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	U45200BR2013PTCO20286	Name of Firm	Maa Sunaina Construction Pvt. ltd.
Firm Address :	715-D Bhagwat Nagar	Main Road Kumhrar Patna-26	
Total Experience of promoter in Real Estate sector	SINCE 2010		
Total Experience in Real Estate after Implementation of RERA	SINCE 2017		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential 1	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential 2	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00250-3/194/R-1339/2022	Name of Project/Phase of Registered Project	
Name of Promoter	Maa Sunaina Construction Pvt.ltd	Project Address	New Manpura Saguna More, Behind Hi-tech Hospital
Name of Co-promoter			
Project Registration is valid up to	13/12/2026		
Starting date of Project or Phase of the Project	04/04/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority	21/10/24		

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 -
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	2 BHK 3 BHK	680.06 6,699.44	48	1. Booked / Allotted - 9 2. Sold-	3. Booked/ Allotted - 0 Sold -
					Percentage of booking 37.5%	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
	56	1. Booked/Allotted 2. Sold -	9 -

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.	Director state fire Service Bihar Patna		20/09/21	
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

VI.	CONSTRUCTION PROGRESS OF THE PROJECT		
1.	Plan Case No. 69/21-22 (To beaded for each Building / Wing)		
S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	NA	
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.	50%	March 2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	22.5%	Sept. 2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	45%	March 2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	12.5%	May 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	26%	Sept. 2026

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	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)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0	Dec. 2026
2.	Water Supply	YES	0	Sept. 2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	10	Sept.2026
4.	Storm Water Drains	YES	0	Sept. 2026
5.	Landscaping & Tree Planting	YES	0	Dec. 2026
6.	Street Lighting	NO	NA	
7.	Community Buildings	NO	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NA	
9.	Solid Waste Management & Disposal	YES	0	Dec. 2026
10.	Water Conservation / Rain Water Harvesting	YES	0	May 2026
11.	Energy Management	YES	0	Dec. 2026
12.	Fire Protection and Fire Safety Requirements	YES	0	July 2026

13.	Closed Parking	YES	0	July 2026
14.	Open Parking	NO	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	
16.	Others (Option to Add More)			

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	NOT DONE

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	27630200000807
2.	Estimated Cost of the Project including land cost at the start of the Project	1200 lacs
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	1200 lacs
4.	Any Variation in Development Cost which is declared at the start of the Project .	1200 lacs
5.	Amount received during the Quarter	47,13,000.00
6.	Actual Cost Incurred during the Quarter	30,61,094.00
7.	Net amount at end of the Quarter	16,51,906.00
8.	Total expenditure on Project **till date**	5,24,90,413.00
9.	Cumulative fund collected till the end of Quarter in question	4,40,28,623.00
10.	Cumulative expenditure done till the end of Quarter in question	5,24,90,413.00

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	

5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	0
3.	No. of possessions given to allottees	
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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.

For Maa Sunaina Construction Pvt. Ltd.

Director

Signature of

Promoter Name:

Date:

FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date 31.12.2024

To,
MAA SUNAINA CONSTRUCTION PVT. LTD.
Director: Mr. Prem Kumar
Address: 715(D), Bhagwat Nagar Main Road, Kumhrar,
Thana: AgamKuan, Dist.- Patna - 800026

Sir,

Subject: Certificate of Percentage of Completion of Construction Work of **PANCHWATI ENCLAVE'** -No. of Building(s) - ONE of the Project [Bihar RERA Registration Number] situated on **Survey Plot no. 401 (P), Khata No-58, Tauzi – 5234, Thana No.- 24, Thana – Danapur, Mauza – Mainpur Shankar, Pargana-Phulwari Sharif , Dist.- Patna, Bihar**

demarcated by its boundaries (latitude and longitude of the end points) **25 37' 16.69N and 85 02' 15.40 E**to the **North** , **25 37' 15.07N and 85 02' 14.93 E** to the **South** , **25 37' 15.70N and 85 02' 15.75 E**to the **East,25 37' 16.06N and 85 02' 14.50 E**to the **West** admeasuring **1728.70 sq.mts**. area being developed by **MAA SUNAINA CONSTRUCTION PVT. LTD.**

