

**M.I.HUSSAIN& CO**

**CHARTERED ACCOUNTANTS**

C/O - TALAT BANO, AMIR COTTAGE, RAMNA ROAD

PATNA - 800001 (BIHAR), Mob:8986271534

Email: caimamhussain2008@gmail.com

To,

VISION LAND PRIVATE LIMITED

CIN - U45201BR2008PTC013450

CHANDRA MAHAL COMPOUND JAGAT

NARAYAN ROAD KADAM KUAN, PATNA-800003

Bihar RERA Registration No.-BRERAP00209-1/252/R-414/2019 located at Jalalpur Aparna Colony, Patna.

Subject: Report on Statement of Accounts on project fund utilization and withdrawal by **VISION LAND PRIVATE LIMITED** for the period **01/04/2022 to 31/03/2023** with respect to Bihar RERA Registration No. - **BRERAP00209-1/252/R-414/2019**.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) Rules, 2017.
2. We have obtained all necessary information for the purpose of this certificate.
3. We hereby confirm that we have examined the books and documents, and the relevant records of **VISION LAND PRIVATE LIMITED** for the period **01/04/2022 to 31/03/2023** and hereby certify that:
  - i. **VISION LAND PRIVATE LIMITED** has completed **53.11%** of the projects titled **VISION GALAXY, POLARIS & TITANIUM**; Bihar RERA Registration No. BRERAP00209-1/252/R-414/2019 located at Jalalpur Aparna Colony, Patna.
  - ii. Amount collected during the period from **01/04/2022 to 31/03/2023** for this project Excluding GST is **₹25,83,941.00** and amounts collected till **31/03/2023** is **₹20,43,12,557.90**
  - iii. Amount withdrawn during the period from **01/04/2022 to 31/03/2023** for this project from **Bank** is **₹18,08,758.00** and withdrawn till **31/03/2023** is **₹14,30,18,789.00**
4. We certify that **VISION LAND PRIVATE LIMITED** has utilized the amounts collected for **VISION GALAXY, POLARIS & TITANIUM** projects and the developer has been operating from various RERA Current Account. It is important to note that we have not certified Estimated cost of the project.

Place: Patna  
Date: 09/01/2024



**For M. I. Hussain & Co.**  
Chartered Accountants  
FRN - 326811E

*Md. Imam Hussain*

CA. Mohammad Imam Hussain  
(Proprietor)  
M. No.- 066920

*SKL*

UDIN: 24066920BKDMU6269

**M.I.HUSSAIN & CO**

**CHARTERED ACCOUNTANTS**

C/O – TALAT BANO, AMIR COTTAGE, RAMNA ROAD, PATNA – 800001 (BIHAR)

**Fund Utilisation Certificate**

For the Financial Year 2022-23

**VISION LAND PRIVATE LIMITED**

CIN - U45201BR2008PTC013450

CHANDRA MAHAL COMPOUND, JAGAT NARAYAN ROAD

KADAM KUAN, PATNA-800003, BIHAR

**Project Name: - Vision Galaxy, Polaris, Titanium**

Jalalpur Aparna Colony, Patna

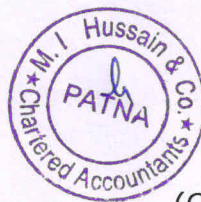
RERA REG NO - BRERAP00209-1/252/R-414/2019

Project Approval Period - 07/02/2019 To 31/12/2021

| Sl. No. | Particulars                                                       | Amount       |
|---------|-------------------------------------------------------------------|--------------|
|         |                                                                   | ₹            |
| 1       | Amount Collected from the Allottees during the year Excluding GST | 2,583,941.00 |
| 2       | Total Amount Withdrawn from Bank for this Project in FY 2022-23   | 1,808,758.00 |
| 3       | Expenditure Incurred For The Project For FY - 2022-23             | 8,004,351.88 |
| 4       | Percentage of Work Done Till 31-03-2023                           | 53.11%       |

The Certificate is being issued on the basis of Bank Statement and Books of Accounts maintained by the Developer. Percentage of Work Done has been calculated on the basis of Estimated cost as per RERA Application form. Cost of the project here means Cost of Developments only. The Company has been operating from Various RERA Current Account.

