165, 171 एवं 208, तौजी नं0-5399, थाना नं0- 21, मौजा- दानापुर शहजादपुर, पता-गोला रोड, दानापुर, थाना-दानापुर, जिला-पटना के बाबत निम्नलिखित शर्तों / निर्वधनों के अध्याधीन एतद् द्वारा भवन योजना जिसका प्लान केस नं0-...../24-25 है, जिसका निर्माण क्षेत्रफल-Block-C= 8280.59 वर्ग मीटर एवं B2+B1+G+5 की स्वीकृति दी जाती है साथ ही निर्मित क्षेत्रफल-Block-A=9760.98 & Block-B= 9760.98, Total B/u Area (B+C)= 19,521.96 वर्ग मीटर एवं B2+B1+G+5 को अस्थायी अधिभोग प्रमाण-पत्र दिया जाता है :-

नोट:- ब्लॉक-A एवं B आवासीय भवन का अस्थायी अधिभोग प्रमाण-पत्र ब्लॉक-सी0 के वैधता या निर्माण कार्य पूर्ण होने तक (दोनों में से कोई एक) के लिए विधिमान्य होगी। ब्लॉक-सी0 का कार्य पूर्ण होने के उपरांत सभी ब्लॉक ए0, बी0 एवं सी0 का पूर्ण रूपेण अधिभोग प्रमाण-पत्र प्राप्त करना सुनिश्चित करेंगे।

- (क) भवन (ब्लॉक-सी0) का उपयोग अनन्य रूप से व्यवसायिक प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
- (ख) विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
- (ग) अनुमोदित योजना में दर्शाया गया ब्लॉक-ए0 एवं बी0 में 4880.48 एवं ब्लॉक-सी0 में 2898.20 वर्ग मीटर का पार्किंग का स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।
- (घ) प्रस्तावित निर्माण वाली भूमि औसत 18.90 मी0 चौड़ाई के अनुमोदित पहुंच मार्ग के माध्यम से सुगम्य होगी।
- (ङ) प्रश्नगत भूमि आवेदक के विधि पूर्ण स्वामित्व एवं शांति पूर्ण कब्जा में अवश्य हो।
- (च) सड़क को मानक चौड़ाई तक और चौड़ी करने के लिए आवेदक, विभिन्न विकास योजना/आयोजन प्राधिकारों/ या बिहार शहरी आयोजन तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार क्षेत्रों के अधिनस्थ नगर परिषद दानापुर आयोजना क्षेत्र में 273.73 वर्ग मीटर चौड़ी भूमि की पट्टी उक्त उपहार के रूप में देगा।
- (छ) अनुमति (अनुज्ञा) जारी किए जाने की तारीख से पाँच वर्षों की अवधि के लिए विधिमान्य होगी। निर्माण स्थल पर स्वीकृत नक्शा का प्लॉन / स्वीकृति तिथि एवं समाप्ति वर्ष बोर्ड पर प्रदर्शित करना होगा।