We, **Smriti Architects Pvt. Ltd.,** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **'PANCHWATI ENCLAVE'**No. of Building(s)- ONE Wing(s) of the N/A Phase of the Project [Bihar RERA Registration Number] situated on **the Survey Plot no 401 (P), Khata No-58, Tauzi – 5234, Thana No.- 24, Thana – Danapur, Mauza – Mainpur Shankar, Pargana-Phulwari Sharif , Dist.- Patna, Bihar admeasuring 1728.70 sq.mts.** area being developed by **MAA SUNAINA CONSTRUCTION PVT. LTD.**

Following technical professionals are appointed by Owner / Promoter:—
(i) **M/s Smriti Architects Pvt. Ltd., Architect - Rakesh Ranjan Raje** as Architect;
(ii) **ShriAmarendraKumar**as Structural Consultant
(iii) **Shri Satyendra Singh and Shri Krishna Kumar**as MEP Consultant
(iv) **Shri Raja Ram Singh**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

TABLE A

As on 31.12.2024

S. N	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1	Excavation(if any)	100	
2	Basements(if any)	100	
3	Podiums(if any)	NA	
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.	50	March 2026
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	22.5	Sept. 2026
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	45	March 2026
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	12.5	May 2026
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	26	Sept. 2026

Yours Faithfully,

AR. RAKESH RANJAN RAJE

CA / 1986 / 9665

Signature & Name (IN BLOCK LETTERS) of Architect

TABLE B

As on 31.12.2024

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	0	Dec.2026
2	Water Supply	YES	0	Sept. 2026
3	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	Sept. 2026
4	Storm Water Drains	YES	0	Sept. 2026
5	Landscaping Planting& Tree	YES	0	Dec. 2026
6	Street Lighting	NO	N/A	N/A
7	Community Buildings	NO	N/A	N/A
8	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	N/A
9	Solid Waste Management & Disposal	YES	0	Dec. 2026
10	Water Conservation/Rain Water Harvesting	YES	0	May 2026
11	Energy Management	YES	0	Dec. 2026
12	Fire Protection and Fire Safety Requirements	YES	0	June 2026
13	Closed/Covered Parking	YES	0	July 2026

Yours Faithfully,

AR. RAKESH RANJAN RAJE

CA / 1986 / 9665

Signature & Name (IN BLOCK LETTERS) of Architect

SEAPAC ENGINEERS
COMPUTER AIDED STRUCTURAL DESIGNER
Structural Planner and Environmental Construction Architectural Engineers

Kamal Kunj,
Priyadarshi Nagar,
Naya Tola, Kumhrar,
Patna - 800020
Phone:- 0612-2341200
Email:- Seapac@sify.com

Ref. .....

Date .....

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 : **30/09/24**
To,
MAA SUNAINA CONSTRUCTION PVT. LTD.

Subject : Certificate of Cost Incurred for Development of **PANCHWATI ENCLAVE** for *Construction of* **1** *building(s)/* **1** *Wing(s)* **1** *of the* **1st** *Phase*
(Bihar RERA Registration Number):- **BRERAP00250-3/194/R-1339/2022** situated on the Plot bearing Khesra No:- **401** Khata No. :- **58** Thana No.:- **24** Tauzi No/C.N. No./CTS No./ Survey No. /Final Plot No:- **401** demarcated by its boundaries (latitude and longitude of the end points) **25 37' 16.69N & 85 02' 15.40E** to the North **25 37' 15.07N & 85 02' 14.93 E** to the South **25 37' 15.70N & 85 02' 15.75E** to the East **25 37' 16.06N & 85 02' 14.50E** to the West of Division :- **DANAPUR** Village :- **MAINPUR SHANKAR (.....)** Block:- **DANAPUR** District :- **PATNA** PIN **801503** admeasuring **1728.70 sq.mts.** area being developed by **MAA SUNAINA CONSTRUCTION PRIVATE LIMITED.**

Ref: Bihar RERA Registration Number :- ***BRERAP00250-3/194/R-1339/2022***

Sir,

I/ We **Amarender Kumar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being **1** Building(s)/ **1** Wing(s) of the **1,** Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No 401(P). of Division:- ..... Village :- ..... (.....) :- District :- **PATNA** PIN :- **801503** admeasuring **1728.70 sq.mts.** area being developed by

MAA SUNAINA CONSTRUCTION PRIVATE LIMITED.