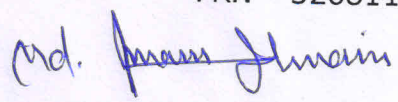
  
HARSH KUMAR SINGH  
Managing Director  
DIN - 00758759



**For M.I.Hussain & CO.**

Chartered Accountants

FRN - 326811E

  
(CA. Mohammad Imam Hussain)  
Proprietor  
M.No: 066920

Place: Patna  
Date:- 09/01/2024

UDIN: 24066920BKDM1U6269

**M.I.HUSSAIN & CO**

**CHARTERED ACCOUNTANTS**

C/O – TALAT BANO, AMIR COTTAGE, RAMNA ROAD, PATNA – 800001 (BIHAR)

**FORM-7**  
**[REGULATION-9]**

**Quarterly Progress Report for quarter ending March of 2023**

| <b>I. PARTICULARS OF PROJECT</b>                     |                                   |                 |                                   |
|------------------------------------------------------|-----------------------------------|-----------------|-----------------------------------|
| Project Registration Number                          | BRERAP00209-1/252/R-414/2019      | Name of Project | Vision Galaxy, Polaris & Titanium |
| Name of Promoter                                     | VISION LAND PRIVATE LIMITED       | Project Address | Jalalpur Aparna Colony, Patna     |
| Name of Co-promoter                                  | N/A                               |                 |                                   |
| Project Registration is valid up to                  | 31/12/2021                        |                 |                                   |
| Starting date of Project                             | 15/01/2012                        |                 |                                   |
| Type of Project                                      | Residential and commercial(Mixed) |                 |                                   |
| Period of validity of map by the Competent Authority |                                   |                 |                                   |

| <b>VIII. FINANCIAL PROGRESS OF THE PROJECT</b> |                                                                               |                  |
|------------------------------------------------|-------------------------------------------------------------------------------|------------------|
| S. No.                                         | Particulars                                                                   | Amount (In Rs.)  |
| 1.                                             | Project Account No. & Other Bank                                              | Various Accounts |
| 2.                                             | Estimated Cost of the Project including land cost at the start of the Quarter | 404,200,000.00   |
| 3.                                             | Amount received during the Quarter                                            | 525,000.00       |
| 4.                                             | Actual Cost Incurred during the Quarter                                       | 2,512,633.29     |
| 5.                                             | Net amount at end of the Quarter                                              | 1,283,179.32     |
| 6.                                             | Total expenditure on Project Till Date                                        | 214,690,244.97   |
| 7.                                             | Cumulative fund collected till the end of Quarter                             | 204,312,557.90   |
| 8.                                             | Cumulative expenditure done till the end of Quarter                           | 214,690,244.97   |

This is to Certify that details of Amount Received and Cost incurred on the Project during the quarter/period from 01.01.2023 To 31.03.2023 is on the basis of books of accounts maintained. The Company has three Projects registered under single RERA Registration number. We are issuing Certificate Combined for All Project. The Company has been operating from Various RERA Current Account. The Cash Balance is of Company as a whole and not of a Particular Project. Developer uses this Bank Accounts for Both types of Transaction i.e, Project Expenditure & Administrative Expenditure.



**HARSH KUMAR SINGH**  
Managing Director, DIN -00758759



**For M.I.Hussain & CO.**  
Chartered Accountants  
FRN – 326811E

  
(CA. Mohammad Imam Hussain)  
Proprietor  
M.No: 066920

Place: Patna  
Date:- 09/01/2024

UDIN: 24066920BKDMIV8700

## ANNEXURE-A

Quarterly Progress Report for quarter ending March of 2023 Year)

| I. PARTICULARS OF PROJECT                            |                                    |                                             |                                  |
|------------------------------------------------------|------------------------------------|---------------------------------------------|----------------------------------|
| Project Registration Number                          | BRERAP00209-1/252/R-414/2019       | Name of Project/Phase of Registered Project | Vision Galaxy, Polaris, Titanium |
| Name of Promoter                                     | VISION LAND PRIVATE LIMITED        | Project Address                             | JALALPUR APARNA COLONY, PATNA    |
| Name of Co-promoter                                  | N/A                                |                                             |                                  |
| Project Registration is valid up to                  | 31/12/2021                         |                                             |                                  |
| Starting date of Project or Phase of the Project     | 15/01/2012                         |                                             |                                  |
| Type of Project or Phase of the Project              | Residential and commercial (mixed) |                                             |                                  |
| Period of validity of map by the Competent Authority | 2016<br>To be revised              |                                             |                                  |

