SANHITINFRA
DEVELOPERS PVT LTD

CIN : U45209BR2018PTC039092
PAN : ABACS7590K

To,

The Chairman,

Real Estate Regulatory Authority,

6th Floor Bihar State Building Construction Corporation Campus.

Hospital Road, Shastri Nagar Patna – 800023

Sub :- QPR 2ND JULY-23 TO SEPT-23 (S.N.ENCLAVE)

Sir,

In the light of Bihar Rera Regulations (Amendment) 2022 notification. QPR for the 2ND quarter of F.Y 2023-24 IN RESPECT OF OUR PROJECT S.N.ENCLAVE located at Lakhni bigha,Danapur, Patna,Khesra / Plot No.-1101(P),Khata No.-40,Thana No.-41 is enclosed in the prescribed format as following annexure.

1	QPR QUARTER 2ND F/Y 2023-24	ANNEXURE –A
2	Architect's Certificate	ANNEXURE –B
3	Engineer's Certificate	ANNEXURE -C
4	Charted Accountant Certificate	ANNEXURE -D
5	Patna Metropolitan Area Authority Map Approval Letter.	ANNEXURE -E
6	FIRE N.O.C	ANNEXURE -F

For SANHIT INFRA DEVELOPERS PVT. LTD.

Director

Sanhit Infra Devlopersh Pvt. Ltd.
4th Floor, Hira Enclave
New Dakbanglow Road
Patna – 800001
+91 6287999980
sanhitinfradevelopers@gmail.com

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending Sept of 2023 (year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP01121-2/82/R-1393/2022	S.N.ENCLAVE	
Name of Promoter	SANHIT INFRA DEVELOPERS PVT.LTD.	Lakhni bigha,Danapur, Patna,Khesra / Plot No.-1101(P),Khata No.-40,Thana No.-41	
Name of Co-promoter			
Project Registration is valid up to	25.02.2026		
Starting date of Project or Phase of the Project	17.05.2022		
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	16-09-2024		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
	1. 2 BHK - 2. 3 BHK -	06 06	5662.08 4438.32	12	1. Booked-2 2. Allotted -3 3. Sold -0

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	05
	12	2. Sold -	

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	N/A			
2.	Fire N.O.C.	**Office of the state fire officer-cum-director,Patna**			

For SANHIT INFRA DEVELOPERS PVT. LTD.

Director

3.	Water Supply Permission	Will Apply in this Quarter			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	PMAA, Patna	---	04-10-2021	

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)	N/A
3.	Podiums (if any)	-----
4.	Plinth	Not started
5.	Stilt Floor	Not started
6.	Slabs of Super Structure	Not started
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Not started
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not started
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Not started
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Not started
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	Not started

For SANHIT INFRA DEVELOPERS PVT. LTD.

Rohit Kr.

Director

	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	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	No	0%	
6.	Street Lighting	No	0%	
7.	Community Buildings	No	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	No	0%	
9.	Solid Waste Management & Disposal	No	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	No	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	

Rohit Kr.

14.	Open Parking	No	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	No	0%	

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			

VII.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	

For SANHIT INFRA DEVELOPERS PVT. LTD.

Rohit

Director

	3.	Side Elevation	
(B)		Photograph of each floor	

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	40725571950
2.	Estimated Cost of the Project including land cost at the start of the Project	1,80,00,000/-
3.	Amount received during the Quarter	3,50,000/-
4.	Actual Cost Incurred during the Quarter	3,10,080/-
5.	Net amount at end of the Quarter	49,037.81
6.	Total expenditure on Project **till date**	19,62,680/-
7.	Cumulative fund collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	N/A
2.	Name of Parties	N/A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	N/A
2.	Agreement for Sale	N/A
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

For SANHIT INFRA DEVELOPERS PVT. LTD.

Rohit Kr.

Director

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 SANHIT INFRA DEVELOPERS PVT. LTD.

