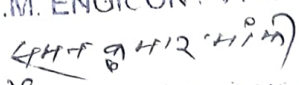


FORM-7[REGULATION-9]

Quarterly progress report for quarter ending of MARCH, 2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CINNo/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U45200BR2008PTC013503	Name of Firm	S.M.ENGICON PVT.LTD.
Firm Address:	MIG 308, KANKARBAGH COLONY, PATNA-20		
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		

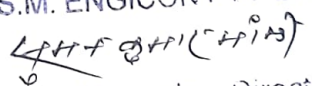
II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00615-2/99/R-1421/2022	Name of Project/Phase of Registered Project	MANJU SHREE BALBHADRA APARTMENT
Name of Promoter	S.M.ENGICON PVT. LTD.	Project Address	
Name of Co-promoter	N/A		
Project Registration is valid up to	15/05/2026		
Starting date of Project or Phase Of the Project	24/06/2022		
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	29/07/2025		

For S.M. ENGICON PVT LTD

 Managing Director

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. 1BHK 2. 2BHK,- 3. 3BHK 4. Shop 5. Bungalow - 6. Plotetc.	04 20	2820.00 17724.00	FLAT-24	1. Booked /Allotted-0 2. Sold-07	3. Booked/ Allotted - NIL Sold -2
					Percentage of booking	Percentage of booking

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 00
	24	2. Sold	- 09

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.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s),if any, required for the Project.				

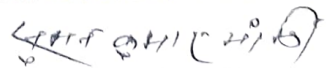
For S.M. ENGICON PVT LTD

Managing Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be added 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/yyyy) Format
1.	Excavation(if any)	100%	
2.	Basements(if any)	100%	
3.	Podiums(if any)	0%	
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.	95%	
8.	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	85%	
9.	Stair cases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	95%	
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	Water Pump, Electric Connection with fitting only in construction Area and remaining works are at 05% 95%	

For S.M. ENGICON PVT LTD

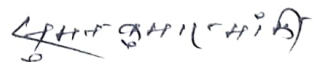

Managing Director

	requirements as may be required to complete project as per Specifications in Agreement of Sale.		
	Any other activities.	NO	

VILAMENITIES 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	90%	
2.	Water Supply	YES	90%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	80%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	60%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation/Rain Water Harvesting	YES	90%	
11.	Energy Management	YES	90%	

For S.M. ENGICON PVT LTD



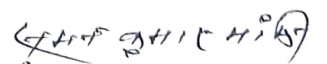
Managing Director

12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	100%	
14.	Open Parking	NO	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO	0%	

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 Road 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			

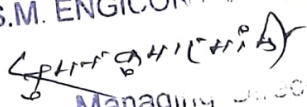
For S.M. ENGICON PVT LTD


Managing Director

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACHBLOCK)OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	Project Account No.	922020020920729
2.	Estimated Cost of the Project including land cost at the start of the Project	6.13 Crore
3.	Estimated Development Cost of the Project at the Start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	45,00,000.00
6.	Actual Cost Incurred during the Quarter	28,45,891.50
7.	Net amount at end of the Quarter	16,54,108.50
8.	Total expenditure on Project till date	4,86,52,306.39
9.	Cumulative fund collected till the end of Quarter in question	3,76,71,976.40
10.	Cumulative expenditure done till the end of Quarter in question	

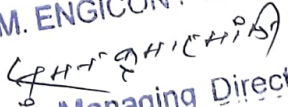
XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

For S.M. ENGICON PVT LTD

 Managing Director

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	TWO
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	TWO
XIII.PERCENTAGE OF WORK ALONGWITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

Undertaking:

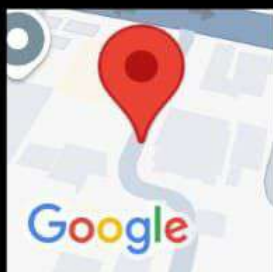
I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

For S.M. ENGICON PVT LTD

Managing Director

Signature of Promoter

Name:

Date:



H5CQ+32C, Paijawa, Ilahi Bag,
Bihar 800007, India

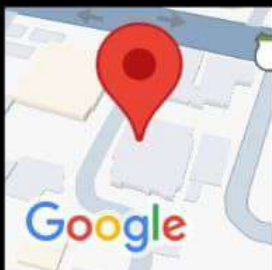
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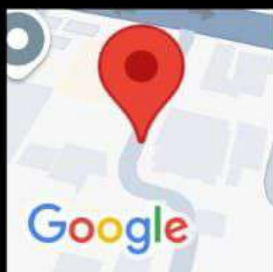
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Bihar 800007, India
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Bihar 800007, India
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Bihar 800007, India
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FORMNo.2
[SeeRegulation3]

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 : 02/04/2025

To,

S.M.ENGICON PVT. LTD.,

MIG-308, Kankarbagh Colony,

Patna-800020.