- (ज) इस उपबंध के अधीन दी गई अनुमति को उस भूखंड, जिसके लिए योजना अनुमोदित की गई हो, के अधिकार, हक, हित बाबत साक्ष्य नहीं मानी जाएगी।
- (झ) योजना के अनुमोदन के पश्चात् भू-अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी।
- (ञ) बिहार भू-सम्पदा (विनियमन और विकास) नियमावली (RERA), 2017 की शर्तों के अधीन राज्य में गठित भू-सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन कराना अनिवार्य होगा।
- (ट) भू-स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों / कागजात के सत्यापन की जिम्मेवारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि / हेर-फेर / कपट पूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ-आवेदक के विरुद्ध विधि सम्मत कार्रवाई की जायेगी।
- (ठ) भवन का निर्माण स्वीकृत नक्शे के अनुरूप ही किये जायें, भविष्य में किसी भी प्रकार के अनियमितता / विचलन पाये जाने की स्थिति में सम्पूर्ण जवाबदेही आवेदक की होगी एवं विधि सम्मत कार्रवाई के पात्र होंगे।
- (ड) Environmental Protection Act. के तहत बहुमंजिले भवन के निर्माण के दौरान ढक कर निर्माण किया जाना अनिवार्य होगा।
- (ढ) ठोस अपशिष्ट प्रबंधन नियम (Solid Waste Management Rules), 2016 का अनुपालन किया जाय।
- (ण) अफोर्डेबल हाउसिंग एण्ड स्लम रिहैबिलिटेशन एवं रिडेवलपमेन्ट हाउसिंग पॉलिसी, 2017 के अन्तर्गत शेल्टर फण्ड की राशि जमा करने के उपरान्त ही भवन का निर्माण करना होगा।
- (त) रैन वाटर हार्वेस्टिंग सिस्टम एवं सी0सी0टी0भी0 कैमरे का अनिवार्य रूप से भवन में अनुपालन करना होगा।
- (थ) भविष्य में अगर केन्द्र सरकार / राज्य सरकार / श्रम संसाधन विभाग / आयकर विभाग / अन्य किसी विभाग द्वारा किसी प्रकार का कर / शुल्क लगाया जाता है तो उसका भूगतान आपके द्वारा देय होगा।
- (द) नगर परिषद दानापुर निजामत को कभी भी कोई नियम / शर्त लगाने का अधिकार होगा।
- (ध) अन्य शर्त

बिहार नगरपालिका अधिनियम 2007 एवं बिहार भवन उपविधि 2014/2022(यथा संशोधित) के संगत प्रावधानों का अक्षरसः अनुपालन करते हुये भवन निर्माण किया जायेगा।

20/-
नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत

जापांक:- 52/दिनांक:- 19/03/2025

प्रतिलिपि:- एस.एस. मेट्रो मॉल कम मल्टीप्लेक्स एवं रेसीडेन्सियल कम्प्लेक्स, मेसर्स एस.डी.एस.डी. एण्ड पी. प्राईवेट लिमिटेड (जे.भी.), पार्टनर-श्री पंकज कुमार, पिता-विजय कुमार सिंह, पता-संत कैरेन्स हाई स्कूल के आगे, गोला रोड, दानापुर, पटना मो0 को सूचनार्थ प्रेषित।

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत

ARCHITECT'S CERTIFICATE

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

Date 10.04.2025

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

Main Gole Road, Danapur.

Subject: Certificate of Percentage of Completion of Construction Work of S.S. Metro Mall Cum Multiplex Tower Residential A, B, C. No. 1409.1411.1410 of Building(s)/ THREE 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. 1409.1411.1410 demarcated by its boundaries (latitude and longitude of the end points) Plan No - 187/16-17 to the North Sri Sukhdeo Singh to the South Other Purchaser to the East Main Gole Road to the West of Division Brand Road village Danapur Block Danapur District Pahar PIN 801503 sq.mts. area being developed by [Promoter's Name] S.D.-S.D. & P. Pvt Ltd (J.V.)

Sir,
I/ We S.P. & Associates have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the S.S. Metro Mall Cum Multiplex Tower Residential Building(s)/ THREE Wing(s) of the Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. 1409.1411.1410 of Division Danapur Village Danapur Block Danapur District Pahar PIN 801503 admeasuring 19521.96 + 8280.59 = 27700.55 sq.mts.area being developed by [Promoter's Name] S.D.-S.D. & P. Pvt Ltd (J.V.)

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 Kumar as Structural Consultant
- (iii) M/s /Shri / Smt. Amrendra Kumar as MEP Consultant
- (iv) M/s /Shri / Smt. Md. Mushtaq 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 BHARAP00106-2/130/B-102/2018 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		Projected date of completion (DD/MM/YYYY)	
		Block A	Block B	Block C	
1.	Excavation(if any)	100%	100%	100%	
2.	Basements(if any)	100%	100%	95%	
3.	Podiums(if any)				
4.	Plinth	100%	100%	50%	
5.	Stilt Floor				
6.	Slabs of Super Structure	100%	100%	95%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	100%	70% 0% 0%	15.3.2026 15.3.2026 15.3.2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	100%	0% 55%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	100%	95% 60%	15.3.2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	100%	0% 0% 8% 8%	
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% 100% 100%	100% 100% 100%	0% 100%	15.3.2026