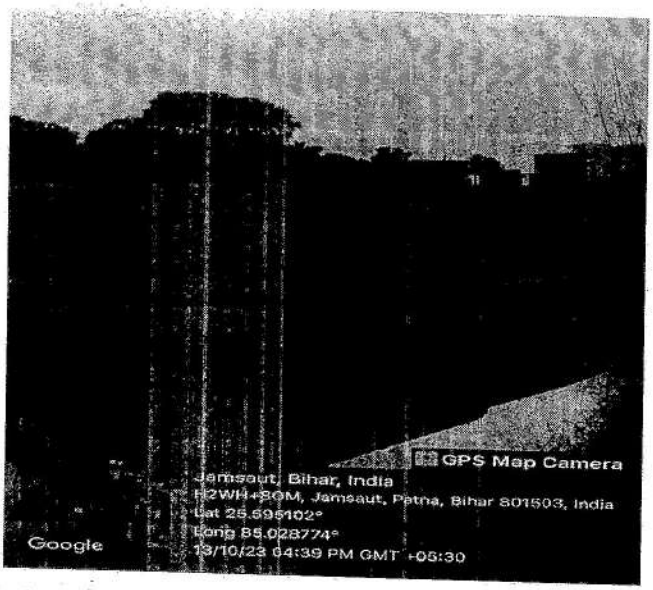
Rohit Kr

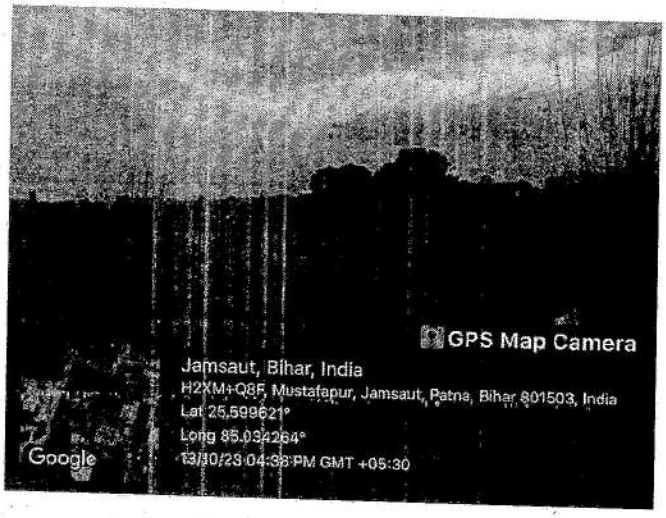
Director

Signature of Promoter

Name:

Date:


GPS Map Camera
Jamsaut, Bihar, India
H2WH+8QM, Jamsaut, Patna, Bihar 801503, India
Lat 25.595102°
Long 85.028774°
13/10/23 04:39 PM GMT +05:30
Google


GPS Map Camera
Jamsaut, Bihar, India
H2XM+Q8F, Mustafapur, Jamsaut, Patna, Bihar 801503, India
Lat 25.599621°
Long 85.034264°
13/10/23 04:38 PM GMT +05:30
Google

ARCHITECT'SCERTIFICATE

Date – 15/10/2023

To,
Sanhit Infra Developers Pvt. Ltd.
Office Address – 401 Heera Enclave,
New Dakbanglow Road, Patna - 800001

Subject: Certificate of Percentage of Construction work of the **S.N ENCLAVE** (Bihar RERA Registration Number **BRERAP01121-2/82/R-1393/2022** situated on the plot bearing C.S.No...../ Khata No – 40, Thana No. 41, Mauza – Lakhani Bigha Plot No.- 1101 (P), demarcated by its boundaries (latitude and longitude of the end points) Village – Lakhani Bigha, Block – Danapur, Sub Division- Danapur, District – Patna, Admeasuring **632.55 sq.mts.** Area being developed by **Sanhit Infra Developers Pvt. Ltd.**

