

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 27/07/2023

To,

The Director,

Chaurasia Iron & Steel Pvt. Ltd.

Block-B, 306, Gandhi Nagar, Kankarbagh, Patna -800020

Subject: Certificate of Percentage of Work executed in the project Jagat Prasad Enclave,
having 2 no. Of Building(s)/ Block-A & Block-B wing(s) of the single phase project bearing the Bihar Rera registration no. BRERAP51727-1/169/R-1334/2022 and being developed on the plot bearing Khata No 118, Plot No. 1676(P), Survey Thana No 17 demarcated by its boundaries (latitude 85.06571356 and longitude 25.3447964 of the end points) Situated in Mauza -Chitkohra, Thana- Beur, Block – Patna Sadar, Division- Patna Sadar, District Patna PIN 800002 Admeasuring 2700.91 sq.mts area being developed by the Promoter Chaurasia Iron & Steel Pvt. Ltd.

Dear Sir,

I, We **Mr. Uma Shankar Kumar** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the JAGAT PRSAD ENCLAVE Building(s)/ TWO Wing(s) Block-A & B of the of the Project ,Situated on the plot Khata No 118, Plot No. 1676(P), Survey Thana No 17 Situated in Mauza -Chitkohra, Thana- Beur, Block – Patna Sadar, Division- Patna Sadar, District Patna PIN 800002 Admeasuring 2700.91 sq.mts area being developed by the Promoter Chaurasia Iron & Steel Pvt. Ltd.

Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s /Shri/Smt. Sri Uma Shankar Kumar as L.S. / Architect;
- (ii) M/s / Shri Manoj Kumar (Computer Foundation Pvt Ltd.) as Structural Consultant
- (iii) M/s /Shri/Smt. Jitendra Kumar as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s /Shri/Smt. Dhananjay 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 BRERAP51727-1/169/R-1334/2022 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 Block-A & Block-B (to be prepared separately for each Building/Wing of the Project)

Sr.No.	Tasks/Activity	Percentage of work done	
		Block-A	Block-B
1.	Excavation	100%	0%
2.	Number of basement(s) and Plinth	100%	0%
3.	Number of Podiums	N/A	N/A
4.	Stilt Floor	N/A	N/A
5.	Number of Slabs of Super Structure	0%	0%
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%	0%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%	0%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%	0%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	0%

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 Occupation/Completion Certificate.	0%	0%
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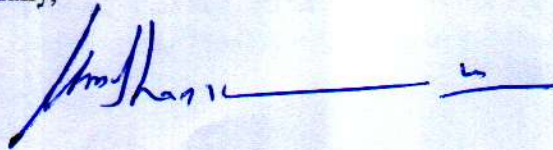
TABLE-B

Internal and External Development Work 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	5%	
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	NO	NA	
8	Treatment and disposal of sewage and Sullage water	NO	NA	

9	Solid Waste management & Disposal.	NO	NA	
10	Water conservation, Rain water harvesting.	YES	0%	
11	Energy management	NO	NA	
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).	No		

Yours Faithfully,



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

AR. Umashankar Kumar

(Registration No. /license No **Registered Architect**
Reg. No.-CA/2011/54023

FORM NO. 2

[See 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 27-07-2023

To,

The Director

Chaurasia Iron & Steel Pvt. Ltd.
Block-B, 306, Gandhi Nagar, Kankarbagh, Patna -800020

Subject: Certificate of Cost Incurred for Development of [Project

Name JAGAT PRASAD ENCLAVE for Construction of

Block-A & Block-B Building/ TWO Wing(s) of the Single Phase (Bihar

RERA Registration Number- BRERAP51727-1/169/R-1334/2022, situated on the

plot bearing Khata No 118, Plot No. 1676(P), Survey Thana No 17, Tauzi No

5237/ 18218 demarcated by its boundaries (latitude 85.06571356 and longitude

25.3447964 of the end points) Mauza- Chitkohra, Block Patna Sadar Division

Patna Sadar District Patna PIN 800002 Admeasuring 2700.91 sq.mts. Area being

developed by

[Promoter] Chaurasia Iron & Steel Pvt. Ltd.

Ref: Bihar RERA Registration Number BRERAP51727-1/169/R-1334/2022

Sir,

I/We, Manoj Kumar have undertaken assignment of certifying Cost for the Subject Real Estate Project Jagat Prasad Enclave registered under RERA, Bihar of

TWO no. of Building(s)/Block-A & Block-B Wing(s) of the Single Phases situated on the plot bearing Khata No 118, Plot No. 1676(P), Survey Thana No 17, Tauzi No 5237/ 18218 demarcated

by its boundaries (latitude 85.06571356 and longitude 25.3447964 of the end points) Mauza-

Chitkohra, Block Patna Sadar Division Patna Sadar District Patna PIN 800002 Admeasuring 2700.91

sq.mts. area being developed by [Owner /Promoter] Chaurasia Iron & Steel Pvt. Ltd.

