FORM-7

[REGULATION-9]

Quarterly progress report for quarter ending 31 December of 2023 (year)

I. PARTICULARSOFPROJECT			
Project Registration Number	BRERAP95525-3/90/R-1398/2022	Name of Project/Phase Of Registered Project	SAI KIRAN ENCLAVE
Name of Promoter	SAI ASHIRWAD CONSTRUCTION PRIVATE LIMITED	Project Address	RANIPUR CHAK MILKI, POLICE STATION BYPASS, PATNA
Name of Co-promoter			
Project Registration is valid up to	15/05/26		
Starting date of Projector Phase of the Project	10/05/2022		
Type of Projector Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4c,Plotted project	RESIDENTIAL	
Period of validity of map by the Competent Authority			

II. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments-
	1. 1BHK - 2. 2BHK,- 3. 3BHK - 4. Shop - 5. Bungalow- 6. Plot etc. -		FLATS-34 3BHK SHOP- 06	1. Booked/ Allotted-09 2. Sold -

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	06
BLOCK NO - 01	34	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				
2.	Fire N.O.C.				

Sai Ashirwad Construction Private Limited
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3.	Water Supply Permission				
4.	NOC from Airport Authority Of India				
5.	Other Approval(s),if any, Required for the Project.				

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No._____(To beaded fo reach 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)	100%
3.	Podiums(if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	70%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows with in Flats/Premises.	0
8.	SanitaryFittingswithintheFlat/ Premises,ElectricalFittingswith intheFlat/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 water proofing of the Building/Wing.	0
11.	InstallationofLifts,waterpumps, FireFightingFittingsandEquipm entasperCFONOC,Electricalfittin gs, Mechanical Equipment, compliance to conditions of environment/CRZNOC, Finishing to entrance lobby/ s,plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0
	Requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0

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VI. AMENITIES ANDC OMMON 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 (SEPTIC TANK)	0	
4.	Storm Water Drains	YES	0	
5.	Landscaping & Tree Planting	YES	0	
6.	Street Lighting	NO	N/A	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management &Disposal	YES	0	
10.	Water Conservation / Rain Water Harvesting	YES	0	
11.	Energy Management	YES	0	
12.	Fire Protection and Fire Safety Requirements	YES	0	
13.	Closed Parking	YES	0	
14.	Open Parking	NO	0	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	
16.	Others (Option to Add More)			

VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGEOF ACTUALWORK DONE(As on date Of certificate)	Details
1.	Internal Roads and footpaths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			

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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. GEOTAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation (30-09-2023)	ATTACHED
	2.	Rear Elevation (30-0-2023)	ATTACHED
	3.	Side Elevation (30-09-2023)	ATTACHED
(B)		Photo graph of each floor	ATTACHED

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	**50200067850192**
2.	Estimated Cost of the Project including land cost at The star of the Project	
3.	Amount received during the Quarter	1180000/-
4.	Actual Cost Incurred during the Quarter	1769212/-
5.	Net amount at end of the Quarter	8246/-
6.	Total expenditure on Project **till date**	23338517/-
7.	Cumulative fund collected till the end of Quarter in question	17915821/-
8.	Cumulative expenditure done till the end of Quarter In question	23338517/-

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS	
A	List of Legal Cases(if any)

Sai Ashirwad Construction Private Limited Patna

1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale During the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	1. Mr. Alok Ranjan 2. Smt. Babita Kumari 3. Mr. Ranjit Kumar Singh 4. Mrs. Divya Kumari
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the projection progress is as per time schedule or lagging behind?		

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.