Subject : Certificate of Cost Incurred for Development of **MANJU SHREE BALBHADRA APARTMENT** for Construction of **RESIDENTIAL** building(s)/___Wing(s) of the ___Phase (Bihar RERA Registration Number-**BRERAP00615-2/99/R-1421/2022**) situated on the Plot bearing Khesra No.**1563 (P)**/ Khata No.-**304**/Thana No./ Tauzi No./C.N.No./CTSNo./SurveyNo./Final PlotNo.**1563 (P)** demarcated by its boundaries (latitude and longitude of the end points) **25.5878*** to the North to the South **85.1328*** to the East to the West of Division ___Village-Masaurhi Road, Near ISBT, Block ___District-PATNA, PIN ___admeasuring **2270.63 sq.mts.** area being developed by **S.M.ENGICON PVT. LTD.**

Ref: Bihar RERA Registration Number : BRERAP00615-2/99/R-1421/2022

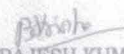
Sir,

I/We **BRAJESH KUMAR SINHA** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being **MANJU SHREE BALBHADRA APARTMENT** Building(s)/Wing(s) of the Phase situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No.**1563 (P)** / Khata No.**304** of Division ___Village- Masaurhi Road, Taluka __, District-PATNA, PIN ___admeasuring **2270.63 sq.mts.area** being developed by Promoter- **S.M. ENGICON PVT. LTD.**

1. Following technical professionals are appointed by Promoter :—

(i) M/s/Shri/Smt. **BRAJESH KUMAR SINHA** as Structural Consultant*

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


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

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 6.13 Crore (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 24/06/2022 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4.

5. The Estimated Cost Incurred till date is calculated at Rs. **4,86,52,306** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

6. 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 **AMIT KUMAR** (planning Authority) is estimated at Rs. **1,26,47,674** (Total of Table A and B).

7. 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 Manju Shree Balbhadra Apartment
(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 24-06-2022 date of Registration is	Rs.6,13,00,000 _____
2	Cost incurred as on 31-03-2025 (based on the Estimated cost)	Rs.4,86,52,306 _____
3	Work done in Percentage (as Percentage of the estimated cost)	95%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,26,47,694
5	Cost Incurred on Additional/Extra Items as on 31-03-2025 not included in the Estimated Cost (Annexure A)	Rs.28,96,500 _____

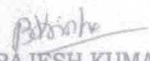

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

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 date of Registration is	Rs.6,13,00,000
2	Cost incurred as on 31.03.2025 (based on the Estimated cost).	Rs.4,86,52,306
3	Work done in Percentage (as Percentage of the estimated cost).	90 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.1,26,47,694
5	Cost Incurred on Additional/Extra Items as on 31-03-2025 not included in the Estimated Cost (Annexure A).	Rs.28,96,500

Yours Faithfully,


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

(License No)

*** Note:**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain 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.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- 02-04-2025

To,

S.M.ENGICON PVT. LTD.,

MIG-308, KANKARBAGH COLONY,

PATNA-800020.

Subject : Certificate of Percentage of Completion of Construction Work of **MANJU SHREE BALBHADRA APARTMENT** Building(s)/----- Wing(s) of the----- Phase of the Project [Bihar RERA Registration Number-**BRERAP615-2/99/R-1421/2022**] situated on the Plot bearing C.N. No/CTS No./ Survey No./ Final Plot No.1563 (P)/Khata no.304 demarcated by its boundaries (latitude and longitude of the end points) of the land 25.5878* to the North to the South 85.1328* to the East.. To the West of Division—Village-Masaurhi Road, NEAR ISBT, Block _____ District-PATNA, PIN-804452, admeasuring-2270.63 sq. mts. area being developed by S.M. ENGICON PVT. LTD. [Promoter's Name].