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

(i) M/s /Shri/Smt Rakesh Ranjan Raje as L.S. / Architect ;
(ii) M/s /Shri/Smt Amarender Kumar as Structural Consultant
(iii) M/s /Shri/Smt Satyendra singh & Shri Krishna Kumar as MEP Consultant
(iv) M/s /Shri/Smt _____ as Quantity Surveyor *

Er. Amrendra Kumar
(Structural Engineer)
Reg. No.-BR/UDHD/SE/23-0129

2. 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 22 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 1200 Lakh(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 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. 504 Lakh (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 58% (planning Authority) is estimated at Rs 696 Lakh (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 **PANCHWATI ENCLAVE**
(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 5/04/22 date of Registration is	Rs 700 Lakh
2	Cost incurred as on 30/09/24 (based on the Estimated cost)	Rs 1200 Lakh
3	Work done in Percentage (as Percentage of the estimated cost) 42 %	Rs. 504 Lakh
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 696 Lakh
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A) Rs. _____	

Amrendra Kumar
(Structural Engineer)
Reg. No.-BR/UDHD/SE/23-0129

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 5/04/22 date of Registration is	Rs700 Lakh
2	Cost incurred as on 30/09/24 (based on the Estimated cost).	Rs 1200 Lakh
3	Work done in Percentage (as Percentage of the estimated cost) 42 %	Rs. 504 Lakh
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 696 Lakh
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A). Rs. _____	

Yours Faithfully,

Signature of Engineer

Er. Amrendra Kuma.

(Licence No. ..... (Structural Engineer)

Reg. No.-BR/UDHD/SE/23-0129

* 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

PARIK & CO.
Chartered Accountants

701, Grand Shere, Exhibition Road Chouraha
Patna-800 001, Mob No-93349 76631
email-pariknco@gmail.com

Form No-3
[See Regulation 3]

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Rs.1200 lakh (Revised) Bihar RERA Registration Number BRERAP00250-3/194/R-1339/2022

Sr. No.		Particulars	Amount (in Rs.)	
			Estimated	Incurred & Paid
1			(Column – A)	(Column – B)
	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	-	8,28,880.00
	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	-	-
	c	Acquisition cost of TDR (if any)	-	-
	d	Amounts payable to State Government of competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	-	-
	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 **(in Column-A)**	-	
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA **(in Column-B)** **Note: (for total cost of construction incurred, Minimum of (i) of (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 temoporary 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				8,28,880.00
	ii	**Development Cost/Cost of Construction:**		
	a (i)	Estimated Cost of Construction as certified by Engineer **(Column – A)**	4,66,37,429.00	
	a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA upto 31/12/2024 **(Column – B)** **Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**		4,50,32,177.00
	a (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 construction of the entire phase of the project registered.		44,03,475.00
	b	Payment of Taxes, cess, fees, charges premiums, interest etc. to any Statutory Authority.		22,25,881.00
	c	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				5,16,61,533.00

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column – A) ***(Revised on the basis Management representation)***	12,00,00,000.00
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column – B	5,24,90,413.00
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	45.00%
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	43.74%
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)	5,24,90,413.00
7	**Less:**	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement (Designated Bank 70%)	2,74,99,584.00
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	2,49,90,829.00

This certificate is being issued for RERA compliance for the Company (Panchwati Enclave) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For , Parik & Co.
Chartered Accountants,

Lalit Kumar
Digitally signed by Lalit Kumar
Date: 2025.01.14 14:05:37 +05'30'

M. No. 404234
Partner
UDIN: 25404234BMICGQ3664

PARIK & CO ★ FRN 302147E (1961) ★ CHARTERED ACCOUNTANTS

Place : Patna
Date : 14/01/2025

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	6,75,09,587.00
2		Balance amount of receivables from sold apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records And books of Accounts)	96,16,978.57
3	**(i)**	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	1,046.61
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	8,11,13,472.00
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	9,07,30,450.57
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.	6,35,11,315.00

This certificate is being issued for RERA compliance for the Company (Project - Panchwati Enclave) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For , Parik & Co.
Chartered Accountants,

Lalit Kumar

Digitally signed by Lalit Kumar
Date: 2025.01.14 14:06:25 +05'30'

