FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of ***01April2023 to 30June 2023***

I. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP000425-1/ 1075/R-946/2020**	Name of Project/Phase of Registered Project	**DAMAS KUNWAR EMPIRE**
Name of Promoter	DAMAS HOMES CREATION PVT LTD	Project Address	RANI KOTHI,CHARITRAWAN,BUXAR,PLOT NO-176,KHATA NO-59,THANA NO-427,MAUZA-BUXAR,DIST-BUXAR
Name of Co-promoter			
Project Registration is valid up to	20/08/2023		
Starting date of Project or Phase of the Project	05/05/2020		
Type of Project or Phase of the Project	Residential Commercial Residential - cum-Commercial 4, Plotted project	COMMERCIAL	
Period of validity of map by the Competent Authority	18/04/2023		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
DAMAS KUNWAREMPIRE	1 BHK - 2 BHK, - 3 BHK - Shop - Bungalow - Plot etc. -	SHOP		SHOP -20 FOOD COURT-03 RESTAURANT-01 ANCHOR SHOP-50%	**1.Booked** SHOP-**06** FOODCOURT-**02** **2.SOLD-** NIL

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	NIL
DAMAS KUNWAR EMPIRE		Booked/Allotted - Sold -	NIL

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

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 (Ason date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	90%
6.	Slabs of Super Structure	80%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	50%
8.	Sanitary Fittings within theFlat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at eachFloor level, Overhead and Underground Water Tanks.	90%
10.	External plumbing and external plaster,elevation, completion of terraces with waterproofing of the Building/Wing.	50%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, MechanicalEquipment, compliance to conditions ofenvironment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant toBuilding/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0%

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	0%	
2.	Water Supply	YES	40%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	-	
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	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking	NO	-	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
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			
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			

(A)	Sr. No.		
	1.	Front Elevation	ATTACHED
	2.	Rear Elevation	ATTACHED
	3.	Side Elevation	ATTACHED
(B)		Photo of each floor	ATTACHED

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	**37240200000276**
2.	Estimated Cost of the Project including land cost at the start of the Project	216000000/-
3.	Amount received during the Quarter	14,50,000/-
4.	Actual Cost Incurred during the Quarter	21,22,612/-
5.	Net amount at end of the Quarter	8,952/-
6.	Total expenditure on Project **till date**	2,61,49,024/-
7.	Cumulative fund collected till the end of Quarter in question	21,31,564/-
8.	Cumulative expenditure done till the end of Quarter in question	2,61,49,024/-

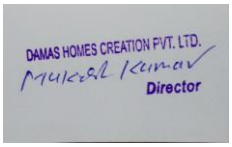
IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS	
A	List of Legal Cases (if any)

1.	Case No.	NA
2.	Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	00
2.	Agreement for Sale	00
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.



Signature of Promoter

Name:

Date:

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 DAMAS KUNWAR EMPIRE

Bihar RERA Registration Number BRERAP000425-1/1075/R-946/2020

Sr.No.	Particulars	Amount ( ) 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. b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and 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 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 C.A. **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	

RAM SHANKAR & ASSOCIATES PATNA

	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**	

Sr.No.	Particulars	Amount ( ) Estimated Incurred
Ii	**Development Cost/ Cost of Construction** : a. (i) Estimated Cost of Construction as certified by Engineer. (ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A. **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 roadsetc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the (i) construction of the entire phase of the project of the project registered. a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority. b) 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**	Rs.21,60,00,000=00
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	Rs21,60,00,000=00
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	Rs. 2,61,49,024=00

RAM SHANKAR & ASSOCIATES PATNA

4.	% Completion of Construction Work (As per project Architect's Certificate)	50%
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %) 21,60,00,000 1.5%	32,40,000=00
6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)**	
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Rs 2,61,49,024=00
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 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.	Rs. 2,61,49,024=00

Yours Faithfully,

Signature of Chartered Accountant (Membership Number 412258)

