PATWARI PROJECTS

Date – 07/10/2023

To,
The Chairman
Real Estate Regulatory Authority
6th Floor, Bihar State Building Construction Corporation Campus
Hospital Road, Shastri Nagar, Patna – 800 023

Sub – Submission of Quarterly Progress Report for the quarter ending Sept 2023

Project Registration No - RERA Registration No - BRERAP00020-4/162/R-1292/2022

Project Name – Lalita Residency

Sir

We are enclosing our Quarterly Progress Report for the quarter ending Sept 2023 for FY 2023-24 (period from 01.07.2023 to 30.09.2023) in respect of project Lalita Residency, Danapur Khagaul Raod, Patna

Enclsoures –

1. Duly filled form – 7 (Regulation 9)
2. Annexures as mentioned below

1.	NOC from Fire Department	Annexure - A
2.	Patna Metropolitan Area Authority	Annexure - B
3.	Architect Certificate	Annexure - C
4.	Chartered Accountant Certificate	Annexure - D

Thanks & Regards

For Patwari Projects

For PATWARI PROJECTS
Ghanshyam Patwari
Partner

4, OM COMPLEX, S.P. VERMA ROAD, PATNA-800 001, PH. : 0612-2205446, 7870278278
Email : patwariprojects@gmail.com

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending September of 2023

I. PARTICULARSOFPROJECT			
ProjectRegistrationNumber	BRERAP00020-4/162/R-1292/2022	NameofProject/Phase ofRegisteredProject	LALITA RESIDENCY
NameofPromoter	PATWARI PROJECTS	ProjectAddress	MUSTAFAPUR, DANAPUR
NameofCo-promoter	N/A		
ProjectRegistrationis validupto	01/11/2024		
StartingdateofProjectorPhaseoftheProject	01/11/2021		
TypeofProjectorPhaseofthePro ject	1. Residential 2. Commercial 3. Residential-cum-Commercial4,Plo ttedproject	RESIDENTIAL	
Periodofvalidityofmapbythe CompetentAuthority	10/10/2024		

II. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS					
Building/Block Number	ApartmentType		Carpet Area	TotalNumberofsanctionedapartments	TotalNumberof Apartments-
	1. 1BHK - 2. 2BHK,- 3. 3BHK - 4. Shop - 5. Bungalow- 6. Plotetc. -	N.A 8 16 N.A N.A N. A		24	1. Booked/ Allotted -1 2. Sold -10

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES			
Building/BlockNumber	TotalNumberofSanctionedGarages	TotalNumberofGarages: 1. Booked/Allotted -1	
1	24	2. Sold - 10	

IV. DETAILSOFBUILDINGAPPROVALS (IfalreadyfiledalongwithRegistrationApplication,thenthereisnoneedoffurtherfiling)					
S.No.	NameoftheApproval/ N.O.C./Permission/ Certificate	Issuing Authority	Applied Date	Issuance Date	EnclosedasAnnexureNo.
1.	NOCforEnvironment				
2.	FireN.O.C.	OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, PATNA	06/06/2020	15/01/2021	ANNEXURE -A

3.	WaterSupplyPermission				
4.	NOCfromAirportAuthority ofIndia				
5.	OtherApproval(s),ifany, requiredfortheProject.	PATNA METROPLITAN AREA AUTHORITY		11/10/2021	ANNEXURE -B

