



**Annexure A**  
**List of Extra/Additional Items executed with Cost**  
**(which were not part of the original Estimate of Total Cost)**

FORM No. 3

[See Regulation 3]

**CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)**  
**(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**

Cost of Real Estate Project Rs 13.00 Crores

Bihar RERA Registration Number BRERAP00722-2/137/R-1486/2022

| Sr.<br>No. | Particulars                                                                                                                                                                                           | Amount (₹)                |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|            |                                                                                                                                                                                                       | <b>Estimated Incurred</b> |
| 1.i        | <b>Land Cost :</b>                                                                                                                                                                                    |                           |
|            | a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.                                                          | <b>Rs 66,01,000</b>       |
|            | 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)                                                                                                                                                                   |                           |
|            | 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      | <b>Rs. 38,49,628</b>      |
|            | d. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.                                                                                 |                           |
|            | e. Under Rehabilitation Scheme:                                                                                                                                                                       |                           |
|            | (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.                                                                |                           |
|            | (ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.                                                                                       |                           |

**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 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**

**1,04,50,628**

**Sr.No.**

**Particulars**

**Amount (₹)**

**Estimated Incurred**

**ii Development Cost/ Cost of Construction :**

- (i) Estimated Cost of Construction as certified by Engineer. **Rs 13,00,00,000**
- (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. **Rs. 2,62,32,607.46**

**Note : ( for adding to total cost of construction incurred,**

**Minimum of (i) or (ii) is to be considered).**

- (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.

**Rs 22,02,000**

All costs directly incurred to complete the (i) construction of the entire phase of the project registered.

- b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.
- 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;

**Sub-Total of Development Cost**

**13,22,02,000**



2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.

**Rs14,26,52,628**

- 3 Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.

**Rs 3,66,83,235.46**

- 4 % completion of Construction Work **40%**

(as per Project Architect's Certificate)

- 5 Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2) **0.257**

- 6 Amount Which can be withdrawn from the Designated Account.

**Total Estimated Cost \* Proportion of cost incurred ( Sr. number 2 \* Sr. number 5) Rs 3,66,83,235.46**

- 7 Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.

**Rs 1,57,23,394.90**

- 8 Net Amount which can be withdrawn from the Designated Bank Account under this certificate.

**Rs 2,09,59,840.56**

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

**ADS & Co.**  
Chartered Accountants

Signature of Chartered Accountant

(021664N)

(Amitanshu Bhaskar)  
Partner

(Amitanshu Bhaskar, FCA)  
Membership Number 511802



UDIN : 25511802BBIKXD1180

12/11/25

**(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)**

| Sr. No. | Particulars                                                                                                                                                                                                                                                                                                                                                    | Amount (₹)<br>Estimate Incurred         |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| 1.      | Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)                                                                                                                                                                                                     | 10,59,69,352.54                         |
| 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))                                                                                                                                                                           | 7,10,42,302.00                          |
| 3.      | (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)<br>(ii) Estimated amount of sales proceeds in respect of unsold 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 | (i) 1908.81 Sq Mtr<br>(ii) 104984550.00 |
| 4.      | Estimated receivables of ongoing project. Sum of 2 + 3 (ii)                                                                                                                                                                                                                                                                                                    | 17,60,26,852.00                         |
| 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 of the balance receivables of ongoing project will be deposited in designated Account                                               | 4,97,29,611.00                          |

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

ADS & Co. (02166444)  
Chartered Accountants

Yours Faithfully,

(Amitanshu Bhaskar)  
Partner

Signature of Chartered Accountant,

(Membership Number 511802)