Signature of Promoter

Sai Ashirwad Construction Private Limited

Director

Sai Ashirwad Construction Private Limited Patna

Name: Mithilesh Kumar

Date:

AR. Umashankar Kumar
Registered Architect
Reg. No.-CA/2011/54023

FORM No. 1

[Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date 10/01/2024

To,

The **Sai ashirwad construction pvt ltd** (Name & Address of Promoter),
C/O-Rishu shree,Flat No-1B,1st floor, kamtaram sakhi enclave,
khagaul road,mithapur, Pin-800001

Subject: Certificate of Percentage of Work executed in the project **(SAI KIRAN ENCLAVE)** having **70%** No. of Building(s)/--**01**-- Wing(s) of the Phase **–N/A**---bearing the registration no. [Bihar RERA Registration Number]— **BRERAP95525-3/90/R-1398/2022** and being developed on the Plot bearing CS No.../khata no -**121** /Survey No...../ Plot No. **–91(P)**--demarcated by its boundaries (latitude and longitude of the end points) of the land— **25.5821N**-&-**85.2099E**---situated in – ....village -**RANIPUR CHAK MILKI** Block – **PATNASADER** division District- **PATNA** PIN-**800007** admeasuring-**1467.67**-- sq.mts., area being developed by the Promoter[Name] – **SAI ASHIRWAD CONSTRUCTION PVT LTD**.

Sir,

I/ We **AR. UMASHANKAR KUMAR** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the **70%** Building(s)- **01** Wing(s) of the **N/A** Phase of the Project, situated on the plot bearing C.S. no...../Survey No...../ Plot No. **91(P)** of Village-**RANIPUR CHAK MILKI** Block-**PATNASADER** division ..District- **PATNA** ...PIN-**800007** admeasuring-**1467.67** sq.mts.area being developed by [Promoter's Name]- **SAI ASHIRWAD CONSTRUCTION PVT LTD.**

1. Following technical professionals are appointed by Owner / Promoter: --
   (i) M/s/Shri/Smt. **AR. UMASHANKAR KUMAR** as L.S. / Architect;
   (ii) M/s /Shri / Smt. **SUSHIL KUMAR** as Structural Consultant
   (iii) M/s /Shri / Smt. **JITENDRA KUMAR** asMechanical/ Electrical/ Plumbing Consultant (MEP)
   (iv) M/s /Shri / Smt. **SUNIL 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- **BRERAP95525-3/90/R-1398/2022** under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

Building /Wing Number-**01** (to be prepared separately for each Building /Wing of theProject)

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	01 BASEMENT
3	Number of Podiums	N/A
4	Stilt Floor	100%
5	Number of Slabs of Super Structure	06

6	Internal Walls, Internal Plaster, Flooringswithin Flats/Premises, Doors and Windows to each of the Flat/Premises.	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with Waterproofing of the Building/Wing.	0
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 all other requirements as may be required to obtain Occupation/ Completion Certificate.	0

TABLE-B (N/A)

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.			
2	Water Supply			
3	Sewerage (chamber, lines, Septic Tank, STP)			
4	Storm Water Drains			
5	Landscaping & Tree Planting.			
6	Street Lighting			
7	Community Buildings			
8	Treatment and disposal of sewage and sullage water			
9	Solid Waste management & Disposal.			
10	Water conservation, Rain water harvesting.			
11	Energy management			
12	Fire protection and fire safety requirements			
13	Electrical meter room,			

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

Yours Faithfully,

AR. Umashankar Kumar
Registered Architect
Reg. No.-CA/2011/54023

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

(Registration No./License No .....)

FORM No. 2

[Regulation 3]

ENGINEER'S CERTIFICATE

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

Date10/01/2024

To,

The Sai ashirwad construction pvt ltd (Name & Address of Promoter),
C/O-Rishu shree,Flat No-1B,1st floor, kamtaram sakhi enclave,
khagaul road,mithapur, Pin-800001

Subject: Certificate of cost incurred for Development of [project Name]-SAI KIRAN ENCLAVE No. of Building(s)/--01-- Wing(s) of the Phase –N/A---bearing the registration no. [Bihar RERA Registration Number]—BRERAP95525-3/90/R-1398/2022 situated on the Plot bearing C.S No.../khata no -121/Survey No...../Thana no-20 / Tauzi no-.., Plot No. –91(P)---demarcated by its boundaries (latitude and longitude of the end points) of the land—25.5821N-&-85.2099 E village –RANIPUR CHAK MILKI Block – PATNASADAR...division PATNACITY ..... District- PATNA PIN-800007 admeasuring-1467.76-- sq.mts., area being developed by the Promoter[Name] –SAI ASHIRWAD CONSTRUCTION PVT LTD.