Name CA RAM SHANKAR

RAM SHANKAR & ASSOCIATES * PATNA * CHARTERED ACCOUNTANTS

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount ( ) 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)	Rs 18,98,50,976=00
2.	Balance amount of receivables from sold apartments (As per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	Rs 1,24,28,605=00
3.	(i) Balance Unsold 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 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	21764 Sqft
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	Rs 21,60,00,000=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	

RAM SHANKAR & ASSOCIATES * PATNA * CHARTERED ACCOUNTANTS

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,

Signature of Chartered

Accountant,
(Membership Number 421258
Name CA RAM SHANKAR

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	F-03	451 Sq.ft.	Rs. 54,57,100.00	Rs. 10,00,710.00	Rs. 44,56,390.00
2	G-01	436 Sq.ft	Rs. 23,39,800.00	Rs. 6,50,000.00	Rs. 17,48,000.00
3	FC-01	426 Sq.ft	Rs. 23,43,000.00	Rs. 9,65,285.00	Rs. 13,77,715.00
4	FC-02	462 Sq.ft	Rs. 25,41,000.00	Rs. 15,00,000.00	Rs. 10,41,000.00
5	G-04	597 Sq.ft.	Rs. 32,83,500.00	Rs. 17,00,000.00	Rs. 15,83,500.00
6	G-03	457 Sq.ft.	Rs. 24,80,500.00	Rs. 20,60,000.00	Rs. 4,20,000.00
7	G-05	573 Sq.ft.	Rs. 31,51,500.00	Rs. 11,50,000.00	Rs. 20,01,500.00
8.	G-02	436 Sq.ft	Rs. 23,98,000.00	Rs. 2,00,000.00	Rs. 21,98,000.00

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

Sr. No.	Flat No.	Carpet Area (In sq.mts.)	Unit Consideration as per Read Reckoner
	Total unsold	21,764 Sq.ft.	Rs. 11,97,02,000.00

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 12/07/2023

To,

The Managing Director
Damas Homes Creation Pvt. Ltd.
Patna (Bihar)

(Name & Address of Promoter),

Subject: Certificate of Cost Incurred for Development of [Project Name] Damas Kunwar Empire for Construction of ..... building(s)/ One Wing(s) of the One Phase (Bihar RERA Registration Number) situated on the Plot bearing C.S.No. 176 /Khata No. 728427 /Survey no. 176 /Thana No. 332 / Tauzi No. Bihar Govt. / Plot No. 176 demarcated by its boundaries (latitude and longitude of the end points) Village Buxar Block Buxar Division Buxar District Buxar PIN 822101 admeasuring 3478.71 sq. mts.area being developed by [Promoter] Damas Homes Creation Pvt. Ltd.

25-56'95.58"
83-96'86.54"

Ref: Bihar RERA Registration Number BRERAP000425-1/1075/R-946/2020

Sir,

I/ We Shyam Prasad have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of the..... Building(s)/ One Wing(s) of the One Phase of the Project, situated on the plot bearing C.S. no. 176 /Survey No. 176 / Plot No. 176 Village Buxar Block Buxar division Buxar District Buxar PIN 802101 admeasuring 3478.71 sq.mts.area being developed by [Promoter's Name] Damas Homes Creation Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter: —
(i) M/s/Shri/Smt. Shyam Prasad as L.S. / Architect;
(ii) M/s /Shri / Smt. Sudha Technical Consultant as Structural Consultant
(iii) M/s /Shri / Smt. DVP Associates as Mechanical/Electrical/Plumbing Consultant (MEP)
(iv) M/s /Shri / Smt. Bed Prakash Kumar as Quantity Surveyor *

DCN 346070

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).....CPWD.....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..Bed Prakash Kr.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.21,60,00000=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. 2,61,49,024=00(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.21,60,00000=00(Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building /Wing bearing Number.....or called.....