Sir,

I/We **AMIT KUMAR** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **MANJU SHREE BALBHADRA APARTMENT** Building(s)/----- Wing(s) of the Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No.1563 (P) of Division Masaurhi Road, Village-Masaurhi Road, Near ISBT, Block _____ District-PATNA, Pin-804452, admeasuring -2270.63 sq. mts. area being developed by **S.M.ENGICON PVT. LTD.** [Promoter's Name].

Following technical professionals are appointed by Promoter:—

- (i) M/s/Shri/Smt. **AMIT KUMAR** _____ as L.S./Architect;
- (ii) M/s/Shri/Smt. _____ as Structural Consultant
- (iii) M/s/Shri/Smt. _____ as MEP Consultant
- (iv) M/s/Shri/Smt. _____ 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 **BRERAP615-2/99/R-1421/2022** 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**.


AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

Table-A

Building / Wing number. MANJU SHREE BALBHADRA APARTMENT (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)
1.	Excavation(if any)	100%	
2.	Basements(if any)	100%	
3.	Podiums(if any)	0%	
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.	95%	30/09/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	85%	31/10/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%	31/10/2025
10.	External plumbing and external plaster, elevation, completion of Terraces with water proofing of the Building / Wing.	95%	31/10/2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby /splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	95%	31/10/2025


AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

TABLE-B**Internal and External Development Works in respect of the entire Registered Phase.**

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on Date of the Certificate)	Projected Date of completion (dd/mm/yyyy)
1.	Internal Roads & Footpaths	YES	90%	31/10/2025
2.	Water Supply	YES	90%	15/09/2025
3.	Sewerage(Chamber, Line, Septic Tank, STP)	YES	90%	30/09/2025
4.	Storm Water Drains	YES	85%	31/10/2025
5.	Landscaping & Tree Planting	NO	0%	
6.	Street Lighting	YES	90%	30/09/2025
7.	Community Buildings	NO	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	90%	31/10/2025
9.	Solid Waste Management & Disposal	NO	0%	
10.	Water Conservation/Rain Water Harvesting	YES	90%	31/10/2025
11.	Energy Management	YES	85%	31/10/2025
12.	Fire Protection and Fire Safety Requirements	YES	90%	30/09/2025
13.	Electric Meter Room	YES	95%	30/09/2025
14.	Any Other Amenities	NO	0%	

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514

MEMBER, ARCHITECTS
REGD. OFFICE, GOVERNMENT OF BIHAR

Yours Faithfully,

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

(Registration No./License No)



FORM-3
(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(For registration of a project and subsequent withdrawal of money)

1. Name of the Project and location details : MANJU SHRI BALBHADRA APARTMENT
2. Name of the Promoter of the Project with address : SUMAN KUMAR MANJHI
3. Bihar Real Estate Regulatory Authority Registration No BRERAP00615-2/99/R-1421/2022 dated- 24.06.2022
4. Cost of Real Estate Project as per BRERA Registration Number 6.13 Crore

Sl. No.		Amount (in Rs.)	
		Estimated (column-A)	Incurred and Paid (Column-B)
1	(I) Land Cost:		
(a)	Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	13366000.00	13366000.00
(b)	Amount of Premium payable to obtain development rights, FSI, additional FSI, and any other incentive under DR from Local Authority or State Government or any Statutory Authority.	-	-
(c)	Acquisition cost of TDR (if any)	-	-
(d)	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. and	295345.00	295345.00 2.21%
(e)	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	-	-
(f)	(ASR) for redevelopment of land owned by public authorities	-	-
(g)	Under Redevelopment / Rehabilitation Scheme:	-	-
(i)	Estimated construction cost of redeveloped / rehab building including site development and infrastructure for the same as certified by Engineer (Column-A)	-	-



(ii)	Actual Cost of construction of redeveloped / rehab building incurred as per the books of accounts as verified by the CA(Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal or legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.	2896500.00	2896500.00
(iv)	Fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
	Sub-Total of LAND COST	1,65,58,145.00	1,65,58,145.00
Sl. No.	Particulars	Amount (in Rs.)	
		Estimated (column-A)	Incurred and Paid (Column-B)
(II)	Development Cost/Cost of Construction:		
a.	(i) Estimated Cost of Construction as certified by Engineer (Column-A)	61300000.00 (As per certificate date 01.02.2025)	
	(ii) Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column-B) Note: (for adding cost of construction incurred, Minimum of (i) or (ii) is to be considered)		46823304.00
	(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.		
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority		16,40,870.00
c.	Principal sum and Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on on construction funding or money borrowed for construction:		
	Sub-Total of Development Cost	61300000.00	46823304.00



