

Quarterly Progress Report for quarter ending March (2023)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00008879 R-1397/2022	Name of Project/Phase of Registered Project	R.N.HEIGHTS
Name of Promoter	REAL GREEN HOMES PVT.LTD	Project Address	
Name of Co-promoter			
Project Registration is valid up to	30/06/2025		
Starting date of Project or Phase of the Project	20/05/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	MIXED DEVELOPMENT	
Period of validity of map by the Competent Authority	3.5 YEARS		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned partments B+G+7, G+1
B+G+7, G+1		3bhk	1041.00	1. Booked/ Alloted -12 2. Sold-00
		4 bhk	1272.00	
	1. 3 BHK	- 4 bhk	1263.00	
	2. Shop	- 3 bhk	1044.00	
	3. 4BHK	3bhk	956.00	
		Shop	200.00	

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
B+G+7,G+1	130	1. Booked/Allotted	-
		2. Sold	-
			12 00

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number _____ (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)	50%

3.	Podiums (if any)	NA
4.	Plinth	40%
5.	Stilt Floor	30%
6.	Slabs of Super Structure	20%
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%

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%	PUMP INSTALLED

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	-	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	NA	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking	YES	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	-	-	

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

VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)

(1)	(2)	(3)
1.	Project Account No.	9646071351
2.	Estimated Cost of the Project including land cost at the start of the Quarter	27 CR
3.	Amount received during the Quarter	3,02,07,298/-
4.	Actual Cost Incurred during the Quarter	2,87,80,264/-
5.	Net amount at end of the Quarter	41,84,559/-
6.	Total expenditure on Project till date	4,74,26,739/-
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)

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.

Real Green Homes Pvt. Ltd.

Rajiv Mayan.

Signature of Promoter MD

Name: RAJIV MAYAN

Date : 15/04/23

FORM-3 [see Regulation 3]

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY
FOR THE QUARTER ENDED 31ST MARCH 2023)

Cost of Real Estate Project Real Estate Regulatory Authority, Bihar Registration Number RERAP2311201700008-8

Sr.No.	Particulars	AMOUNT (RS) ESTIMATED/ INCURRED
i.	Land Cost :	
a	Acquisition Cost of Land lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	NIL
b	Amount of Premium payable to obtain CLU, FAR additional FAR and any other incentive from Local Authority or State Government or any Statutory Authority	
c	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	18,56,285/-
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 development of land owned by public authorities	
Sub-Total of Land Cost		18,56,285/-
ii.	Development Cost/ Cost of Construction :	
a	(i) Estimated Cost of Construction as certified by Engineer	27,00,00,000/-
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA <i>Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</i>	4,74,26,739/-
	(iii) On-site expenditure for development of entire project excluding cost of construction as per	
	(i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	
b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	
c	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	
Sub-Total of Development Cost		4,74,26,739/-



2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] if Estimated Columns	27,00,00,000/-
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	4,74,26,739/-
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. number 2 * Sr. number 5)	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	
8	Net Amount which can be withdrawn from the Designated Bank Account under the 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 Sachin Agrawal & Gupta
Chartered Accountants

Place : Patna
Date : 15th April, 2023

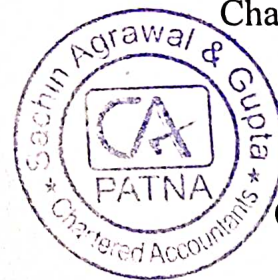


CA Mukesh Kumar
Partner
Membership No. 412369
UDIN:23412369BGRSUN1569

Sl No.	PARTICULARS: as on 31.03.2023	AMOUNT (RS)
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) (As per Revised Estimates by the Engineer)	27,00,00,000/-
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)	
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	
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 than 1, 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 Company M/S Realgreen Homes Pvt Ltd 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 Sachin Agrawal & Gupta
Chartered Accountants



CA Mukesh Kumar
Partner
Membership No. 412369

Place : Patna
Date : 15th April, 2023