

## ANNEXURE-A

Quarterly Progress Report for quarter ending (Oct/Nov/Dec)Dec (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	Total Number of Apartments – 1. Booked/ Alloted -20 2. Sold-12
B+G+7, G+1	3bhk 4 bhk 1. 3 BHK - 4 bhk 2. Shop - 3 bhk 3 . 4BHK 3bhk Shop	1041.00 1272.00 1263.00 1044.00 956.00 200.00		

### III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted 2. Sold	20 - - 12
B+G+7,G+1	130		

### 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)	70%



3.	Podiums (if any)	0%
4.	Plinth	70%
5.	Stilt Floor	45%
6.	Slabs of Super Structure	35%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	15%
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	10%	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)	-	-	

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

<b>VII. Financial Progress of the Project</b>		
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	1,37,53,002/-
4.	Actual Cost Incurred during the Quarter	1,38,36,513/-
5.	Net amount at end of the Quarter	1,21,909.40
6.	Total expenditure on Project <b>till date</b>	10,55,06,872/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	NA

#### VIII. MISCELLANEOUS

<b>A</b>	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
<b>B</b>	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	5

#### 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.

*Latika Nayan*

Signature of Promoter **MD**

Name:

Date :



# Sachin Agrawal & Gupta.

CHARTERED ACCOUNTANTS

G-153/154, Khetan Super Market, Birla Mandir Road Patna – 800 004. 7488086993,9334992628(M)

## FORM-3 [see Regulation 3]

### (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY FOR THE QUARTER ENDED 31<sup>ST</sup> DECEMBER 2023)

Cost of Real Estate Project Real Estate Regulatory Authority, Bihar Registration Number BRERAP00008-8/79/R-1397/2022

Sr.No.		Particulars	AMOUNT (RS) ESTIMATED/ INCURRED
1.	i.	<b>Land Cost :</b>	
	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	
<b>Sub-Total of Land Cost</b>			18,56,285/-
	ii.	<b>Development Cost/ Cost of Construction :</b>	
	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 <b>Note : ( for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>	10,55,06,872/-
		(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 ;	
<b>Sub-Total of Development Cost</b>			10,55,06,872/-

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	10,55,06,872/-
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[Real Green Homes Pvt Ltd- Project (R.N Heights)] 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



Date : 10<sup>th</sup> January , 2024  
Place : Patna

CA Mukesh Kumar  
Partner  
Membership No. 412369  
UDIN: 24412369BKAEIE8444

**(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)**

<b>Sl No.</b>	<b>PARTICULARS: as on 31.12.2023</b>	<b>AMOUNT (RS)</b>
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



Place : Patna  
Date : 10<sup>th</sup> January , 2024

CA Mukesh Kumar  
Partner  
Membership No. 412369

## ARCHITECTS CERTIFICATE

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

Date-31/03/2023

To,

M/s REAL GREEN HOMES PVT .LTD

2<sup>ND</sup> FLOOR , BINDESHWARI CHANDRA PALZA

S.K.PURI , PATNA -800001

**Subject :** Certificate of Percentage of Work executed in the project

Having building bearing the registration no .**BRERAP00008-8/79/R-1397/2022** and being developed on the plot bearing Khata no **177** And Plot no **542,549** Situated in In front of Pillor no .242 , Near Patliputra Railway Station , Patna.

Sir,

I/ We Mr. Uma Shankar have undertaken assignment as Architect of certifying Percentage of execution of Work of 1 Building of R.N. Heights being developed on Khata No **177** Plot No **542,549**

Admeasuring **5631.13** sq.mts area being developed by M/s REAL GREEN HOMES PVT.LTD .