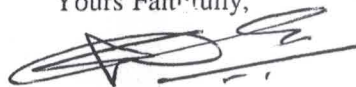

Shyam Prasad
 COA/96/19721

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 Block Block Certificate B C)			Projected date of completion (dd/mm/yyyy)
1.	Internal Roads & Footpaths	Yes	100%	100%	75%	15.03.26
2.	Water Supply	Yes.	100%	100%	75%	15.03.26
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	100%	100%	
4.	Storm Water Drains	Yes.	100%	100%	-	
5.	Landscaping & Tree Planting	Yes	100%	100%	50%	15.03.26
6.	Street Lighting	Yes.	100%	100%	75%	15.03.26
7.	Community Buildings					
8.	Treatment and Disposal of Sewage and Sullage Water	Yes.	100%	100%	-	
9.	Solid Waste Management & Disposal	Yes.	100%	100%	-	
10.	Water Conservation/Rain Water Harvesting	Yes	100%	100%	-	
11.	Energy Management	Yes.	100%	100%	-	
12.	Fire Protection and Fire Safety Requirements	Yes	100%	100%	-	
13.	Electric Meter Room	Yes	100%	100%	-	
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 : 11.04.2025

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

Main Gola Road, Danapur

Subject : Certificate of Cost Incurred for Development of [Project
Name] S.S. Metro Mall Cum Multiplex Tower Residential A, B, C.
for Construction of _____
building(s)/ _____ 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. 1609, 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 _____ Village Danapur
Block Danapur District Patna PIN 801503 admeasuring 27802.55 sq.mts.
area being developed by [Promoter] S.D.-S.D B.P. Pvt Ltd (J.V.)

Ref: Bihar RERA Registration Number BIERAPOO106-2/130/R-102/2018

Sir,

I/ We _____ have undertaken assignment of
certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar
RERA, being _____ Building(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 _____ 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 Brajesh K. Sinha as Structural Consultant
(iii) M/s /Shri/Smt Amarendra Kumar as MEP Consultant
(iv) M/s /Shri/Smt Arka Murli 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 <u>24.07.2018</u> Date of Registration is	Rs. <u>43,92,00,000/-</u>
2	Cost incurred as on <u>31.03.25</u> (based on the Estimated cost)	Rs. <u>28,28,95,302.24</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>As Form No-1</u> <u>By Archibed</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>15,63,04,697.76</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>NIL</u>

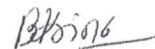
BK Sinha
BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

TABLE B

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>24.07.2018</u> date of Registration is	Rs. <u>43,92,00,000/-</u>
2	Cost incurred as on <u>31.03.23</u> (based on the Estimated cost).	Rs. <u>28,28,95,302.04</u>
3	Work done in Percentage (as Percentage of the estimated cost).	<u>0.4968</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. <u>15,63,04,697.76</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. <u>NIL</u>

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

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.	28,28,95,302.24
	(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 - 28,28,95,302.24



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.	28,28,95,302.24
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)	0.4968
6.	Amount Which can be withdrawn from the Designated Account.	28,28,95,302.24
7.	Less : Amount withdrawn till date of this certificate as per books of Accounts and Bank Statement.	28,28,95,302.24
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 FIRM 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 Accountants
FRN 15007C


D. Ghosh
Proprietor
M No. 078149



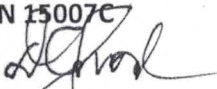
Dated : 12th April 2025
Place : Patna
UDIN : 25078149BMLDMF6372

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (Rs.) Estimated Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project	28,65,04,697.76
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	74718.61 Sq.ft RS. 66,18,14,550.00
4.	Estimated receivables of ongoing project. Sum of 2+3(ii)	66,18,14,550.00
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	46,32,70,185.00

This certificate is being issued for RERA compliance for the FIRM 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 Accountants
FRN 15007C

D. Ghosh
Proprietor
M No. 078149



Dated : 12th April 2025
Place : Patna