

ARCHITECT'S CERTIFICATE

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

Date 09.04.2025

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**

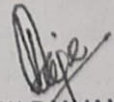
demarcated by its boundaries (latitude and longitude of the end points) **25 37' 16.69N and 85 02' 15.40 E to the North, 25 37' 15.07N and 85 02' 14.93 E to the South, 25 37' 15.70N and 85 02' 15.75 E to the East, 25 37' 16.06N and 85 02' 14.50 E to the West** admeasuring **1728.70 sq.mts.** area being 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 Raj** as Architect;
- (ii) **Shri Amarendra Kumar** as Structural Consultant
- (iii) **Shri Satyendra Kumar 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


MR. RAKESH RANJAN RAJE
QA / 1986 / 9665

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. 1	Particulars	Amount (in Rs.)	
		Estimated (Column - A)	Incurred & Paid (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 temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.	-	-
(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
	Sub-Total of Land Cost		8,28,880.00
ii	Development Cost/Cost of Construction:		
a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	4,84,62,615.00	
a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA upto 31/03/2025 (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		4,68,57,363.00
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.		47,34,475.00
b	Payment of Taxes, cess, fees, charges premiums, interest etc. to any Statutory Authority.		23,97,403.90
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		5,39,89,241.90

2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column – A) (<i>Revised on the basis Management representation</i>)	12,00,00,000.00
3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column – B	5,48,18,121.90
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)	45.68%
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)	5,48,18,121.90
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement (Designated Bank 70%)	2,99,55,271.00
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	2,48,62,850.90

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
M. No. 404234
Partner
UDIN: 25404234BMICLM1925

Digitally signed by
Lalit Kumar
Date: 2025.04.15
16:33:26 +05'30'



Place : Patna
Date : 15/04/2025

FORM-
7[REGULATION-
9]

Quarterly progress report for quarter ending March 2025

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, 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 upto	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 - 24	Total Number of Apartments in Landowner's share - 24
	1. 1BHK 2. 2BHK 3. 3BHK 4. Shop 5. Bungalow 6. Plot etc.	2BHK 680.06 3BHK 6,699.44	48	1. Booked/Allotted- 9 2. Sold- 0	3. Booked/Allotted- 0 Sold- 0
				Percentage of booking 37.5	Percentage of booking

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 -	9
	56	2. Sold -	

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S.N o.	Name of the Approval/ N.O.C./Permission/Certificate	Issuing Authority	Applied Date	Issued Date	Enclosed as Annexure No.
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1.	NOCforEnvironment				
2.	FireN.O.C.	Director state fire service BIHAR,PATNA		20/09/21	
3.	WaterSupplyPermission				
4.	NOCfromAirport Authority OfIndia				
5.	OtherApproval(s),ifany,R equiredfortheProject.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be added for each Building/Wing)			
S.N o. (1)	Tasks/Activity(2)	Percentage of Actual Work Done (As on date of the Certificate)(3)	Expected Completion date in (dd/mm/yy) 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	27.5	Spt. 2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50	March 2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	25	May 2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC, Electrical fittings, Mechanical	26	Spt. 2026

	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
	requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.		

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/yyyy) 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	0	Sept. 2026
4.	Storm Water Drains	YES	0	Sept. 2026
5.	Landscaping & Tree Planting	YES	0	Dec. 2026
6.	Street Lighting	NO	N/A	N/A
7.	Community Buildings	NO	N/A	N/A

8.	TreatmentandDisposal ofSewageandSullageWat er	NO	N/A	N/A
9.	Solid WasteManagement&Dis posal	YES	0	Dec. 2026
10	WaterConservation /RainWaterHarvesting	YES	0	May 2026
11	EnergyManagement	YES	0	Dec. 2026
12	FireProtectionandFir eSafetyRequirement s	YES	0	June 2026
13	Closed Parking	YES	25	July 2026

14.	OpenParking	NO	NA	
15.	ElectricalMeterRoom, Sub-Station,ReceivingStation	YES	0	
16.	Others(OptiontoAddMore)			

VIII.AEXTERNALANDINTERNALDEVELOPMENTWORKSINCASEOFPLOTTEDDEVELOPMENT

		PROPOSEDY ES/NO.	PERCEN TAGEOF ACTUA LWORK DONE(As on dateOfcert ificate)	ExpectedComp letiondatein (dd/mm/yy)F ormat
1.	InternalRoadsandfootp aths			
2.	WaterSupply			
3.	SewerageChambers SepticTank			
4	Drains			
5.	Parks,LandScapingandT reePlanting			
6.	StreetLighting			
7.	Disposalofsewage& sullagewater			
8.	Waterconservation/RainWat erHarvesting			
9.	EnergyManagement			

IX. GEOTAGGEDANDDATEPHOTOGRAPHOF(EACHBLOCK)OF THE PROJECT			
(A)	Sr.No.		
	1.	Front Elevation	ATTACHED

	2.	RearElevation	ATTACHED
	3.	SideElevation	ATTACHED
(B)		Photographofeachfloor	

X. FINANCIAL PROGRESS OF THE PROJECT		
S.No (1)	Particulars (2)	Amount(InRs.) (3)
1.	Project Account No.	27630200000807
2.	Estimated Cost of the Project including land cost at the start of the Project	1200 Lac
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	1200 Lac
4.	Any Variation in Development Cost which is declared at the start of the Project.	1200 Lac
5.	Amount received during the Quarter	36,01,981.00
6.	Actual Cost Incurred during the Quarter	23,27,708.90
7.	Net amount at end of the Quarter	12,74,272.10
8.	Total expenditure on Project till date	5,48,18,121.90
9.	Cumulative fund collected till the end of Quarter in question	4,76,30,604.00
10.	Cumulative expenditure done till the end of Quarter in question	5,48,18,121.90

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	0
2	Agreement for Sale	0
3	No. of possessions given to allottees	
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Whether 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 M/s. Sunaina Construction Pvt. Ltd.
Prem Kumar

Signature of Promoted Director

Name: *Prem Kumar*

Date: