SHRINIWASH
BUILDCON

FORM 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 : 18-05-2023

To

The SHRINIWASH BUILDCON (Mauza-Rustampur,Shahpur Mohalla-Sikandarpur,Pargana-Phulwari,P.S and Sub,Registry Office Danapur)

Subject : **Certificate of Percentage of Completion of Construction Work of 80%. No. of Building(s)/ 01 Wing(s) of the 01 Phase ofthe Project [Real Estate Regulatory Authority, Bihar Registration Number] situated on the Plot bearing khata no. 173,133 & 191 Final Plot no. 316,317 & 320 demarcated by its boundaries (latitude and longitude of the end points) to the North to the South 47.24 M , East to the West 52.75 M of village District Patna and measuring 5630.05 sq.mts being developed by Shriniwash Buildcon**

Sir,

I/ We Raman Kumar have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 80% Building(s)/ 01 Wing(s) of the 01 Phase of the Project, situated on the plot bearing khata no. 173,133 & 191 Final Plot no of - 316,317 & 320 Tauji no – 5854, Thana no – 17, Muza – Rustampur,Shahpur, Mohalla – Sikendarpur, Pargana – Phulwari, P.S & Sub Registry Office – Danapur, Disrict Panta

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PIN_____andmeasuring5630.05sq.mts. areabeingdeveloped by[ShriniwashBuildcon]

Following technical professionals are appointed by Owner / Promoter :-

M/s/ShriasL.S. / Architect; Raman Kumar

M/s /ShriManoj Kumar asStructuralConsultant

M/s /ShriChowdhury&Associates asMEPConsultant

M/s /ShriMonu Kumar asSiteSupervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real EstateProject,Icertifythatason thedate ofthis certificate,thePercentageofWorkdoneforeach ofthebuilding/Wingof theReal Estate Project as registered vide number_underRealEstate RegulatoryAuthority, BiharisaspertableAhereinbelow.

Thepercentageofthework executedwith respecttoeach of theactivityof the entirephaseisdetailedin TableB.

SHRINIWASH
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Table A

Building /Wing Number 01 (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	
2	01 number of Basement(s) and PLinth	
3	NA number of Podiums	
4	Stilt Floor	
5	08 number of Slabs of Super Stru cture	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises 50%	
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises 50%	
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks 90%	
9	The external plumbing and external plaster, 0% elevation, completion of terraces with waterproofing of the Building/Wing,	
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment 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 Occupation / Completion Certificate	

Jagat Janani Mata Mandir, Near Aligargh Locks, Rajendra Path, Patna
Tel. : 9631822503, 9939070497, 9934082202, Email: s.kshrma2011@yahoo.in

SHRINIWASH
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TABLE-B

Internal&ExternalDevelopmentWorksinRespectoftheentireRegisteredPhase

S.No	Common areas andFacilities,Amenities	Proposed(Yes/No)	PercentageofWorkdone	Details
1.	InternalRoads & Foothpaths	NA	NA	NA
2.	WaterSupply	YES	30%	
3.	Sewarage(chamber,lines, Septic Tank ,STP)	YES	30%	
4.	StormWaterDrains	YES	0%	
5.	Landscaping&Tree Planting	YES	10%	
6.	StreetLighting	NA	NA	
7.	Community Buildings	NA	NA	
8.	Treatment anddisposalofsewageandsullagewater	NA	NA	
9.	SolidWaste management &Disposal	NA	NA	
10.	Waterconservation,Rain waterharvesting	YES	0%	
11.	Energymanagement	NA	NA	
12.	Fireprotectionandfire safety requirements	YES	0%	
13.	Electrical meterroom,sub-station, receivingstation	YES	10%	
14.	Others(Option to Addmore)			

YoursFaithfully

Raman Kumar 18/5/23

Signature&Name(RAMAN KUMAR)ofL.S/Architect(LicenseNO. 02/Arch/2015 NPDN)

Ar. Raman Kumar
C.O.A. Regd. No.- CA/82/6719
Empanelment No. 02/Arch/2015/NPDN
Nagar Parishad Danapur Nizamat

Jagat Janani Mata Mandir, Near Aligargh Locks, Rajendra Path, Patna
Tel. : 9631822503, 9939070497, 9934082202, Email: s.kshrma2011@yahoo.in

SHRINIWASH
BUILDCON

FORM No. 2
[Regulation 3]
ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 19-05-2023
To,

The SHRINIWASH BUILDCON (Mauza-Rustampur,Shahpur Mohalla-Sikandarpur,Pargana-Phulwari,P.S and Sub,Registry Office Danapur)

Subject : Certificate of Cost Incurred for Development of [Project Name] Shriniwash Buildicon for Construction of 80% building(s)/ 01 Wing(s) of the 01 Phase (BiharRERA Registration Number) situated on the Plot bearing C.S.No...../Khata No 173, 133 & 191 / Plot no 316, 317 & 320 /Thana No 17 / Tauzi No 5854/ demarcated by its boundaries (latitude and longitude of the end points) to the North to the South 47.24 M, East to the West 52.75 M. of Village District Patna

Block 01

District Patna PIN _____admeasuring 5630.05 sq. mts. area being developed by [Promoter] Dhananjay Kumar & Others

Ref: Bihar RERA Registration Number BRERAP0004356-1/1185R-948/2020

Sir,

I/ We Shailesh Ranjan have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Biharof _____ _____Building(s)/ 01 Wing(s) of the 01 Situated on the plot bearing /CTS No./Survey No./ Plot No. 316,317 & 320 of Village Patna Block 01, District Patna Pin ..... admeasuring 5630.05 sq.mts. area being developed by [Owner/Promoter]

SHRINIWASH
BUILDCON

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

   i. M/s /Shri Raman Kumar as L.S. / Architect;
   ii. M/s /Shri Manoj Kumar as Structural Consultant
   iii. M/s /Shri Chowdhury & Associates as MEP Consultant
   iv. M/s /Shri/Smt_____as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimated cost calculations are based on the Schedule of rates (name of the schedule of Rates) ---------- and

   Drawings/plans made available to us for the project under reference by the Developer and Consultants and the 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. **7,00,00,000.00** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the _____being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **4,60,62,786.30** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from_____(planning Authority) is estimated at Rs. **2,39,37,213.70** (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:

Jagat Janani Mata Mandir, Near Aligargh Locks, Rajendra Path, Patna
Tel. : 9631822503, 9939070497, 9934082202, Email: s.kshrma2011@yahoo.in

SHRINIWASH
BUILDCON

TABLE A
Building KUBER RESIDENCY
(To be prepared of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on **25-10-2021** date of Registration is	Rs. **7,00,00,000.00**
2	Cost incurred as on **31-12-2022** (Based on the Estimated cost)	Rs. **4,60,62,786.30**
3	Work done in Percentage (As Percentage of the estimated cost)	**65.80 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **2,39,37,213.70**
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs._____

Shailesh Ranjan Er. Shailesh Ranjan
B.Sc. (Engg)Civil, M.I.E.
Emp.No.-05/Er/2015/NPDN
NPDN, Danapur

Yours Faithfully,
(SHAILESH RANJAN)
Signature of Engineer.(License No 05/Er/2015/NPDN)

*** 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.

RAJNANDAN AND CO.
CHARTERED ACCOUNTANTS

FORM-3

[See section 4(2) (l) (D) of RERA Act]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration number BRERAP0004356-1/1185R-948/2020 of 2020 dated 05.05.2020 being developed by M/S SHRINIWASH BUILDCON having its Registered Office at Flat No. - 202, JAWAHAR APARTMENT, NEW PATLIPUTRA COLONY, PATNA-800013.

For the quarter ending 31st March, 2023

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred
1(i)	Land Cost :				
	a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost		370.00	370.00
	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 or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and		Included in point no. 1(i)(a)	Included in point no. 1(i)(a)
	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	-	-
		(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	370.00	370.00

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred
1(ii)	Development Cost/ Cost of Construction :				
	a	(i)	Estimated Cost of Construction as certified by Engineer	700.00	
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	460.62
	Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)				

Sr. No.	Particulars	Amount (Rs. In Lakh)	
		Estimated	Incurred

		(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.		
	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	**700.00**	**460.62**

Sr. No.	Particulars	Amount (Rs. In Lakh)
2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**1,070.00**
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	**830.62**
4	**% completion of Construction Work (as per Project Architect's Certificate)**	As per form 1 attached

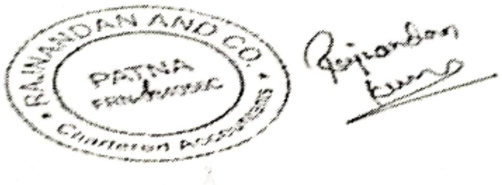
5	**Proportion of the Cost incurred on Land Cost and _____% Construction Cost to the Total Estimated Cost. (3/2 %)**	**77.63%**