S.NO.	PARTICULARS	AMOUNT
1	Total Estimated Cost of the Real Estate Project (1(I)+1(II)) of Estimated column A	61300000.00
2	Total Cost Incurred and Paid of the Real Estate Project (1(I)+1(II)) of Incurred and Paid Column B	50015149.00
3	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	90% (As per certificate date 01.02.2025 Attached)
4	Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated cost (Sl.No.3/2)%	81.59%
5	Amount which can be withdrawn from the Designated Account: Total Estimated Cost x Proportion of cost incurred and paid (Sl. number 2 x Sl. number 5)	$61300000 \times 81.59\% = 50014670.00$
6	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	33171976.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	16842694.00

Details of RERA Account:

Bank Name : AXIS BANK
Account No. 922020020920729
Opening Balance as on 01/04/2024
Deposit during the period
(from 01.04.2024 To 31.01.2025)
Withdrawals during the period
(from 01.04.2024 To 31.01.2025)
Closing Balance (as on 31.01.2025)

Branch Name: KANKARBAGH, HANUMAN NAGAR
IFSC Code- UTIB0003993
: 8,23,729.10
: 1,18,54,751.00
: 95,49,372.00
: 31,29,108.00

This certificate is being issued for BRERA compliance for the Company (S.M. ENGICON PVT. LIMITED and Project Name Manju Shree Balbhadra Apartment, Pahari (Gaya Road.) Patna. Band is based on the records and documents produced before me and explanations provided to me by the management of the company; based on the verification of books of accounts till (date) 31.01.2025

Yours Faithfully,

For K.HARIJI & CO.

Chartered Accountants

CA KUMAR HARIJI

Managing Partner

M.NO. 057882

UDIN 25057882BMLBDK6801

Date 01.02.2025



(ADDITIONAL INFORMATION)

<u>S.NO.</u>	<u>PARTICULARS</u>	<u>AMOUNT ₹</u> <u>Estimate</u> <u>Incurred</u>
<u>1</u>	Estimated Balance Cost to complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	11284851.00
<u>2</u>	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	23,00,000.00
<u>3</u>	(i) Balance Unbooked area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unbooked apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure-A to this certificate.	24879448.31 Annexure-B
<u>4</u>	Estimated receivables of the project. Sum of 2+3 (ii)	27179448.31
<u>5</u>	Amount to be deposited in Designated Account 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of the 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.	19025613.81 To be deposited into 70%

This certificate is being issued for RERA compliance for the Company S. M. ENGICON PVT. LTD. and Project Name Manju Shree Balbhadra Apartment and is based on the records and documents produced before me and explanations provided to me by the management of the Company; based on the verification of books of accounts till (date) 31.01.2025.

Yours Faithfully,

For K. HARIJI & CO.
Chartered Accountants

CA KUMAR HARIJI
Managing Partner
M.NO. 057882

UDIN 25057882BMLBDK6801

Date 01.02.2025



Annexure-A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project:

Booked Inventory					
Sl. No.	Flat/Bungalow/ Office /Plot No.	Carpet Area (in Sq. Mts.)	Unit Amount Consideration as per Agreement	Received Amount	Balance Amount
1	201	135.82	60,00,000.00	60,00,000.00	0.00
2	202	102.657	30,00,000.00	7,00,000.00	23,00,000.00
3	203	132.20	42,00,000.00	42,00,000.00	0.00
4	204	129.78	31,50,000.00	31,50,000.00	0.00
5	205	111.669	32,55,000.00	32,55,000.00	0.00
6	206	132.201	47,25,000.00	47,25,000.00	0.00
7	301	135.82	45,00,000.00	45,00,000.00	0.00
8	402	102.657	30,00,000.00	30,00,000.00	0.00
9	303	129.78	30,00,000.00	30,00,000.00	0.00

Annexure-B

(Unsold/booked Inventory Valuation)

Of the Residential/commercial premises Rs.33132.00 per Sq.Mts.

Sl. No.	Flat/Bungalow/ Office /Plot No.	Carpet Area (in Sq. Mts.)	Unit Amount Consideration as per Ready reckoner
1	305	111.669	3699817.31
2	401	135.82	4499988.24
3	403	129.78	4299870.96
4	404	129.78	4299870.96
5	405	111.669	3699817.31
6	406	132.201	4380083.53