1. Following technical professionals are appointed by Promoter :-

- (i) M/s Uma Shankar as Architect.
- (ii) SUSIL KUMAR
- (iii) JITENDRA KUMAR
- (iv) BIPIN BIHARI as a Site Supervisor

Based on site Inspection , with respect to each of the Building/ Wing of the aforesaid Real Estate the building / Wing of the Real Estate Project as registered vide number **BRERAP00008-8/79/R-1397/2022** 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 1

Sr.No	Tasks/ Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	60 % AND 20%
3	Number of Podiums	N/A
4	Stilt Floor	10%
5	Number of Slabs of Super Structure	18%
6	Internal Walls , Internal Plaster , Flooring within Flats/ Premises, Doors and Windows to each of the Flat/ Premises	0%
7	Sanitary Fitting within the Flat/ Premises. Electrical Fitting within the Flat/Premises	0%
8	Staircases , Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts. Overhead and Underground Water Tanks	1%
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 , electromechanical equipment. Compliance to conditions of environment/CRZ NOC finishing to required entrance lobby/s plinth protection, paving of areas appurtenant to Building/ Wing. Compound Wall and allother requirements as may be required to obtain Occupation Certificate	0%

**TABLE-B**

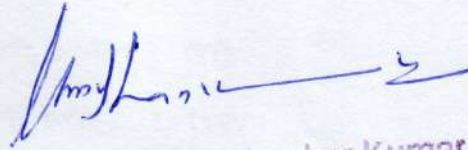
Internal and External Development Works in respect of the entire Registered Phase.

Sr.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths.	YES	0%	
2	Water Supply	YES	10%	
3	Sewerage (chamber, lines, Septic Tank , STP)	YES	0%	
4	Strom Water Drains	YES	0%	
5	Landscaping & Tree Planting	YES	0%	
6	Street Light	YES	0%	
7	Community Buildings	NA	NA	
8	Treatment and disposal of sewage and sullage water	NA	NA	
9	Solid Waste management & disposal	N/A	N/A	
10	Water Conservation , Rain water	YES	0%	



	harvesting			
11	Energy management	YES	0%	
12	Fire protection and fire safety requirements	YES	0%	
13	Electrical meter rooms ,sub-station receiving station	YES	0%	
14	Other (Option to Add more).			

Yours Faithfully ,



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

Signature & Name Arch (Registration No./ License no)



## ARCHITECTS CERTIFICATE

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

Date-31/12/2023

To,

M/s REAL GREEN HOMES PVT .LTD

2<sup>ND</sup> FLOOR , BINDESHWARI CHANDRA PALZA

S.K.PURI , PATNA -800001

**Subject :** Certificate of Percentage of Work executed in the project

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- Following technical professionals are appointed by Promoter :-

(i) M/s Uma Shankar as Architect.

(ii) SUSIL KUMAR

(iii) JITENDRA KUMAR

**TABLE-A**

Building/Wing Number 1

Sr.No	Tasks/ Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	90 % AND 60%
3	Number of Podiums	N/A
4	Stilt Floor	60%
5	Number of Slabs of Super Structure	40%
6	Internal Walls , Internal Plaster , Flooring within Flats/ Premises, Doors and Windows to each of the Flat/ Premises	0%
7	Sanitary Fitting within the Flat/ Premises. Electrical Fitting within the Flat/Premises	0%
8	Staircases , Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts. Overhead and Underground Water Tanks	1%
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 , electromechanical equipment. Compliance to conditions of environment/CRZ NOC finishing to required entrance lobby/s plinth protection, paving of areas appurtenant to Building/ Wing. Compound Wall and allother requirements as may be required to obtain Occupation Certificate	0%

**TABLE-B**

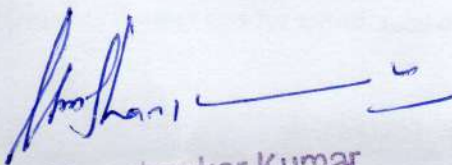
Internal and External Development Works in respect of the entire Registered Phase.

Sr.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths.	YES	0%	
2	Water Supply	YES	15%	
3	Sewerage (chamber, lines, Septic Tank , STP)	YES	0%	
4	Strom Water Drains	YES	0%	
5	Landscaping & Tree Planting	YES	0%	
6	Street Light	YES	0%	
7	Community Buildings	N/A	N/A	
8	Treatment and disposal of sewage and sullage water	N/A	N/A	
9	Solid Waste management & disposal	N/A	N/A	
10	Water Conservation , Rain water	YES	0%	



	harvesting			
11	Energy management	YES	0%	
12	Fire protection and fire safety requirements	YES	0%	
13	Electrical meter rooms ,sub-station receiving station	YES	0%	
14	Other (Option to Add more).			

Yours Faithfully ,

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

Signature & Name Arch (Registration No./ License no)