M. No. 404234
Partner
UDIN: 25404234BMICGQ3664

Place : Patna
Date : 14/01/2025

Annexure – A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project Panchwati Enclave (RERA Registration Number BRERAP00250-3/194/R-1339/2022
Sold Inventory

(Amount in Rs)

Sr. No	Flat/ Bunglow/ Office No	Carpet Area (in Sq. mtr.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	105.00	77.80	61,32,000.00	45,96,572.00	15,35,428.00
2	106.00	77.80	62,00,000.00	55,65,141.00	6,34,859.00
3	301.00	77.80	56,00,000.00	46,85,647.00	9,14,353.00
4	302.00	77.80	68,31,000.00	44,28,571.62	24,02,428.38
5	305.00	77.80	58,00,000.00	49,90,470.00	8,09,530.00
6	306.00	77.80	45,00,000.00	38,00,000.00	7,00,000.00
7	505.00	77.80	68,00,000.00	61,34,857.05	6,65,142.95
8	506.00	77.80	47,00,000.00	38,22,858.00	8,77,142.00
9	507.00	61.13	48,00,000.00	37,21,904.76	10,78,095.24
Total		**683.52**	**5,13,63,000.00**	**4,17,46,021.43**	**96,16,978.57**

(Unsold Inventory Valuation)
Of the Residential/commercial premises Rs. 11266 per FT

(Amount in Rs.)

Sr. No	Flat/ Bunglow/Office No	Carpet Area (in Sq. mtr .)	Unit Consideration as per Agreement / Letter of Allotment
1	101	77.80	60,29,496.00
2	102	77.80	60,29,496.00
2	103	63.41	49,14,216.00
3	104	63.18	48,96,432.00
3	107	61.13	47,37,528.00
4	201	77.80	60,29,496.00
4	303	63.41	49,14,216.00
5	304	63.18	48,96,432.00
5	307	61.13	47,37,528.00
6	401	77.80	60,29,496.00
6	501	77.80	60,29,496.00
7	502	77.80	60,29,496.00
7	503	63.41	49,14,216.00
8	504	63.18	48,96,432.00
8	601	77.80	60,29,496.00
	Total :	**1,046.61**	**8,11,13,472.00**

Yours Faithfully,

For , Parik & Co.
Chartered Accountants,

Lalit Kumar
Digitally signed by Lalit Kumar
Date: 2025.01.14 14:06:44 +05'30'

M. No. 404234
Partner
UDIN: 25404234BMICGQ3664

PARIK & CO CHARTERED ACCOUNTANTS FRN 302147E (1961)

For Maa Sunaina Construction Private Limited

(Director) **(Director)**

Place : Patna
Date : 14/01/2025

X FINANCIAL PROGRESS OF THE PROJECT

	Project : Panchwati Enclave	31.03.2024	30.06.2024	30.09.2024	31.12.2024
SR. No.	PARTICULARS	**Amount (Rs.)**	**Amount (Rs.)**	**Amount (Rs.)**	**Amount (Rs.)**
1	Project Account No.	27630200000807	27630200000807	27630200000807	27630200000807
2	Estmated costof the Project including land cost at the start of the Project	700 lacs	700 lacs	1200 Lacs	1200 Lacs
3	Estimated Cost of the Project including land cost at the start of the Project		700 lacs	1200 Lacs	1200 Lacs
4	Estimated Development Cost of the Project at the start of the Project (excluding Land cost)		700 lacs	1200 Lacs	1200 Lacs
5	Amount Received during the Quarter	48,12,423.00	9,13,200.00	92,21,000.00	47,13,000.00
6	Actual Cost Incurred during the Quarter	47,96,948.00	32,66,937.00	28,31,156.00	30,61,094.00
7	Net Amount at the end of the Quarter	15,475.00	-23,53,737.00	63,89,844.00	16,51,906.00
8	Total Expenditure on Project till date	4,33,31,226.00	4,65,98,163.00	4,94,29,319.00	5,24,90,413.00
9	Cumulative fund collected till the end of Quarter in question	2,91,81,423.00	3,00,94,623.00	3,93,15,623.00	4,40,28,623.00
10	Cumulative Expenditure till the end of Quarter in question	4,33,31,226.00	4,65,98,163.00	4,94,29,319.00	5,24,90,413.00