Sir,

I **Ajit Singh** have undertaken assignments Architect/Licensed of certifying percentage of competition of construction work of the project situated on the plot bearing Khata No – 40, Thana No. 41, Mauza – Lakhani Bigha Plot No.- 1101 (P), demarcated by its boundaries (latitude and longitude of the end points) Village – Lakhani Bigha, Block – Danapur, Sub Division- Danapur, District – Patna, Admeasuring **632.55 sq.mts.** Area being developed by Admeasuring 632.55 **sq.mts.** Area being developed by **Sanhit Infra Developers Pvt. Ltd.**

Following technical professionals are appointed by Owner/Promoter:- **Sanhit Infra Developers Pvt. Ltd.**

(i) Shri Ajit Singh as L.S./Architect;

(ii) Shri Manoj Kumar as Structural Consultant

(iii) Shri Vikram Kumar As a Mechanical / /Electrical/PlumbingConsultant(MEP)

(iv) Shri Suman 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 **BRERAP01121-2/82/R-1393/2022** 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 project is detailed in Table A & B.

AJIT SINGH
ARCHITECT
C.O.A. DELHI, Reg. No. CA/2012/56055

TABLE -A

Sr.No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s)and Plinth	N/A
3	Number of Podiums	--
4	Stilt Floor	Not Started
5	Number of Slabs of Super Structure	Not Started
6	Internal Walls, Internal Plaster, Floorings with in Flats/Premises, Door sand Windows to each of the Flat/Premises.	Not Started
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	Not Started
8	Staircases, Lifts Well sand Lobbies attach Floor level connecting Staircase stand Lifts, Over head and Underground Water Tanks.	Not Started
9	The external plumbing and external plaster, elevation, completion of terraces with Water proofing of the Building/Wing.	Not Started
10	Installation of lifts,water pumps, FireFighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZNOC,finishing to entrance lobby/s, plinth protection, paving fares appurtenant to Building/Wing,Compound Wall and all other requirement may be required to Obtain Occupation/Completion Certificate.	Not Started

TABLE-B

Sr.No.	Common area sand Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads &Foot-Paths.	YES	0 %	
2	Water Supply	YES	0%	
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	0 %	
8	Treatment and disposal Of sewage and selvage water	NO	0 %	
9	Solid Waste Management &D disposal.	YES	0 %	
10	Water conservation, Rain water have sting.	YES	0 %	
11	Energy management	YES	0 %	
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,

AJIT SINGH
ARCHITECT
C.O.A. DELHI, Reg. No. CA/2012/58065

ENGINEER'S CERTIFICATE

Date – 15/10/2023

To,

Sanhit Infra Developers Pvt. Ltd.
Office Address – 401 Heera Enclave,
New Dakbanglow Road, Patna - 800001

Subject: Certificate of Cost Incurred for Development of **Project S.N Enclave**

(Bihar RERA Registration Number **BRERAP01121-2/82/R-1393/2022** situated on the plot bearing C.S.No...../ Khata No – No – 40, Thana No. 41, Mauza – Lakhani Bigha Plot No.- 1101 (P), demarcated by its boundaries (latitude and longitude of the end points) Village – Lakhani Bigha, Block – Danapur, Sub Division- Danapur, District – Patna, Admeasuring **632.55 sq.mts**. Area being developed by **Sanhit Infra Developers Pvt. Ltd.**

Sir,

I, Manoj Kumar undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **S.N Enclave** situated on the plot bearing/ CTS No. /Survey No./ **Plot No.- 1101 (P)** of Village – Lakhani Bigha, Block – Danapur, District – Patna, admeasuring **632.55 sq.mtrs**.Area beingdeveloped by **Sanhit Infra Developers Pvt. Ltd**

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) Shri **Ajit Singh** as L.S. / Architect;
   (ii) Shri Manoj Kumar as Structural Consultant
   (iii) Shri Vikram Kumar as MEP Consultant
   (iv) M/s /Shri/Smt.Vinay Kumar 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 drawings/plans made available to us for the project under reference by the Developer and Consultants and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

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

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 1,80,00,000/-** (Total of Table A and B).