Name Amitanshu Bhaskar

12/4/25



**Annexure A**  
**Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project**  
**Sold Inventory**

| Sr. No. | Flat No. | Carpet Area (in sq.mts.) | Unit Consideration as per Agreement/Letter of Allotment | Received Amount | Balance Receivable |
|---------|----------|--------------------------|---------------------------------------------------------|-----------------|--------------------|
| (1)     | (2)      | (3)                      | (4)                                                     | (5)             | (6)                |
| 1       | 401      | 130.36                   |                                                         | 7,00,000        |                    |
| 2       | 403      | 114.52                   | 59316.51                                                | 21,00,000       | 7032500            |
| 3       | 404      | 111.53                   | 57500                                                   | 5,00,000        | 4484900            |
| 4       | 405      | 110.43                   | 73522.82                                                | 11,00,000       | 7700000            |
| 5       | 406      | 130.36                   | 45377.16                                                | 53,55,000       | 3911000            |
| 6       | 407      | 130.36                   | 65204.05                                                | 1,00,000        | 3145000            |
| 7       | 201      | 130.36                   | 62902.73                                                | 48,572          | 8100000            |
| 8       | 202      | 130.36                   | 45377.16                                                | 48,572          | 5866795            |
| 9       | 203      | 114.52                   | 46026.39                                                | 48,572          | 5951428            |
| 10      | 204      | 111.53                   | 43756.55                                                | 2,51,000        | 4962428            |
| 11      | 205      | 110.43                   | 53797.18                                                | 7,50,000        | 5748999            |
| 12      | 206      | 130.36                   | 53797.18                                                | 48,572          | 5190823            |
| 13      | 606      | 130.36                   | 46026.39                                                | 51,03,000       | 5951428            |
|         |          |                          | 62135.63                                                |                 | 2997001            |



**(Unsold Inventory Valuation)**  
**Ready Reckoner Rate as on the date of Certificate**  
**of the Residential premises Rs. per sq.mts.**

| Sr.No. | Flat No. | Carpet Area<br>(in sq.mts.) | Unit Consideration as per Read<br>Reckoner |
|--------|----------|-----------------------------|--------------------------------------------|
| 01     | 402      | 130.36                      | Rs 55,000 Aprox                            |
| 02     | 408      | 113.37                      | Rs 55,000 Aprox                            |
| 03     | 207      | 130.36                      | Rs 55,000 Aprox                            |
| 04     | 208      | 113.37                      | Rs 55,000 Aprox                            |
| 05     | 601      | 130.36                      | Rs 55,000 Aprox                            |
| 06     | 602      | 130.36                      | Rs 55,000 Aprox                            |
| 07     | 603      | 114.52                      | Rs 55,000 Aprox                            |
| 08     | 604      | 111.53                      | Rs 55,000 Aprox                            |
| 09     | 605      | 110.43                      | Rs 55,000 Aprox                            |
| 10     | 607      | 130.36                      | Rs 55,000 Aprox                            |
| 11     | 608      | 113.37                      | Rs 55,000 Aprox                            |
| 12     | 702      | 130.36                      | Rs 55,000 Aprox                            |
| 13     | 703      | 114.52                      | Rs 55,000 Aprox                            |
| 14     | 708      | 113.37                      | Rs 55,000 Aprox                            |
| 15     | 804      | 111.83                      | Rs 55,000 Aprox                            |
| 16     | 805      | 110.34                      | Rs 55,000 Aprox                            |



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-----

To,

Aditya Niwas Developers LLP

C/o Vijay Kumar Singh, Road No 4, Rajiv Nagar

Near Mobile Tower, Patna -800024

Subject: Certificate of Percentage of Work executed in the project

Having 1 (One) No. of Building(s)/ NA Wing(s) of the Phase NA bearing the registration no. BRERAP00722-2/137/R-1486/2022 and being developed on the plot bearing CS.No- NA, Khata no. 52, Survey NO. Plot No.- 354 demarcated by its boundaries (latitude 25.5996°N and longitude of the endpoints 85.0427° E) of the land situated Kothwan, Village Block Danapur Division Patna District Patna PIN 801105 admeasuring 2924.30 sq.mts., Area being developed by the promoter Aditya Niwas Developers LLP.

Sir

I/We Ajit Singh have undertaken assignment as Architect of certifying percentage of execution of work of Aditya Niwas Developers LLP Building(s)/ NA Wing(s) of the NA Phase of the project Prithvi Complex situated on the plot bearing C.S No NA Khata No 52 Survey No / Plot No 354 of village Kothwan , Block – Danapur, Division Patna District Patna PIN – 801105 admeasuring sq.mts. area 2924.30 being developed by Aditya Niwas Developers LLP.

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

- (i) M/s / Shri/ Smt Ajit Singh as L.S. / Architect
- (ii) M/s / Shri/ Smt Manoj Kumar as structural Consultant
- (iii) M/s / Shri/ Smt PRASHANT GAURAV as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s/Shri / Smt RAJU KUMAR as Site Supervisor

Based on site Inspection, with respect to reach 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 BRERAP00722-2/137/R-1486/2022 Under Bihar RERA is as pertable 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.

**AJIT SINGH**  
ARCHITECT

EMR No.-CA/2012/56055  
UDHD, BIHAR

TABLE-A

Building Prithvi Complex / Wing Number NA(to be prepared separately for each Building/Wing of the Project)

| Sr.No. | Tasks/Activity                                                                                                                                                                                                                                                                                                                                                                                                                                     | Percentage of work done                                             |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| 1.     | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                                         | 100%                                                                |
| 2.     | Number of basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                                                   | Plinth 100%                                                         |
| 3.     | Number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                                                  | NA                                                                  |
| 4.     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                                        | 100%                                                                |
| 5.     | Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                                 | 40% 4 <sup>th</sup> Floor Casting is going on.                      |
| 6.     | Internal Walls, Internal Plaster, Floorings within<br>Flats/Premises, Doors and Windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                                                              | Internal Wall 1 <sup>st</sup> and 2 <sup>nd</sup> floor is going on |
| 7.     | Sanitary Fittings within the Flat/Premises,<br>Electrical Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                                                                       | Nil                                                                 |
| 8.     | Staircases, Lifts Wells and Lobbies at each Floor<br>level connecting Staircases and Lifts,<br>Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                                               | RCC Structure upto<br>3 <sup>rd</sup> floor completed.              |
| 9.     | The external plumbing and external plaster, elevation, completion of terraces with<br>Waterproofing of the Building/Wing.                                                                                                                                                                                                                                                                                                                          | NIL                                                                 |
| 10.    | Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 may be required to obtain<br>Occupation/Completion Certificate. | Water Pump is installed                                             |

**AJIT SINGH**  
ARCHITECT

EMP No. GA/2012/56055

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:-----

To,

Aditya Niwas Developers LLP  
C/o Vijay Kumar Singh, Road No 4, Rajiv Nagar  
Near Mobile Tower, Patna -800024

Certificate of Cost Incurred for Development of Aditya Niwas Developers LLP

For Construction of Residential building BRERAP00722-2/137/R-1486/2022 ( Bihar RERA Registration Number) situated on the Plot bearing Final Plot No.354, Khata No 52 , Thana No 37, Tauzi No - NA demarcated by its boundaries ( latitude 25.5996° N and longitude of the end points 85.0427° E) to the North to the South to the East to the West of Division P a t n a Village Kothwan Block Danapur District Patna PIN-801105, admeasuring 2924.30 sq.mts. area being developed by Aditya Niwas Developers LLP

Ref: Bihar RERA Registration Number BRERAP00722-2/137/R-1486/2022

Sir,

I/We MANOJ KUMAR have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being BRERAP00722-2/137/R-1486/2022 Building(s)/ 01 Wing(s) of the Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 354 of Division DANAPUR Village – KOTHWAN Taluka – DANAPUR , District- PATNA, PIN- 801105 admeasuring 2924.30 sq.mts. area being developed by [Owner/ Promoter]

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

- (i) M/s /Shri/Smt AJIT SINGH as L.S./Architect;
- (ii) M/s /Shri/Smt MANOJ KUMAR as Structural Consultant
- (iii) M/s /Shri/Smt PRASHANT GAURAV as MEP Consultant
- (iv) M/s /Shri/Smt RAJU KUMAR 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 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



Er. Manoj Kumar  
STRUCTURAL ENGINEER  
BR/UDHD/SE/23-0116  
UDHD, GOVERNMENT OF BIHAR

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. 8983998 (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.10,59,69,352.54(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 NA or called Prithvi Complex**  
**(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<br><u>19/05/2023</u> date of Registration is              | Rs14,26,52,628     |
| 2      | Cost in curred as on <u>31/03/2025</u><br>(based on the Estimated cost)                                   | Rs.3,66,83,235.46  |
| 3      | Work done in Percentage<br>(as Percentage of the estimated cost)                                          | 40 %               |
| 4      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                  | Rs.10,59,69,352.54 |
| 5      | Cost Incurred on Additional/Extra Items as on<br>_____ not included in the<br>Estimated Cost (Annexure A) | NA                 |

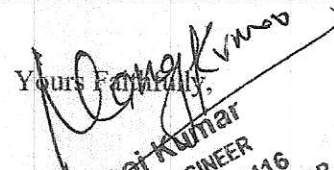


*Manoj Kumar*  
**Er. Manoj Kumar**  
STRUCTURAL ENGINEER  
BR/UDHD/SE/23-0116  
UDHD, GOVERNMENT OF BIHAR

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 19 / 05 / 2023 date of Registration is | Rs. 14,26,52,628.00 |
| 2      | Cost incurred as on 31/03/2025 (based on the Estimated cost).                                                                                                     | Rs. 3,66,83,235.46  |
| 3      | Work done in Percentage (as Percentage of the estimated cost).                                                                                                    | 40%                 |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost).                                                                                                            | Rs. 10,59,69,392.54 |
| 5      | Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).                                                              | Rs. NA              |

Yours Faithfully,  
  
 Er. Manoj Kumar  
 Structural Engineer  
 BR/UPHD/SE/2016  
 UDHD, GOVERNMENT OF BIHAR

**\* Note:**

- The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
- (\*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).
- The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
- As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
- All components of work with specifications are indicative and not exhaustive

## FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of (2024-25)

| I. PARTICULARS OF PROMOTERS                                                                                            |                                                                                              |                        |                             |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------------------|-----------------------------|
| Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies | AAG-2754                                                                                     | Name of Firm           | Aditya Niwas Developers LLP |
| Firm Address :                                                                                                         | C/o Vijay Kumar Singh, Near Mobile Tower, Road No 4, Rajiv Nagar, Keshri Nagar, Patna 800024 |                        |                             |
| Total Experience of promoter in Real Estate sector                                                                     | 6 years                                                                                      |                        |                             |
| Total Experience in Real Estate after Implementation of RERA                                                           | 6 Years                                                                                      |                        |                             |
| No of Project done Before Implementation of RERA                                                                       | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project      | Nil                    |                             |
| No of Project done After Implementation of RERA                                                                        | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project      | Residential – 1Project |                             |

| II. PARTICULARS OF PROJECT                           |                                                                                        |                                             |                                                          |
|------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------|----------------------------------------------------------|
| Project Registration Number                          | BRERAP00722-2/137/R-1486/2022                                                          | Name of Project/Phase of Registered Project | Prithvi Complex                                          |
| Name of Promoter                                     | Aditya Niwas Developers LLP                                                            | Project Address                             | MAURYA PATH, NEAR, DEVALAYA SHIV MANDIR, DANAPUR, 801503 |
| Name of Co-promoter                                  | NA                                                                                     |                                             |                                                          |
| Project Registration is valid up to                  | 15/07/2028                                                                             |                                             |                                                          |
| Starting date of Project or Phase of the Project     | 15/11/2022                                                                             |                                             |                                                          |
| Type of Project or Phase of the Project              | 1. Residential<br>2. Commercial<br>3. Residential-cum-Commercial<br>4. Plotted project | Residential                                 |                                                          |
| Period of validity of map by the Competent Authority | 5 Years 8 Months                                                                       |                                             |                                                          |

| 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 - 29(Twenty Nine) | Total Number of Apartments in Landowner's share - 29(Twenty Nine) |
| Prithvi Complex                                        | 1. 1 BHK       | Elevan (11) | 1232.67 -8FL | 58 Apartments                         | 1. Booked / Allotted – Thirteen (13)<br><br>2. Sold- Nil         | 3. Booked/ Allotted- Thirteen (13)<br><br>Sold - Nil              |
|                                                        | 2. 2 BHK, -    |             | 1203.68 -8FL |                                       |                                                                  |                                                                   |
|                                                        | 3. 3 BHK       |             | 1188.67- 8FL |                                       | Percentage of booking 38%                                        | Percentage of booking 0%                                          |
|                                                        | 4. Shop        |             | 1220.34-8FL  |                                       |                                                                  |                                                                   |
|                                                        | 5. Bungalow -  |             | 1403.14-26FL |                                       |                                                                  |                                                                   |
|                                                        | 6. Plot etc.   |             |              |                                       |                                                                  |                                                                   |

| IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES |  |                                    |                          |    |
|------------------------------------------------------|--|------------------------------------|--------------------------|----|
| Building / Block Number                              |  | Total Number of Sanctioned Garages | Total Number of Garages: |    |
|                                                      |  |                                    | 1. Booked/Allotted -     | 13 |
| Prithvi Complex                                      |  | 58                                 | 2. Sold -                | 0  |

| 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                                     | NA                        |              |               | NA                       |
| 2.                                                                                              | Fire N.O.C.                                             | Serial No 1419 Dated      |              | 25/04/2022    |                          |
| 3.                                                                                              | Water Supply Permission                                 | Self Supply               | NA           | NA            |                          |
| 4.                                                                                              | NOC from Airport Authority of India                     | PATN/EAST/B/121421/641214 | NA           | 15/12/2021    |                          |
| 5.                                                                                              | Other Approval(s), if any, required for the Project.    | NA                        | NA           | NA            | NA                       |

**VI. CONSTRUCTION PROGRESS OF THE PROJECT**

1. Plan Case No. 20/22-23 To be added for each Building / Wing)

| S. No.<br>(1) | Tasks/Activity (2)                                                                                                                                                                                                                                                                                               | Percentage of<br>Actual Work<br>Done<br>(As on date of<br>the Certificate)<br>(3) | Expected<br>Completion<br>date in<br>(dd/mm/yyyy)<br>Format |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------|
| 1.            | Excavation (if any)                                                                                                                                                                                                                                                                                              | Done 100%                                                                         | Completed                                                   |
| 2.            | Basements (if any)                                                                                                                                                                                                                                                                                               | N/A                                                                               | NA                                                          |
| 3.            | Podiums (if any)                                                                                                                                                                                                                                                                                                 | N/A                                                                               | NA                                                          |
| 4.            | Plinth                                                                                                                                                                                                                                                                                                           | Completed 100%                                                                    | Completed                                                   |
| 5.            | Stilt Floor                                                                                                                                                                                                                                                                                                      | Completed 100%                                                                    | completed                                                   |
| 6.            | Slabs of Super Structure                                                                                                                                                                                                                                                                                         | 40% 4 <sup>th</sup> Floor Casting is going on.                                    | 31/07/2027                                                  |
| 7.            | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.                                                                                                                                                                                                                           | Internal Wall 1 <sup>st</sup> and 2 <sup>nd</sup> floor is going on               | 30/06/2028                                                  |
| 8.            | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                         | Nil                                                                               | 30/06/2028                                                  |
| 9.            | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.                                                                                                                                                                                                                   | RCC Structure upto 3 <sup>rd</sup> Floor completed                                | 31/07/2027                                                  |
| 10.           | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                               | Nil                                                                               | 31/07/2027                                                  |
| 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 is installed                                                           | 31/07/2027                                                  |

|  |                                                                                                                         |  |  |
|--|-------------------------------------------------------------------------------------------------------------------------|--|--|
|  | requirements as me be required to complete project as per Specifications in Agreement of Sale.<br>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               | Nil                                                            | June 2028                                       |
| 2.     | Water Supply                                       | Yes               | 0%                                                             | June 2028                                       |
| 3.     | Sewerage (Chamber, Line, Septic Tank, STP)         | Yes               | 0%                                                             | June 2028                                       |
| 4.     | Storm Water Drains                                 | Yes               | 0%                                                             | June 2028                                       |
| 5.     | Landscaping & Tree Planting                        | Yes               | 0%                                                             | June 2028                                       |
| 6.     | Street Lighting                                    | No                | N/A                                                            | NA                                              |
| 7.     | Community Buildings                                | No                | N/A                                                            | NA                                              |
| 8.     | Treatment and Disposal of Sewage and Sullage Water | Yes               | 0%                                                             | June 2028                                       |
| 9.     | Solid Waste Management & Disposal                  | No                | N/A                                                            | NA                                              |
| 10.    | Water Conservation / Rain Water Harvesting         | Yes               | 0%                                                             | June 2028                                       |
| 11.    | Energy Management                                  | No                | N/A                                                            | NA                                              |

|     |                                                       |     |     |           |
|-----|-------------------------------------------------------|-----|-----|-----------|
| 12. | Fire Protection and Fire Safety Requirements          | Yes | 0%  | June 2028 |
| 13. | Closed Parking                                        | Yes | 0%  | June 2028 |
| 14. | Open Parking                                          | No  | N/A | NA        |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | No  | N/A | NA        |
| 16. | Others (Option to Add More)                           | No  | N/A | NA        |

**VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT Not Applicable**

|    |                                          | PROPOSED<br>YES/NO. | PERCENT<br>AGE OF<br>ACTUAL<br>WORK<br>DONE (As<br>on date<br>of<br>certificate) | Expected<br>Completion<br>date in<br>(dd/mm/yy)<br>Format |
|----|------------------------------------------|---------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------|
| 1. | Internal Roads and foot paths            | NA                  | NA                                                                               | NA                                                        |
| 2. | Water Supply                             | Self Supply         | Nil                                                                              | NA                                                        |
| 3. | Sewerage Chambers Septic Tank            | Yes                 | Nil                                                                              | NA                                                        |
| 4. | Drains                                   | Yes                 | Nil                                                                              | NA                                                        |
| 5. | Parks, Land Scaping and Tree Planting    | NA                  | NA                                                                               | NA                                                        |
| 6. | Street Lighting                          | NA                  | NA                                                                               | NA                                                        |
| 7. | Disposal of sewage & sullage water       | NA                  | NA                                                                               | NA                                                        |
| 8. | Water conservation/Rain Water Harvesting | Nil                 | NA                                                                               | NA                                                        |
| 9. | Energy Management                        | NA                  | NA                                                                               | NA                                                        |

---

**IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT**

|     |         |                          |          |
|-----|---------|--------------------------|----------|
| (A) | Sr. No. |                          |          |
|     | 1.      | Front Elevation          | Attached |
|     | 2.      | Rear Elevation           |          |
|     | 3.      | Side Elevation           | Attached |
| (B) |         | Photograph of each floor |          |

**X. FINANCIAL PROGRESS OF THE PROJECT**

| S. No.<br>(1) | Particulars<br>(2)                                                                          | Amount (In Rs.)<br>(3) |
|---------------|---------------------------------------------------------------------------------------------|------------------------|
| 1.            | Project Account No.                                                                         | 758201010050319        |
| 2.            | Estimated Cost of the Project including land cost at the start of the Project               | 13.00cr                |
| 3.            | Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) | 13.00 Cr               |
| 4.            | Any Variation in Development Cost which is declared at the start of the Project .           | No                     |
| 5.            | Amount received during the Quarter                                                          | 44,90,250.00           |
| 6.            | Actual Cost Incurred during the Quarter                                                     | 28,36,522.00           |
| 7.            | Net amount at end of the Quarter                                                            | 16,53,728.00           |
| 8.            | Total expenditure on Project <b>till date</b>                                               | 3,66,83,235.46         |
| 9.            | Cumulative fund collected till the end of Quarter in question                               | 1,57,23,394.00         |
| 10.           | Cumulative expenditure done till the end of Quarter in question                             | 3,66,83,235.46         |

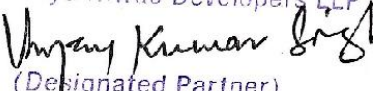
**XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED**

No any

| XII. MISCELLANEOUS                                                                                               |                                                                                        |                                |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------|
| <b>A</b>                                                                                                         | List of Legal Cases (if any) – On Project / Promoter-Title Suit                        |                                |
| 1.                                                                                                               | Case No.                                                                               | 317/2023 and RERA/ CC/214/2024 |
| 2.                                                                                                               | Name of Parties                                                                        | Lalti Devi and Others          |
| 3.                                                                                                               | No of Execution Cases against this project<br>Case No.<br>Name of Parties              | No any                         |
| 4.                                                                                                               | No of Suo - Moto cases against this project<br>Case No.<br>Name of Parties             | No any                         |
| 5.                                                                                                               | No of Certificate cases /PDR cases against this project<br>Case No.<br>Name of Parties | No                             |
| <b>B</b>                                                                                                         | Sale/Agreement for Sale during the Quarter                                             |                                |
| 1.                                                                                                               | Sale Deed                                                                              | No any                         |
| 2.                                                                                                               | Agreement for Sale                                                                     | No any                         |
| 3.                                                                                                               | No. of possessions given to allottees                                                  | NA                             |
| <b>XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART</b>                                                       |                                                                                        |                                |
| Weather the project in progress is as per time schedule or lagging behind?<br><b>Progress is as per schedule</b> |                                                                                        |                                |

### 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 Aditya Niwas Developers LLP  
  
 (Designated Partner)

Signature of Promoter

Name: Vijay Kumar Singh

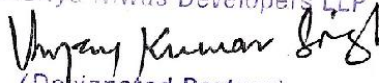
Date: 12/04/2025

Booking Details:- As on 31<sup>ST</sup> March 2025

Aditya Niwas Developers LLP – Prithvi Complex

| Flat No | Flat Type |
|---------|-----------|
| 204     | 3 BHK     |
| 406     | 4 BHK     |
| 606     | 4 BHK     |
| 403     | 3 BHK     |
| 405     | 3 BHK     |
| 205     | 3 BHK     |
| 407     | 4 BHK     |
| 201     | 4 BHK     |
| 202     | 4 BHK     |
| 203     | 3 BHK     |
| 206     | 4 BHK     |
| 401     | 4 BHK     |
| 404     | 3 BHK     |

For Aditya Niwas Developers LLP

  
(Designated Partner)

Place: Patna

Date : 12/04/2025