

ANNEXURE-A

Quarterly Progress Report for quarter ending December of 2022 (Year)

01/10/23 To, 31/12/23

I. PARTICULARS OF PROJECT

Project Registration Number	DRERA P000	Name of Project/Phase of Registered Project	DAMAS KUNWAR EMPIRE
Name of Promoter	DAMAS-HOMES CREATION PVT. LTD.	Project Address	RAHI KOTHI CHARITRAWAN
Name of Co-promoter			
Project Registration is valid up to	20/08/2023		BUXAR, PLOT NO. 176
Starting date of Project or Phase of the Project	05/05/2020		KHATA NO-59 THANA NO 427, MAUSA-BUXAR
Type of Project or Phase of the Project	1. Residential ☒ 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	COMMERCIAL	
Period of validity of map by the Competent Authority			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS (Promoter Share Only)

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned Flat	Total Number of Apartments -
	1. 1 BHK -			
	2. 2 BHK, -			
	3. 3 BHK -			
	4. Shop -	Shop	Shop-20	1. Booked/ Shop-06
	5. Bungalow -		Food court-03	Allotted -
	6. Plot etc. -		Restaurant-02	Foodcourt-02
			Anchor shop	2. Sold - Nil
			50%	

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	-

IV. Construction Progress of the Project

1. Building / Wing / Layout Number _____ (To be added 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)	100%
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	95%
6.	Slabs of Super Structure	90%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	70%
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.	95%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	65%
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
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(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	yes	0%	
2.	Water Supply	yes-	60%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	yes-	20%	
4.	Storm Water Drains	yes-	0%	
5.	Landscaping & Tree Planting	yes-	0%	
6.	Street Lighting	yes-	0%	
7.	Community Buildings	No	-	
8.	Treatment and Disposal of Sewage and Sullage Water	yes-	0%	
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	-	
15.	Electrical Meter Room, Sub-Station, Receiving Station	yes-	0%	
16.	Others (Option to Add More)	yes-	-	

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

VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	3724020000276
2.	Estimated Cost of the Project including land cost at the start of the Quarter	216000000 = 0
3.	Amount received during the Quarter	435000 = 00
4.	Actual Cost Incurred during the Quarter	415966 = 00
5.	Net amount at end of the Quarter	19034 = 00
6.	Total expenditure on Project till date	27123942 = 0
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	0.00
1.	Sale Deed	0.00
2.	Agreement for Sale	0.00

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.

DAMAS HOMES CREATION PVT. LTD.
Mukul Kumar
Director

Signature of Promoter

Name:

Date :

**CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF
MONEY)**

Cost of Real Estate Project Dumas Kunwar Empire

Bihar RERA Registration Number BRERAP000425-1/1075/R946/2020

Sr.No.	Particulars	Amount () Estimated Incurred
1.i	<p>Land Cost:</p> <p>a. Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.</p> <p>b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and Authority or State Government or any Statutory Authority.</p> <p>c. Acquisition cost of TDR (if any)</p> <p>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</p> <p>e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.</p> <p>f. Under Rehabilitation Scheme:</p> <p>(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.</p> <p>(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the C.A.</p> <p>Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).</p> <p>(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</p>	



4.	% Completion of Construction Work (As per project Architect's Certificate)	60%
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %) 21600000 I.J.	32400000=0
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.	27123942=0
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.	27123942=0

Yours Faithfully,

Signature of Chartered Accountant (Membership

Number.....)

Name

CA- Ram Shankar

(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)	188876058=0
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)	11928625=0
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	21764 5914.
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	216000000=0
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 [Promoter's Name] and is based on the records and documents provided before me and explanations provided to me by the management of the Company.



Yours Faithfully,

Accountant,
(Membership Number 421258)
Name CA- Ran Shankar,

Annexure A
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq. mts)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1.	F03	451 sqft.	Rs 5457100.00	15,00710.00	3956390.00
2.	G-01	436 sqft.	Rs 239800.00	Rs 650000.00	1748000.00
2.	Fe-01	426 sqft.	Rs 2343000.00	Rs 965285.00	Rs 1377715.00
4.	Fe-02	462 sqft.	Rs 2541000.00	Rs 1500000.00	1041000.00
5.	G-04	597 sqft.	Rs 3283500.00	1700000.00	1583500.00
6.	G-03	451 sqft.	Rs 2480500.00	2000000.00	480500.00
7.	G-05	573 sqft.	Rs 3151500.00	1150000.00	2001500.00
8.	G-02	436 sqft.	Rs 2398000.00	2000000.00	2198000.00

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises Rs. _____ per sq.mts.

Sr. No.	Flat No.	Carpet Area (In sq.mts.)	Unit Consideration as per Read Reckoner
	Total unsold	21764 sqft.	Rs - 119702000.00

FORM NO. 2
[See Regulation 1]

ENGINEER'S CERTIFICATE

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

Date: _____

To,

The Managing Director (Name & Address of Promoter),
Damas Homes Creation Pvt. Ltd.