V. CONSTRUCTIONPROGRESSOF THEPROJECT		
1. PlanCaseNo._____(TobeadedforeachBuilding/Wing)		
S. No. (1)	Tasks/Activity(2)	PercentageofActualWorkDone(A son date of the Certificate)(3)
1.	Excavation(ifany)	100%
2.	Basements(if any)	NIL
3.	Podiums(ifany)	NIL
4.	Plinth	100%
5.	StiltFloor	100%
6.	SlabsofSuperStructure	100%
7.	Internalwalls,InternalPlaster,Floorings,DoorsandWindowswithinFlats/Premises.	100%
8.	SanitaryFittingswithintheFlat/Premises,ElectricalFittingswithintheFlat/Premises	95%
9.	Staircases,LiftsWellsandLobbiesateachFloorlevel,OverheadandUndergroundWaterTanks.	100%
10.	Externalplumbingandexternalplaster,elevation,completion ofterraceswithwaterproofingofthe Building/Wing.	100%
11.	InstallationofLifts,waterpumps,FireFightingFittingsandEquipment asperCFONOC,Electricalfittings,Mechanical Equipment, compliance to conditionsofenvironment/CRZNOC, Finishingtoentrancelobby/s,plinthprotection,pavingofareasappurtenanttoBuilding/Wing, CompoundWallandallother	100%

	requirements as me be required tocompleteprojectasperSpecificatio nsinAgreement ofSale. Anyotheractivities.	

VI. AMENITIESANDCOMMONAREAANDEXTERNALINFRASTRUCTURE DEVELOPMENTWORKS				
S. No.	CommonAreasandFacilities	Proposed(Yes/No)	Percentageofactual WorkDone(As ondate oftheCertificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	InternalRoads&Footpaths	NO	X	-
2.	WaterSupply	YES	100%	-
3.	Sewerage(Chamber,Li ne,SepticTank,STP)	YES	100%	
4.	StormWaterDrains	NO	X	
5.	Landscaping&TreePlanting	NO	X	
6.	StreetLighting	X	X	
7.	CommunityBuildings	X	X	
8.	TreatmentandDisposal ofSewageandSullageWater	NO	X	
9.	Solid Waste Management &Disposal	X	X	
10.	Water Conservation / RainWaterHarvesting	YES	100%	
11.	EnergyManagement	X	X	
12.	FireProtectionandFireS afetyRequirements	YES	100%	
13.	ClosedParking	YES	100%	

14.	OpenParking	NO	X	
15.	ElectricalMeterRoom,Sub-Station,ReceivingStation	X	100%	
16.	Others(OptiontoAddMore)	X	X	

VI	AEXTERNALANDINTERNALDEVELOPMENTWORKSINCASE OF PLOTTEDDEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGEOF ACTUALWORK DONE(Asondate ofcertificate)	Details
1.	Internal Roads and footpaths	N.A.		
2.	WaterSupply	N. A		
3.	SewerageChambersSeptic Tank	N. A		
4	Drains	N. A		
5.	Parks,LandScapingandTreePlanting	N. A		
6.	StreetLighting	N. A		
7.	Disposal of sewage &sullagewater	N. A		
8.	Waterconservation/RainWaterHarvesting	N. A		
9.	EnergyManagement	N. A		

VII.	GEOTAGGEDANDDATEPHOTOGRAPHOF (EACHBLOCK)OFTHE PROJECT		
(A)	Sr.No.		
	1.	FrontElevation	ATTACHED
	2.	RearElevation	ATTACHED

	3.	SideElevation	ATTACHED
(B)		Photographofeachfloor	

VIII. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	ProjectAccount No.	057905004317
2.	EstimatedCostoftheProjectincludinglandcostat thestartoftheProject	4,75,00,000/-
3.	AmountreceivedduringtheQuarter	1,11,82,673/-
4.	ActualCostIncurredduringtheQuarter	44,50,238/-
5.	NetamountatendoftheQuarter	4,16,478/-
6.	TotalexpenditureonProject**tilldate except Land Cost**	3,77,33,706/-
7.	Cumulativefundcollectedtilltheendofquarterinquestio n	4,11,51,839/-
8.	Cumulativeexpendituredonetilltheendofquarter inquestion except Land Cost	3,77,33,706/-

IX. DETAILSOFMORTGAGEORCHARGEIFANYCREATED
N.A.

X. MISCELLANEOUS		
A	ListofLegalCases(ifany)	
1.	CaseNo.	X
2.	NameofParties	X
B	Sale/AgreementforSale duringtheQuarter	
1.	SaleDeed	3
2.	AgreementforSale	1
XI. PERCENTAGEOFWORKALONGWITHMILESTONECHART		
Weathertheprojectinprogressisaspertimescheduleorlaggingbehind? -On time. No Lagging behind.		

Undertaking:

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

SignatureofPromoter

Name:GhanshyamPatwari

Date:07/10/2023

"ANNEXURE- B"

पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)
पाँचवां तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड
शास्त्री नगर, पटना - 800023

सं0सं0:– PMAA/PRN/$\frac{Mustafapur}{Danapur}$/G+04/39/2020 — 461 पटना, दिनांक– 11/10/2021

प्रेषक,

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार पटना।

सेवा में,

श्री घनश्याम पटवारी,
पार्टनर–मेसर्स पटवारी प्रोजेक्ट,
पिता–स्व० दुर्गा दत्ता पटवारी,
फ्लैट नं०–401,
विशाल तिलक राज अपार्टमेन्ट,
बैंक रोड, जिला–पटना।

विषयः– प्लान केस संख्याः– PMAA/PRN/$\frac{Mustafapur}{Danapur}$/G+04/39/2020 की स्वीकृति के संबंध में।

महाशय,

आपके आवेदन सं0:–PMAA/PRN/$\frac{Mustafapur}{Danapur}$/G+04/39/2020, दिनांक–29.09.2020 के संदर्भ में श्री घनश्याम पटवारी, पार्टनर–मेसर्स पटवारी प्रोजेक्ट, पिता–स्व० दुर्गा दत्ता पटवारी, फ्लैट नं०–401, विशाल तिलक राज अपार्टमेन्ट, बैंक रोड, जिला–पटना, बिहार के भवन निर्माण के लिए पटना महानगर क्षेत्र प्राधिकार में बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित विकास योजना/पटना महानगर क्षेत्र प्राधिकार/आयोजना स्कीम/पटना मास्टर प्लान–2031 के आलोक में मौजा–मुस्तफापुर, सर्वे थाना–दानापुर, थाना सं०–36, खाता नं०–260, Tauzi No-5276 सर्वे प्लॉट सं०–694(अंश), में आवासीय भवन, (G + 04) दिनांक–11.09.2021 को स्वीकृतार्थ नक्शा के बाबत निम्नलिखित शर्तो/निर्वधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

1. भूमि/भवन का उपयोग अन्य रूप से व्यवसायिक जोन है, आवासीय भवन प्रयोजन, के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
2. विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
3. अनुमोदन योजना में दर्शाया गया 593.98 वर्गमीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।
4. प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

5. भूखंड के पूरब मे 12.57मी० से 12.30मी० चौड़ी वर्तमान सड़क अवस्थित है।
6. अनुमति (अनुज्ञा) जारी किये जाने की तारीख से तीन वर्षो की अवधि के लिए विधि मान्य होगी।
7. इस उपबन्ध के अधीन दी गयी अनुमति को उस भूखण्ड़ जिसके लिए योजना अनुमोदित की गयी हो के अधिकार हक, हित की बाबत साक्ष्य नहीं मानी जाएगी।
8. योजना के अनुमोदन के पश्चात् भू–अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी।
9. भू–स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यता की जिम्मेदारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि/हेर–फेर/कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ आवेदक के विरूद्ध विधि सम्मत कार्रवाई की जायेगी।
10. निर्माणकर्त्ता को प्राधिकार के विनिर्देशों के अनुसार मल जल, निकास सड़क, एवं अन्य आधारभूत संरचनाओं का विकास बिहार भवन उपविधि–2014 में प्रावधानित उपविधि 8(5) के आलोक में करना होगा।
11. बिहार भू–सम्पदा (विनियामक और विकास) नियमावली–2017 की शर्तो के अधीन राज्य में गठित भू–सम्पदा विनियामक प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।
12. श्रम सेस के संबंध में नगर विकास एवं आवास विभाग/श्रम संसाधन विभाग द्वारा निर्गत अनुदेशों का अनुपालन निर्माणकर्त्ता द्वारा सुनिश्चित किया जाएगा।
13. समय–समय पर सरकार द्वारा निर्गत आदेशों एवं नीतियों का विस्तृत रूप में पालन करना अनिवार्य होगा।
14. स्थल पर Rainwater Harvesting का प्रावधान निश्चित रूप से करना होगा।
15. बिहार भवन उपविधि–2014 एवं पटना मास्टर प्लान–2031 के साथ DCR में प्रावधानित के अनुसार निमार्ण कार्य सम्पन्न कराना होगा।
16. बिहार भवन उपविधि–2014 एवं पटना मास्टर प्लान–2031 के आलोक में स्वीकृत नक्शा में प्रावधानित ग्रीन एरिया का प्रावधान किया जाए।