4. The estimated Total Cost ofproject 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 PMAA being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

5. The Estimated Cost Incurred till date is calculated at **Rs. 19,62,680/-** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

6. 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 PMAA (planning Authority) is estimated at **Rs. 1,60,37,320/- (Total of Table A and B).**

7. 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

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on date of Registration is	Rs. 1,73,50,000/-
2.	Cost incurred as on (Based on the Estimated cost)	Rs. 18,91,680/-
3.	Work done in Percentage (As Percentage of the estimated cost)	10.90 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,54,58,320/-

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

TABLE-B

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 6,50,000/-
2.	Cost incurred as on (Based on the Estimated cost).	Rs. 71,000/-
3.	Work done in Percentage (As Percentage of the estimated cost).	10.92 %
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 5,79,000/-
5.	Cost Incurred on Additional/Extra Items as on Not included in theEstimated Cost (Annexure A).	N/A

Yours Faithfully

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

Sanjeev Kiran & Associates
Chartered Accountants

FORM- C
(See Regulation 3)
(CHARTERED ACCOUNTANTS CERTIFICATE)
(FOR SUBSEQUENT WITHDRAWAL OF MONEY FOR THE QUARTER ENDED 30th SEPTEMBER 2023)

Cost of Real Estate Project Bihar RERA Reg. Number :- BRERAP01121-2/82/R-1393/2022.
PROJECT NAME : S.N. ENCLAVE (Address : Lakhni Bigha, Danapur, Patna)

Company Name : SANHIT INFRA DEVELOPERS PRIVATE LIMITED.
Reg Office: - 403, HERA ENCLAVE DAKBUNGLOW ROAD PATNA BR 800001

Sr. No.	Particulars			Amount (Rs.)	
				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		10,00,000	10,00,000
	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		-	-
	E	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		(Included in point no. 1(i)(a))	(Included in point no. 1(i)(a))
	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 beconsidered)				

SANJEEV KIRAN & ASSOCIATES DELHI Chartered Accountants

Ground Floor, Shyam Bhawan, S P sinha Path, East Boaring Canal Road, Patna 800 001
e-mail: kirandubey4@gmail.com,
Office : Patna & Delhi

		(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	**10,00,000**	**10,00,000**

Note:- Payment of Amount of Rs. **10,00,000/-** For Acquisition Cost of Land or Development Rights from Management A/C No-38082263510 (S.B.I)

Sr. No.	Particulars			Amount (Rs.)	
				Estimated	Incurred
1(ii)	**Development Cost/ Cost of Construction :**				
	A	(i)	Estimated Cost of Construction as certified by Engineer. (As per Table- A Rs.1,73,50,000+Table-B Rs.6,50,000)	1,80,00,000/-	NA
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA (Total Exp Till Date)	-	8,20,026/-
	Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to beconsidered)				
				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.	--	11,42,654/-

SANJEEV KIRAN & ASSOCIATES ★ Chartered Accountants ★ CA DELHI

	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	**1,80,00,000/-**	**19,62,680/-**

Sr. No.	Particulars	Amount (Rs.)
2	**Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of Estimated Column -A (Including Land Cost)**	**1,90,00,000/-**
3	**Total Cost Incurred of the Real Estate Project [1(i) +1(ii)] of Incurred Column-B (Including Land Cost Rs 10 lakhs)**	**29,62,680/-**
4	**Percentage of completion of Construction Work (as per Project Architect's Certificate Table-A) = 10.90% (as per Project Architect's Certificate Table-B) = 10.92%**	As per form 1 attached
5	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2%)**	**15.593%**
6	**Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)**	**29,62,680/-**
7	**Less: Amount withdrawn till date of this certificate as perthe Books of Accounts**	**20,09,657/-**
8	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	**9,53,023/-**

This certificate is being issued for RERA compliance for the SANHIT INFRA DEVELOPERS PRIVATE LIMITED (CIN : U45209BR2018PTC039092) and is based on the records and documents produced before us and explanation provided before us by the management of the company.