| II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS |                |    |             |                                       |                                                                                |
|-------------------------------------------------------|----------------|----|-------------|---------------------------------------|--------------------------------------------------------------------------------|
| Building/Block Number                                 | Apartment Type |    | Carpet Area | Total Number of sanctioned apartments | Total Number of Apartments -                                                   |
| VISION GALAXY                                         | 1. 2 BHK       | 73 | 4277.64     | FLAT - 265<br>SHOPS - 02              | 1. Booked/<br>Allotted - 40<br>2. Sold - 48<br>3. Handed over to landlord - 56 |
|                                                       | 2. 3 BHK, -    | 42 | 3375.32     |                                       |                                                                                |
| VISION POLARIS 'A'                                    | 3. 3 BHK       | 70 | 6071.93     |                                       |                                                                                |
| VISION POLARIS 'B'                                    | 4. 3 BHK       | 32 | 3055.70     |                                       |                                                                                |
| VISION GALAXY                                         | 5. SHOP -      | 02 | 61.26       |                                       |                                                                                |
| VISION TITANIUM                                       | 6. 3 BHK       | 48 | 4635.98     |                                       |                                                                                |

For VISION LAND PVT. LTD.

  
Director

| III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES |                         |                          |    |
|-------------------------------------------------------|-------------------------|--------------------------|----|
| Building / Block Number                               | Total Number of Garages | Total Number of Garages: |    |
|                                                       |                         | 1. Booked/Allotted       | 40 |
| OPEN PARKING                                          | 61                      | 2. Sold                  | 48 |
| COVERD PARKING                                        | 181                     | Handed over to landlord  |    |
|                                                       |                         |                          | 56 |

| IV. Construction Progress of the Project                                      |                                                                                                      |                                                                          |              |              |          |
|-------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------|--------------|----------|
| 1. Building / Wing / Layout Number _____ (To beaded for each Building / Wing) |                                                                                                      |                                                                          |              |              |          |
| S. No.<br>(1)                                                                 | Tasks / Activity<br>(2)                                                                              | Percentage of Actual Work Done<br>(As on date of the Certificate)<br>(3) |              |              |          |
|                                                                               |                                                                                                      | GALAXY                                                                   | POLARIS      |              | TITANIUM |
|                                                                               |                                                                                                      |                                                                          | BLOCK<br>'A' | BLOCK<br>'B' |          |
| 1.                                                                            | Excavation (if any)                                                                                  | 100%                                                                     | 100%         | 100%         | 100%     |
| 2.                                                                            | Basements (if any)                                                                                   | N.A                                                                      | N.A          | N.A          | N.A      |
| 3.                                                                            | Podiums (if any)                                                                                     | N.A                                                                      | N.A          | N.A          | N.A      |
| 4.                                                                            | Plinth                                                                                               | 100%                                                                     | 100%         | 100%         | 10%      |
| 5.                                                                            | Stilt Floor                                                                                          | N.A                                                                      | N.A          | N.A          | N.A      |
| 6.                                                                            | Slabs of Super Structure                                                                             | 100%                                                                     | 87%          | 72%          | 0%       |
| 7.                                                                            | Internal walls, Internal Plaster,<br>Floorings, Doors and Windows within<br>Flats /Premises.         | 100%                                                                     | 75%          | 20%          | 0%       |
| 8.                                                                            | Sanitary Fittings within the<br>Flat/Premises, Electrical Fittingswithin<br>the Flat/Premises        | 92%                                                                      | 55%          | 10%          | 0%       |
| 9.                                                                            | Staircases, Lifts Wells and Lobbies at<br>each Floor level, Overhead and<br>Underground Water Tanks. | 96%                                                                      | 57%          | 30%          | 0%       |

For VISION LAND PVT. LTD.