Patna, Bihar

Subject: Certificate of Cost Incurred for Development of [Project

Name] Damas Kumar Empire Construction of

01 building(s)/ 001 Wing(s) of the _____ Phase (Bihar

RERA Registration Number) situated on the plot bearing C.S.No. 176 Khata

No. 788497/Survey no. 176...../Thana No. 238...../Tauzi No. Bihar

Plot No. 176 demarcated by its boundaries (latitude and longitude 25-56'45"-58" 83-76'56"-54"

of the end points) _____ Village _____ Block Buxar

Division Buxar District Buxar PIN 822101

Admeasuring 3478.71 sq.mts. area being developed by

[Promoter] Damas Homes Creation Pvt. Ltd.

Ref: Bihar RERA Registration Number BRERAPO00425-1/1025/R-946/2020

Sir,

I, We Shyam Prasad have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Building(s)/ one Wing(s) of the one Phase situated on the plot bearing/ CTS No. /Survey No./ Plot No. 176 of Village Buxar Block Buxar Division Buxar District Buxar PIN 822101 admeasuring 3478.71 sq.mts. area being developed by [Owner /Promoter] Damas Homes Creation Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
- (i) M/s /Shri/Smt. Shyam Prasad as L.S. / Architect;
 - (ii) M/s /Shri/Smt. Sudha Technical Consultant as Structural Consultant
 - (iii) M/s /Shri/Smt. DNP Associates as MEP Consultant
 - (iv) M/s /Shri/Smt. _____ 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) C.P.W.D. 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 _____ Quality Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour 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. 216000000/- (Total of Table A and B). The estimated Total 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 _____ being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 21 (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 _____ (planning Authority) is estimated at Rs. 216000000/- (Total of Table A and B).
6. 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

Building/Wing bearing Number _____ or called _____
(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 <u>05/05/2020</u> date of Registration is	Rs. <u>216000000/-</u>
2.	Cost incurred as on <u>31/12/2023</u> (Based on the Estimated cost)	Rs. <u>27123942/-</u>
3.	Work done in Percentage (As Percentage of the estimated cost)	<u>70/.</u> %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>188876058/-</u>
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>NA</u>

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 <u>05/05/2020</u> date of Registration is	Rs. <u>216000000/-</u>
2.	Cost incurred as on <u>31/12/2023</u> (Based on the Estimated cost).	Rs. <u>27123942/-</u>
3.	Work done in Percentage (As Percentage of the estimated cost).	<u>75/.</u> %

4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 188876058/-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. NA

Yours Faithfully,

Signature of Engineer. (License No. 5-2-346070)

*Note :

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A
List of Extra/Additional Items executed with cost
(Which were not Part of the original Estimate of Total Cost)

FORM No. 1

[See 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 :11.01.2024

To,

The MANAGING DIRECTOR
DAMAS HOMES CREATION PVT.LTD
PATNA.

Subject: Certificate of Percentage of Work executed in the project having ONE No. of Building(s)/ONE Wing(s) of the Phase ONE .bearing the registration no[BRERAP000425-1/1075/R-946/2020]and being developed on the Plot bearing CS No: 176,khata no: 72&427./Survey No- Plot No:176 demarcated by its boundaries (latitude:25-56'95.58".longitude:83-96'86.54") of the land-. -situated in village:BUXAR QUILLA Block:BUXAR.division: BUXAR. District: BUXAR, PIN:802101 admeasuring :3478.71sq.mts., area being developed by the Promoter[Name]:DAMAS HOMES CREATION PVT.LTD

Sir,

I, SHYAM PRASAD ,have undertaken assignment as Architect /Licensed-Surveyor of certifying Percentage of execution of Work of the DAMAS KUNWAR EMPIRE Building(s)/.ONE Wing(s) of theFIRSTPhase of the Project,situated on the plot bearing C.S. no:176/Survey No:176./ Plot No. 176 of Village:BUXAR QUILLA,Block:BUXAR.division: BUXAR. District: BUXAR,PIN:802101 admeasuring :3478.71 sq.mts., area being developed by the Promoter[Name]:DAMAS HOMES CREATION PVT.LTD.

1. Following technical professionals are appointed by Owner / Promoter: —
- (i) Shri .SHYAM PRASAD .as L.S. / Architect;
 - (ii) M/s SUDHA TECHNICAL CONSULTANTS as Structural Consultant
 - (iii) M/s DVP ASSOCIATES as Mechanical/Electrical/Plumbing Consultant (MEP)
 - (iv) Shri BED PRAKASH 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[BRERAP000425-1/1075/R-946/2020] 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 SINGLE (To be prepared separately for each Building /Wing of the Project)

Sr.No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	100% (2)
3	Number of Podiums	NIL
4	Stilt Floor	GROUND FLOOR
5	Number of Slabs of Super Structure	5 SLABS (65%)
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows for each of the Flat/Premises.	12%
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.	65%
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/CIRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/Completion 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 & Foot-paths.	YES	0%	
2	Water Supply	YES	10%	DEEP TUBE WELL.
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	NIL	NIL	
8	Treatment and disposal of sewage and sullage water	YES	0%	
9	Solid Waste management & Disposal.	NO	0%	
10	Water conservation, Rain water harvesting.	YES	0%	
11	Energy management	NIL	NIL	
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,



Signature & Name : SHYAM PRASAD
Architect (Registration No./License No: COA/96/19721.)

Shyam Prasad
COA/96/19721