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

(i) M/s /Shri/Smt. UMA SHANKAR KUMAR as L.S. / Architect;

(ii) M/s /Shri/Smt. MANOJ KUMAR as Structural Consultant

(iii) M/s /Shri/Smt. JITENDRA KUMAR as MEP Consultant

(iv) M/s /Shri/Smt. C.J.K SHARMA 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

Manoj Kumar
27.7.2023
Er. Manoj Kumar
Structural Engineer
BR/UDHD/SE/23-0116

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 C. J. K Sharma Quality 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. 12,57,90,000.00 (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 PMC being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 1,38,78,507.00 (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 PMC (planning Authority) is estimated at Rs. 1,19,11,493.00 (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 1 or called Block-A
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
		Block-A
1.	Total Estimated cost of the building/wing as on <u>01/04/2022</u> date of Registration is	Rs. <u>7,75,00,000.00</u>
2.	Cost incurred as on <u>30/06/2023</u> (Based on the Estimated cost)	Rs. <u>1,13,78,507.00</u>
3.	Cost Incurred on (for site development) as water pump, electricity installation, soil filling, godown, labour accommodation arrangements, toilets and miscellaneous as on <u>30/06/2023</u> not included in the Estimated Cost (Annexure A)	Rs. <u>25,00,000.00</u>
4.	TOTAL Cost incurred on (Based on the Estimated cost and site development cost)	Rs. <u>1,38,78,507.00</u>
5.	Work done in Percentage (As Percentage of the estimated cost)	15%
6.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>6,61,21,493.00</u>

Manoj Kumar
27.7.2023
Er. Manoj Kumar
Structural Engineer
BR/UDHD/SE/23-0115

Building/Wing bearing Number 2 or called Block-B
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
		Block-B
1.	Total Estimated cost of the building/wing as on <u>01/04/2022</u> date of Registration is	Rs. 4,57,90,000.00
2.	Cost incurred as on <u>30/06/2023</u> (Based on the Estimated cost)	NIL
3.	Work done in Percentage (As Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,57,90,000.00
5.	Cost Incurred on Additional/Extra Items as on <u>30/06/2023</u> not included in the Estimated Cost (Annexure A)	NIL

TABLE-B
(To be prepared for the entire registered phase of the Real Estate Project)

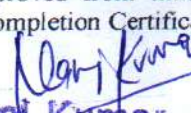
Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>01/04/2022</u> date of Registration is	NA
2.	Cost incurred as on <u>30/06/2023</u> (Based on the Estimated cost).	0
3.	Work done in Percentage (As Percentage of the estimated cost).	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	0
5.	Cost Incurred on Additional/Extra Items as on <u>30/06/2023</u> not included in the Estimated Cost (Annexure A).	0

Yours Faithfully,

Signature of Engineer. (License No)

*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.


E. Manoj Kumar 22.7.23
 Structural Engineer
 BR/UDHD/SE/23-0115

2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated 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.

Annexure A

**List of Extra/Additional Items executed with cost
(Which were not Part of the original Estimate of Total Cost)**


Er. Manoj Kumar
Structural Engineer
BR/UDHD/SE/23-0115

ANNEXURE-A

Quarterly Progress Report for quarter ending March/~~June~~/Sept/December of 2023 (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP51727-1/169/R-1334/2022	Name of Project/Phase of Registered Project	JAGAT PRASAD ENCLAVE / SINGLE PHASE
Name of Promoter	CHAURASIA IRON & STEEL PVT. LTD.	Project Address	70 FEET ROAD, ANJANPUR COLONY, DASRATHA, SIPARA, PATNA-800002
Name of Co-promoter	OMM DEVELOPERS		
Project Registration is valid up to	01/12/2026		
Starting date of Project or Phase of the Project	01/04/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	RESIDENTIAL	
Period of validity of map by the Competent Authority	22/06/2021--21/06/2024		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
BLOCK - A	1. 1 BHK 2. 2 BHK, 3. 3 BHK	- 3 BHK		40	1. Booked/ Allotted - 0. 2. Sold -
BLOCK - B	1. 1 BHK 2. 2 BHK, 3. 3 BHK	- 2BHK & 3BHK		25	1. Booked/ Allotted - 0 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK - A	40	1. Booked/Allotted - 2. Sold	0
BLOCK- B	25	1. Booked/Allotted - 2. Sold-	0

CHAURASIA IRON AND STEEL PVT. LTD.
(JAGAT PRASAD ENCLAVE) RERA

Ramchandra Kr Choudhary
Director

IV(A). Construction Progress of the Project1. Building / Wing / Layout Number 1 / BLOCK-A (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)	NA
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%
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 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 complete project as per specifications in Agreement of Sale. Any other activities.	5%

CHAURASIA IRON AND STEEL PVT. LTD.
(JAGAT PRASAD ENCLAVE) RERA

Ranjant 24 K. Chourasia

Director

IV(B). Construction Progress of the Project1. Building / Wing / Layout Number 2 / BLOCK- B (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)	0%
2.	Basements (if any)	0%
3.	Podiums (if any)	NA
4.	Plinth	0%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%
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 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 complete project as per specifications in Agreement of Sale. Any other activities.	0%

CHAURASIA IRON AND STEEL PVT. LTD.
(JAGAT PRASAD ENCLAVE) RERARanjana K. Chaurasia
Director

V. 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	5%	
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	NA	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	NA	NA	
9.	Solid Waste Management & Disposal	NA	NA	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	NA	NA	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking	NA	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

CHAURASIA IRON AND STEEL PVT. LTD.
(JAGAT PRASAD ENCLAVE) NERA

Rajesh Chaurasia
Director

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING		
S. No.	Particulars(Block-A Plinth)	
1.	Front Elevation.	Attached
2.	Rear Elevation	Attached
3.	Side Elevation	Attached

VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	27630200000799
2.	Estimated Cost of the Project including land cost at the start of the Quarter	Rs. 19,67,90000.00
3.	Amount received during the Quarter	Rs. 00.00
4.	Actual Cost Incurred during the Quarter	Rs. 61,28,507.00
5.	Net amount at end of the Quarter	00.00
6.	Total expenditure on Project till date	Rs. 1,90,28,507.00
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	NA

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	NO
1.	Case No.	NA
2.	Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	0

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our 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.

CHOURASIA IRON AND STEEL PVT. LTD.
(JAGAT PRASAD ENCLAVE) RERA
Ramchandra Kumar Chourasia
Signature of Promoter
Director

Name: RAMCHANDRA KUMAR CHOURASIA

Date: 27/07/2023