(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 05/05/2020 date of Registration is	Rs. 21,60,00,000=00
2	Cost incurred as on 30/06/2023 (Based on the Estimated cost)	Rs. 2,61,49,024=00
3	Work done in Percentage (As Percentage of the estimated cost)	50 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18,98,50,976=00
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. NA

DCN 346070

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 05/05/2020 date of Registration is	Rs. 21,60,00,000=00
2	Cost incurred as on 30/06/2023 (Based on the Estimated cost).	Rs. 2,61,49,024=00
3	Work done in Percentage (As Percentage of the estimated cost).	50 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 18,98,50,976=00
5	Cost Incurred on Additional /Extra Items as on_____not included in the Estimated Cost (Annexure A).	Rs. NA

Yours Faithfully,

DCN 346070

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 :11.07.2023

To,

The MANAGING DIRECTOR
DAMAS HOMES CREATION PVT.LTD
PATNA.

Subject: Certificate of Percentage of Work executed in the project having ONE No. of Building(s)/ONE Wing(s) of the Phase ONE .bearing the registration no**[BRERAP000425-1/1075/R-946/2020]**and being developed on the Plot bearing CS No: **176,**khata no: **72&427**./Survey No-- Plot No: **176** demarcated by its boundaries **(latitude: 25-56'95.58".longitude:83-96'86.54")** of the land-. –situated in village:**BUXAR QUILLA** Block**: BUXAR**.division: **BUXAR**. District: BUXAR,PIN:**802101** admeasuring :**3478.71 sq.mts.**, area being developed by the Promoter[Name]: **DAMAS HOMES CREATION PVT.LTD**

Sir,

I, SHYAM PRASAD ,have undertaken assignment as **Architect** /~~Licensed Surveyor~~ of certifying Percentage of execution of Work of the DAMAS KUNWAR EMPIRE Building(s)/.ONE Wing(s) of the FIRSTPhase of the Project, situated on the plot bearing C.S. no:176/Survey No:176./ Plot No. 176 of Village: **BUXAR QUILLA,**Block: **BUXAR**.division: **BUXAR**. District: BUXAR,PIN:**802101** admeasuring :**3478.71 sq.mts.**, area being developed by the Promoter[Name]: **DAMAS HOMES CREATION PVT.LTD.**

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

(i) Shri .SHYAM PRASAD .as L.S. / Architect;
(ii) M/s SUDHA TECHNICAL CONSULTANTS as Structural Consultant
(iii) M/s DVP ASSOCIATES as Mechanical/Electrical/Plumbing Consultant (MEP)
(iv Shri MANISH KUMAR 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**[BRERAP000425-1/1075/R-946/2020]** under 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**.

TABLE-A

Building /Wing Number SINGLE (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	100% (2)
3	Number of Podiums	NIL
4	Stilt Floor	GROUND FLOOR 80%
5	Number of Slabs of Super Structure	5 SLABS (60%)
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	12%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	65%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings 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 allother requirements as may be required to obtain Occupation/ Completion Certificate.	0%

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-paths.	YES	0%	
2	Water Supply	YES	10%	DEEP TUBE WELL
3	Sewerage (chamber,lines, Septic Tank, STP)	YES	0%	
4	Storm Water Drains	YES	0%	
5	Landscaping & Tree Planting.	YES	0%	
6	Street Lighting	YES	0%	
7	Community Buildings	NIL	NIL	
8	Treatment and disposal of sewage and sullage water	YES	0%	
9	Solid Waste management & Disposal.	NO	0%	
10	Water conservation,Rain water harvesting.	YES	0%	
11	Energy management	NIL	NIL	
12	Fire protection and fire safety requirements	YES	0%	
13	Electrical meter room, sub-station, receiving station.	YES	0%	
14	Others (Option to Add more).			

Yours Faithfully,

Signature &Name :SHYAM PRASAD
Architect (Registration No./License No:COA/96/19721.)

Shyam Prasad
COA/96/19721