RAJNANDAN AND CO.
CHARTERED ACCOUNTANTS

6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)	
Sr. No.	Particulars	Amount (Rs. In Lakh)
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	460.62
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate This certificate is being issued for RERA compliance for the project of Kuber Residency being developed by Shriniwash Buildcon **RERA Registration number BRERAP0004356-1/1185R-948/2020 of 2020 dated 05.05.2020** is based on the records and documents produced before me and explanations provided to me by the management of the Company.	239.38

In view of no format for withdrawal of money under Bihar RERA Act, the calculations and format has been adopted from the format of Form 3 given under the Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017

Yours Faithfully
For
Chartered Accountants
FRN:



CA RAJNANDAN
KUMAR(Proprietor)
M.No.:455636

Date: 27/05/2023

UDIN: 23454102BGVIRX5925

SHRINIWASH
BUILDCON

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending MARCH of 2023.

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP0004356-I/1185R-948/2020	Name of Project/Phase of Registered Project	Kuber Residency
Name of Promoter	Dhananjay kumar & Others	Project Address	Mauza Rustampur, Shahpur,Mohalla-Sikendrapur, Pargana-Phulwari, P.S And Sub. Registry Office Danapur, PATNA
Name of Co-promoter			
Project Registration is valid up to	10-06-2024		
Starting date of Project or Phase of the Project	10- 02- 2020		
Type of Project or Phase of the Project	1. Residential		
Period of validity of map by the Competent Authority			

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II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Flat Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Flats –
	1. 1BHK - 2. 2BHK, - 3. 3BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -	10 42	7800 (Sq.ft.) 46310 (Sq.ft.) 2100 (Sq.ft.)		1. Booked/ Allotted- 13 2. Sold - NIL

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III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	13 NIL
01	52		

IV. 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	NO			
2.	Fire N.O.C.	YES	06-05-2016		
3.	Water Supply Permission	NO			
4.	NOC from Airport Authority of India	NO			
5.	Other Approval(s), if any, required for the Project.	NO			

V. Construction Progress of the Project

1. Plan Case No._____(To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	NO
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	50%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%
9.	Staircases, 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.	0%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical	0%

	Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

VI.	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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES		
2.	Water Supply	YES		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES		
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	YES		
6.	Street Lighting	NO		

7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	YES		
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES		
13.	Closed Parking	YES		
14.	Open Parking	YES		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		
16.	Others (Option to Add More)	YES		

VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	**PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)**	**Details**
1.	Internal Roads and foot paths	YES		

2.	Water Supply	YES		
3.	Sewerage Chambers Septic Tank	YES		
4	Drains	YES		
5.	Parks, Land Scaping and Tree Planting	YES		
6.	Street Lighting	YES		
7.	Disposal of sewage & sullage water	YES		
8.	Water conservation/Rain Water Harvesting	YES		
9.	Energy Management	YES		

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

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VIII. Financial Progress of the Project			
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)	Amount (In Rs.) (4)
1.	Project Account No.	620210001851	22980210001424
2.	Estimated Cost of the Project including land cost at the start of the Project		10,70,00,000.00
3.	Amount received during the Quarter	16,50,000.00	30,00,000.00
4.	Actual Cost Incurred during the Quarter	21,24,343.00	14,95,553.00
5.	Net amount at end of the Quarter	70,498.85	25,59,628.47
6.	Total expenditure on Project **till date**		4,60,62,786.30
7.	Cumulative fund collected till the end of Quarterin question		
8.	Cumulative expenditure done till the end ofQuarter in question		

IX. Details of Mortgage or Charge if any created

Jagat Janani Mata Mandir, Near Aligargh Locks, Rajendra Path, Patna
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X.	MISCELLANEOUS	
A	List of Legal Cases (if any)	
1.	Case No.	NO
2.	Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	1. DERIC LAWRENCE – 15-12-2022 2. GUNJANA KUMARI - 22-02-2023
1.	Sale Deed	NO
2.	Agreement for Sale	YES
XI.	PERCENTAGE OF WORK ALONG WITH MILESTONE CHART	
	Weather the project in progress is as per time schedule or lagging behind?	

Undertaking:

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

For Shriniwash Buildicon

Signature of Promoter

Sanjay Jha

Name: SANJAY JHA

Date: 19/5/23