विश्वासभाजन

प्रभारी निदेशक, 11/10/2021
पटना महानगर क्षेत्र प्राधिकार।

"ANNEXURE- A"

1574

Provisional Fire Clearance **(Under 15 Mtr. Height)**

Letter No. ....84...../

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar. Navratna Raghuvanshi
Emp.No.-AR/46/15
Exhibition Road
Patna-01.

Patna Dt. 15/01/2021

Sub :- The views regarding Proposed Residential Building of under 15 mtr. In height to be constructed at Dist-Patna.

Sir,

Please refer to your letter No.-RKD/FIRE/03/2020, dt.–06/06/2020 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a (G+4) (Total B/U Area-2360.90 Sqmtr.), Fully Proposed Residential Building shall be constructed on 30 feet wide road belongs to M/s Patwari Project, Sri Ghanshyam Patwari, Plot No.-694, Khata No.-260, Tauzi No.-5276, Thana No.-36, Thana-Danapur, Mauza-Mustafapur, Dist-Patna.

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

i) **Construction :**

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
b) The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
e) In case of two staircase, one must be on outer wall.
f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) **LIFT :-**

a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m ².

b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.

c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.

d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.

e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

v) That active Fire protection system such as down comer system/wet rising system with landing valve and hose reel at each floor incorporated should be as per approved map. ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

vi) That an underground water tank & overhead water static tank should be made as per approved map. Should be made available before occupancy.

vii) That the internal finishing shall be non-combustible or class – I surface spread of flame.

viii) That electric cables must be shield at each floor with intumescent coating .

ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.

x) That the building must be constructed on at least should be made as per approved map and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong , the Architect / Passing authority shall be held responsible.

xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).

xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp.

Encl – As Above

Yours faithfully,

15/07/14

(Pankaj Sinha)
DIG HG & FS
Cum
State Fire Officer
Bihar, Patna

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

i) Construction :

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
b) The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) Open Space &Approach :

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and manoeuvrability of Fire appliance with turning facility.
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5 M respecting abutting the road.

iii) Stair Case :-

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
e) In case of two staircase, one must be on outer wall.
f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) LIFT :-

a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m².
b) The lift of the building shall be designed at high speed"Fire Lift""and conspicuously indicated marked in the plan.
c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.
d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.
e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

v) That active Fire protection system such as down comer system/wet rising system with landing valve and hose reel at each floor incorporated should be as per approved map. ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
vi) That an underground water tank & overhead water static tank should be made as per approved map. Should be made available before occupancy.
vii) That the internal finishing shall be non-combustible or class – I surface spread of flame.
viii) That electric cables must be shield at each floor with in tumescent coating .
ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.
x) That the building must be constructed on at least should be made as per approved map and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.
xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If anything wrong , the Architect / Passing authority shall be held responsible.
xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.
xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