Yours Faithfully

Sanjeev Kiran and Associates
Chartered Accountants FRN : 023011N

(CA Kiran Dubey)_
Partner (M No : 066974)
UDIN : **23066974BGQEPN2949**

SANJEEV KIRAN & ASSOCIATES DELHI Chartered Accountants

Place : Patna
Date : 15th October 2023

Ground Floor, Shyam Bhawan, S P sinha Path, East Boaring Canal Road, Patna 800 001
e-mail: kirandubey4@gmail.com,
Office : Patna & Delhi

Sanjeev Kiran & Associates
Chartered Accountants

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

RERA Reg. Number :- BRERAP01121-2/82/R-1393/2022

S No		Particulars	Amount (Rs)
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (Including Land Cost)	1,60,37,320/-
2		Balance amount of receivables from sold apartments / Commercial as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	1,87,13,702/-
3	i	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts) (Area increase due to Cancellation of One Unit) (50% of Total area for builder part)	943.68 Sq. Ft
	ii	Estimated amount of sales proceeds in respect of unsold apartment (calculated as per ASR multiplied to unsold area as on date of certificate) as per Annexure-A	47,18,400/-
4		Estimated receivables of ongoing project. Sum of 2 +3 (ii)	2,34,32,102/-
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.	1,64,02,471/-

This certificate is being issued for RERA compliance for the SANHIT INFRA DEVELOPERS PRIVATE LIMITED (CIN : U45209BR2018PTC039092) and is based on the records and documents produced before us and explanation provided before us by the management of the company.

Yours Faithfully

Sanjeev Kiran and Associates
Chartered Accountants FRN : 023011N

SANJEEV KIRAN & ASSOCIATES ★ DELHI ★ Chartered Accountants

(CA Kiran Dubey)_
Partner (M No : 066974)
UDIN : **23066974BGQEPN2949**

Place : Patna
Date : 15th October 2023

Ground Floor, Shyam Bhawan, S P sinha Path, East Boaring Canal Road, Patna 800 001
e-mail: kirandubey4@gmail.com,
Office : Patna & Delhi

पटना महानगर क्षेत्र प्राधिकार

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

सं0सं0:–PMAA/PRN/$\frac{LAKHANI\ BIGHA}{DANAPUR}$/G+3/75/2019 – 445 – पटना, दिनांक– 04.10.2021

प्रेषक,

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार पटना।

सेवा में,

श्री रोहित कुमार,
निदेशक–सनहित इन्फ्रा डेवलपर्स प्रा० लि०,
पिता–श्री राजेन्द्र प्रसाद,
कार्यालय पता–403, हिरा इन्कलेव,
जमाल रोड के सामने, डाकबंगला रोड,
जिला–पटना–800001

विषयः– प्लान केस संख्याः– PMAA/PRN/$\frac{LAKHANI\ BIGHA}{DANAPUR}$/G+3/75/2019 की स्वीकृति के संबंध में।

महाशय,

आपके आवेदन सं0:–PMAA/PRN/$\frac{LAKHANI\ BIGHA}{DANAPUR}$/G+3/75/2019 दिनांक–15.11.2019 के संदर्भ में श्री रोहित कुमार, निदेशक–सनहित इन्फ्रा डेवलपर्स प्रा० लि०, पिता–श्री राजेन्द्र प्रसाद, कार्यालय पता–403, हिरा इन्कलेव, जमाल रोड के सामने, डाकबंगला रोड, 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–लखनीबिघा, सर्वे थाना–दानापुर, थाना सं०–41, सर्वे प्लॉट सं०–1101(अंश), खाता सं०–40, में आवासीय भवन, (G + 3) दिनांक–16.09.2021 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 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 321.69 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 उत्तर तरफ सामने वर्तमान सर्वे सड़क 6.18मी० से 6.25मी० चौड़ी 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, 4/10/24
पटना महानगर क्षेत्र प्राधिकार।

Pc2/pmaa Dep/Re