Sir,

I/ We VINAY KUMAR have undertaken assignment of certifying Cost for the subject Real ESTATE Project registered under RERA, Bihar of SAI KIRAN ENCLAVE Building(*s*)- 01 Wing(*s*) of the N/A Phase Situated on the plot bearing CTS. no...../Survey No...../ Plot No. 91(P)---of Village- RANIPUR CHAK MILKI Block- PATNACITY division District- PATNA PIN-800007 admeasuring-1467.76 sq.mts.area being developed by [Promoter's Name]- SAI ASHIRWAD CONSTRUCTION PVT LTD.

1. Following technical professionals are appointed by [Owner / Promoter]
   (i) M/s/Shri/Smt. AR. UMASHANKAR KUMAR as L.S. / Architect.
   (ii) M/s /Shri / Smt. SUSHIL KUMAR as Structural Consultant.
   (iii) M/s /Shri / Smt. JITENDRA KUMAR 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 the Schedule of rates (name of the schedule of Rates) Quantity Surveyor/BIHAR SCHEDULE OF RATE-2022 and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by VINAY KUMAR Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 11 cr.(Total of Table A and B). The estimatedTotal Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the PATNA METROPOLITAN AREA AUTHORITY being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 23338517/-(Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from PATNA METROPOLITAN AREA AUTHORITY (planning Authority) is estimated at Rs. __ (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completedon the date of this certificate is as given in Table A and B below:

TABLE A

Building /Wing bearing Number 01 or called SAI KIRAN ENCLAVE

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27-05-2022 date of Registration is	Rs. 11,00,00,000/-
2	Cost incurred as on 31-12-2024 (Based on the Estimated cost)	Rs. 2,33,38,517/-
3	Work done in Percentage (As Percentage of the estimated cost)	70 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,66,61,483/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. N/A

TABLE B

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____date of Registration is	Rs. _____

2	Cost incurred as on _____ (Based on the Estimated cost).	Rs. _____
3	Work done in Percentage (As Percentage of the estimated cost).	_____%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. _____
5	Cost Incurred on Additional /Extra Items as on_____not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,
Signature of Engineer (License No.....)

SOURAV KUMAR
Registration No.
BR/UDHD/SE/23-0111
UDHD, Govt. of Bihar

FORM No. 3

[Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project **SAI KIRAN ENCLAVE**

Bihar RERA Registration Number: BRERAP95525-3/90/R-1398/2022

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, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority. b. 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 whatsoever payable to any authorities towards and in project of rehabilitation.	100000.00
	Sub-Total of Land Cost	100000.00

Sr. No.	Particulars	Amount (₹) Estimated Incurred
Ii	**Development Cost/ Cost of Construction:**	
	a. (i) Estimated Cost of Construction as certified by Engineer.	110000000.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	21584039.00
	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 and equipments including its hire and maintenance costs, consumable etc.	674492.00
	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.	1079986.00
	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	**23338517.00**
2	Total Estimated Cost of the Real Estate Project [(I(i) + I(ii)] of Estimated Column.	110000000.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	23338517.00
4	% Completion of Construction Work (As per Project Architect's Certificate)	70%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	21.22%
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	23338517.00
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	18158574.00
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.	5179943.00

Yours Faithfully,

Signature of Chartered Accountant (Membership

(Membership Number : 537901)

Name AVINASH KUMAR .

(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)	110000000.00
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)	39266165.00
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1655.35 sq.mtrs.
	(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	252904000.00
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	292170165.00
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	70%

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,

KUMAR AVINASH & CO. FRN-020788C ICAI Chartered Accountants

Signature of Chartered Accountant (Membership

(Membership Number : 537901)

Name AVINASH KUMAR .