*[Signature]*  
Director

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                               |      |     |     |    |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|-----|----|
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                                                                                                                                                            | 100% | 55% | 10% | 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.<br><br>Any other activities. | 95%  | 22% | 20% | 0% |
|     | Average percentage of work done                                                                                                                                                                                                                                                                                                                                                                                                               | 96%  | 76% | 36% | 2% |

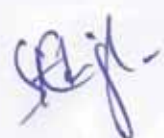
| V. Amenities and Common Area and External Infrastructure Development Works) |                                            |                   |                                                                |            |            |    |         |
|-----------------------------------------------------------------------------|--------------------------------------------|-------------------|----------------------------------------------------------------|------------|------------|----|---------|
| 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)     |
|                                                                             |                                            |                   | GALA XY                                                        | POLARIS    | TITA NIUM  |    |         |
|                                                                             |                                            |                   |                                                                | BLO CK 'A' | BLO CK 'B' |    |         |
| 1.                                                                          | Internal Roads & Footpaths                 | NO                | 92%                                                            | 55%        | 50%        | 0% |         |
| 2.                                                                          | Water Supply                               | YES               | 100%                                                           | 30%        | 20%        | 0% |         |
| 3.                                                                          | Sewerage (Chamber, Line, Septic Tank, STP) | YES               | 90%                                                            | 28%        | 25%        | 0% |         |

For VISION LAND PVT. LTD.

*(Signature)*

|     |                                                       |     |      |     |     |    |  |
|-----|-------------------------------------------------------|-----|------|-----|-----|----|--|
| 4.  | Storm Water Drains                                    | YES | 100% | 0%  | 0%  | 0% |  |
| 5.  | Landscaping & Tree Planting                           | YES | 100% | 65% | 55% | 0% |  |
| 6.  | Street Lighting                                       | YES | 100% | 30% | 20% | 0% |  |
| 7.  | Community Buildings                                   | YES | 100% | N.A | N.A | 0% |  |
| 8.  | Treatment and Disposal of Sewage and Sullage Water    | YES | N.A  | N.A | N.A | 0% |  |
| 9.  | Solid Waste Management & Disposal                     | YES | N.A  | N.A | N.A | 0% |  |
| 10. | Water Conservation / Rain Water Harvesting            | YES | N.A  | N.A | N.A | 0% |  |
| 11. | Energy Management                                     | YES | 100% | 0%  | 0%  | 0% |  |
| 12. | Fire Protection and Fire Safety Requirements          | YES | 100% | 0%  | 0%  | 0% |  |
| 13. | Closed Parking                                        | YES | 90%  | 82% | 80% | 0% |  |
| 14. | Open Parking                                          | YES | 100% | 82% | 80% | 0% |  |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | YES | 100% | 40% | 40% | 0% |  |
| 16. | Others (Option to Add More)                           |     |      |     |     |    |  |
|     | <b>Average percentage of work done</b>                |     | 96%  | 75% | 37% | 0% |  |

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



| VIII. FINANCIAL PROGRESS OF THE PROJECT |                                                                               |                  |
|-----------------------------------------|-------------------------------------------------------------------------------|------------------|
| S. No.                                  | Particulars                                                                   | Amount (In Rs.)  |
| 1.                                      | Project Account No. & Other Bank                                              | Various Accounts |
| 2.                                      | Estimated Cost of the Project including land cost at the start of the Quarter | 404,200,000.00   |
| 3.                                      | Amount received during the Quarter                                            | 525,000.00       |
| 4.                                      | Actual Cost Incurred during the Quarter                                       | 2,512,633.29     |
| 5.                                      | Net amount at end of the Quarter                                              | 1,283,179.32     |
| 6.                                      | Total expenditure on Project Till Date                                        | 214,690,244.97   |
| 7.                                      | Cumulative fund collected till the end of Quarter                             | 204,312,557.90   |
| 8.                                      | Cumulative expenditure done till the end of Quarter                           | 214,690,244.97   |

| IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED |             |                 |
|--------------------------------------------------|-------------|-----------------|
| S. No.                                           | Particulars | Amount (In Rs.) |
|                                                  |             |                 |
|                                                  |             |                 |

| X. MISCELLANEOUS                                    |                    |  |
|-----------------------------------------------------|--------------------|--|
| <b>A List of Legal Cases (if any)</b>               |                    |  |
| 1.                                                  | Case No.           |  |
| 2.                                                  | Name of Parties    |  |
| <b>B Sale/Agreement for Sale during the Quarter</b> |                    |  |
| 1.                                                  | Sale Deed          |  |
| 2.                                                  | Agreement for Sale |  |

| XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART |                                                                            |  |
|---------------------------------------------------|----------------------------------------------------------------------------|--|
|                                                   | Weather the project in progress is as per time schedule or lagging behind? |  |

**Undertaking:**

I 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 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.

Place: Patna

HARSH KUMAR SINGH

Date: - 09/01/2024

Managing Director, DIN -00758759