DIG HG & FS
Cum
State Fire Officer
Bihar, Patna

ANNEXURE-C

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date - 07/10/2023

To,
M/s PATWARI PROJETCS
Om Complex, S P Verma Road
Patna – 800 001

Subject: Certificate of Percentage of Work executed in the project
Having 1 building bearing the registration no. BRERAP00020-4/162/R-1292/2022 and being developed on the Plot bearing Khata no 260 And Plot no 694 Situated in Raj Nagar, Danapur Khagaul Road, Patna
admeasuring 1143.49 sq.mts., area being developed by the Promoter - M/s Patwari Projects

Sir,

I/ We Mr. Navratna Raghuvanshi have undertaken assignment as Architect of certifying Percentage of execution of Work of 1 Building of Lalita Residency being developed on Khata no 260 And Plot no 694 admeasuring 1143.49 sq.mts.area being developed by M/s Patwari Projects.

1. Following technical professionals are appointed by Promoter: —
   (i) M/s/Shri/Smt. Navratna Raghuvanshi as Architect;
   (ii) M/s Manoj Kumar (CAD) Structural Consultant
   (iii) M/s Unitech Consultant as
   Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) M/s /Shri / 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 BRERAP00020-4/162/R-1292/2022 underBihar 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 1.

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	NIL
3	Number of Podiums	NIL
4	Stilt Floor	100%
5	Number of Slabs of Super Structure	100%

6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	95%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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.	100%

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.	NO	—	
2	Water Supply	YES	100%	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	100%	
4	Storm Water Drains	NO	—	
5	Landscaping & Tree Planting.	NO	—	
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	100%	
11	Energy management	NO	—	
12	Fire protection and fire safety requirements	YES	100%	
13	Electrical meter room,	YES	100%	

	sub-station, receiving station.			
14	Others (Option to Add more).			

Yours Faithfully,

Signature & Name Architect(Registration No./License No)

AR NAVRATNA RAGHUVANSHI
LIC. NO.-CA/2013/58586

CHARTEREDACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project_____ Bihar
RERA Registration Number
BRERAP00020-4/162/R-1292/2022

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,	125,00,000/-
	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 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 what so ever payable to any authorities to wards and in project of rehabilitation. **Sub-Total of Land Cost**	125,00,000/-

A.K. Salampuria & Associates PATNA Chartered Accountants

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 CA. **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	3,50,00,000/- 3,77,33,706/-
	Maintenance costs, consumables etc. All costs directly incurred to complete the (i)construction of the entire phase 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**	3,50,00,000/-
2.	Total Estimated Cost of the Real Estate Project[1(i)+1(ii)]of Estimated Column.	4,75,00,000/-
3	Total Cost Incurred of the Real Estate Project[1(i)+1(ii)] of Incurred Column.	5,02,33,706 /-
4	% Completion of Construction Work (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%)	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost* Proportion of cost incurred(Sr.number2*Sr.number5)**	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	

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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.	

Yours Faithfully,
For **A. K. Salampuria & Associates**
Chartered Accountants
F. R. N. 004285C

Date - 07/10/2023
Place - Patna

CA. AKSHYASINGHANIA
Partner
Membership No - 424348
UDIN: 23424348BGWTJC2180

A. K. Salampuria & 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)	NIL
2.	Balance amount of receivables from sold apartments (As per Annexure At of this certificate (as certified by Chartered Accountants verified from the records and books of Accounts)	
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 are a as on the date of certificate, to be calculated and certified by CA) as per Annexure At of this certificate	
4.	Estimated receivables of ongoing project. Sum of 2+3(ii)	
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 than1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	

This certificate is being issued for RERA compliance for the firm Patwari Projects and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For **A. K. Salampuria & Associates**

Chartered Accountants

F.R.N.004285C

Date - 07/10/2023

Place - Patna

CA. AKSHYA SINGHANIA

Partner

Membership No - 424348

UDIN: 23424348BGWTJC2180

A. K. Salampuria & Associates PATNA Chartered Accountants