SAMEER INFRA
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FORM-7

[REGULATION-9]

Quarterly progress report for quarter ending DECEMBER of 2023

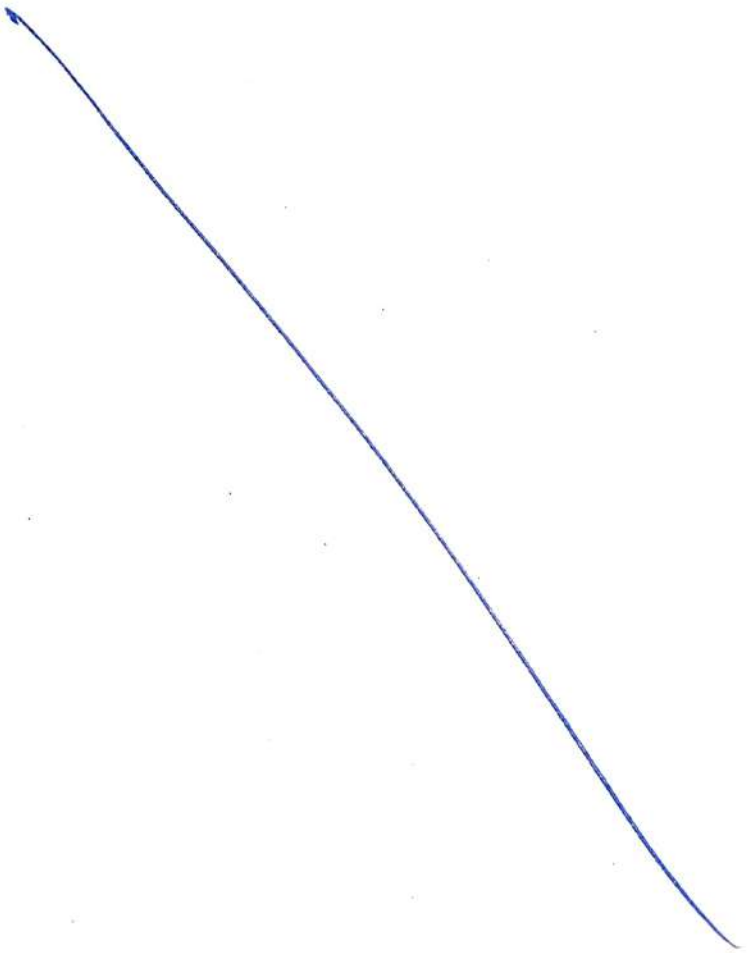
I.PARTICULARSOFPROJECT			
Project Registration Number	BRERAP00304-1/232/R-405/2019	Name of Project/Phase of Registered Project	The Sun Shine City
Name of Promoter	Sameer Infra Projects Pvt Ltd	Project Address	Parsa Sampatchak Road (Khesra/Plot No.670,Khata No.145 Thana No.84,Mauza-Akbarpur Chatna Tola Jhai Chak), Phulwarishari f,Dist-Patna
Name of Co-promoter			
Project Registration is valid upto	31/12/2022		
Starting date of Project or Phase of the Project	31-03-2017		
Type of Project or Phase of the Project	1. Residential		
Period of validity of map by the Competent Authority			

For SAMEER INFRA PROJECTS (P) LTD

Managing Director

Sameer Infra Projects Pvt. Ltd.
2nd Floor, SBI Building, Kankarbagh Main Road,
Near Bikaner Sweets, Patna - 800 020.
Mob No. : 9297777611, 9297777615
sameerinfra001@gmail.com

II. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS					
Building/Block Number	Flat Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Flats–
	1. 1BHK - 2. 2BHK, - 3. 3BHK -	30 132 144			1. Booked/ Allotted- 00 2. Sold -04 3. Cancelled-00



For SAINEER INFRA PROJECTS (P) LTD

Managing Directo

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK-D (304,103,505,607)		1. Booked/Allotted -00 2. Sold -04 3. Cancelled -00	

IV. DETAILSOFBUILDINGAPPROVALS

(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.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

For SAMEER INFRA PROJECTS (P) LTD

Managing Director

V. Construction Progress of the Project (BLOCK A)		
1. PlanCaseNo.105/15/RESI/G+6/PAT dated 15-01-2015(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)	N.A.
3.	Podiums(if any)	N,A.
4.	Plinth	100%
5.	Stilt Floor	50%
6.	Slabs of Super Structure	25%
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	NO WORK
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	NO WORK
9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NO WORK
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	NO WORK
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical	100% Whole Compound Boundary Work Completed Lift, Water Pump, Fire fighting Fittings, Electricity Fitting, Lobby, Entrance – Block D- 100%

For SAMEER INFRA PROJECTS (P) LTD

Managing Director

	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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

V. Construction Progress of the Project (BLOCK B)		
1. PlanCaseNo.105/15/RESI/G+6/PAT dated 15-01-2015(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)	0%
2.	Basements(If any)	N.A.
3.	Podiums(if any)	N.A.
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	0%

For SAMEER INFRA PROJECTS (P) LTD

Managing Director

8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	0%
9.	Stair cases ,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.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical	100% Boundary Work

For SAMEER INFRA PROJECTS (P) LTD

Managing Director

	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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

V. Construction Progress of the Project (BLOCK C)

1. PlanCaseNo.105/15/RESI/G+6/PAT dated 15-01-2015(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)	N.A.
3.	Podiums(if any)	N.A.
4.	Plinth	100%
5.	Stilt Floor	50%
6.	Slabs of Super Structure	NO WORK
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	NO WORK

For SAMEER INFRA PROJECTS (P) LTD

Managing Director

8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	NO WORK
9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NO WORK
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	NO WORK
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical	100% Boundary Work

For SAMEER INFRA PROJECTS (P) LTD

Managing Director

	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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

V. Construction Progress of the Project (BLOCK D)

1. PlanCaseNo.105/15/RESI/G+6/PAT dated 15-01-2015(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)	N.A.
3.	Podiums(if any)	N.A.
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	100%

For SAMEER INFRA PROJECTS (P) LTD

Managing Director

8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	100%
9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	100%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical	100% OF Block D Fitting 100% of Whole Compound Boundary Wall Work Complete

For SAMEER INFRA PROJECTS (P) LTD

Managing Director

	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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

V. Construction Progress of the Project (BLOCK E)

1. PlanCaseNo.105/15/RESI/G+6/PAT dated 15-01-2015(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)	0%
2.	Basements(If any)	N.A.
3.	Podiums(if any)	N.A.
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	0%

For SAMEER INFRA PROJECTS (P) LTD

Managing Director

8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	0%
9.	Stair cases ,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.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical	100% Boundary Work

For SAMEER INFRA PROJECTS (P) LTD

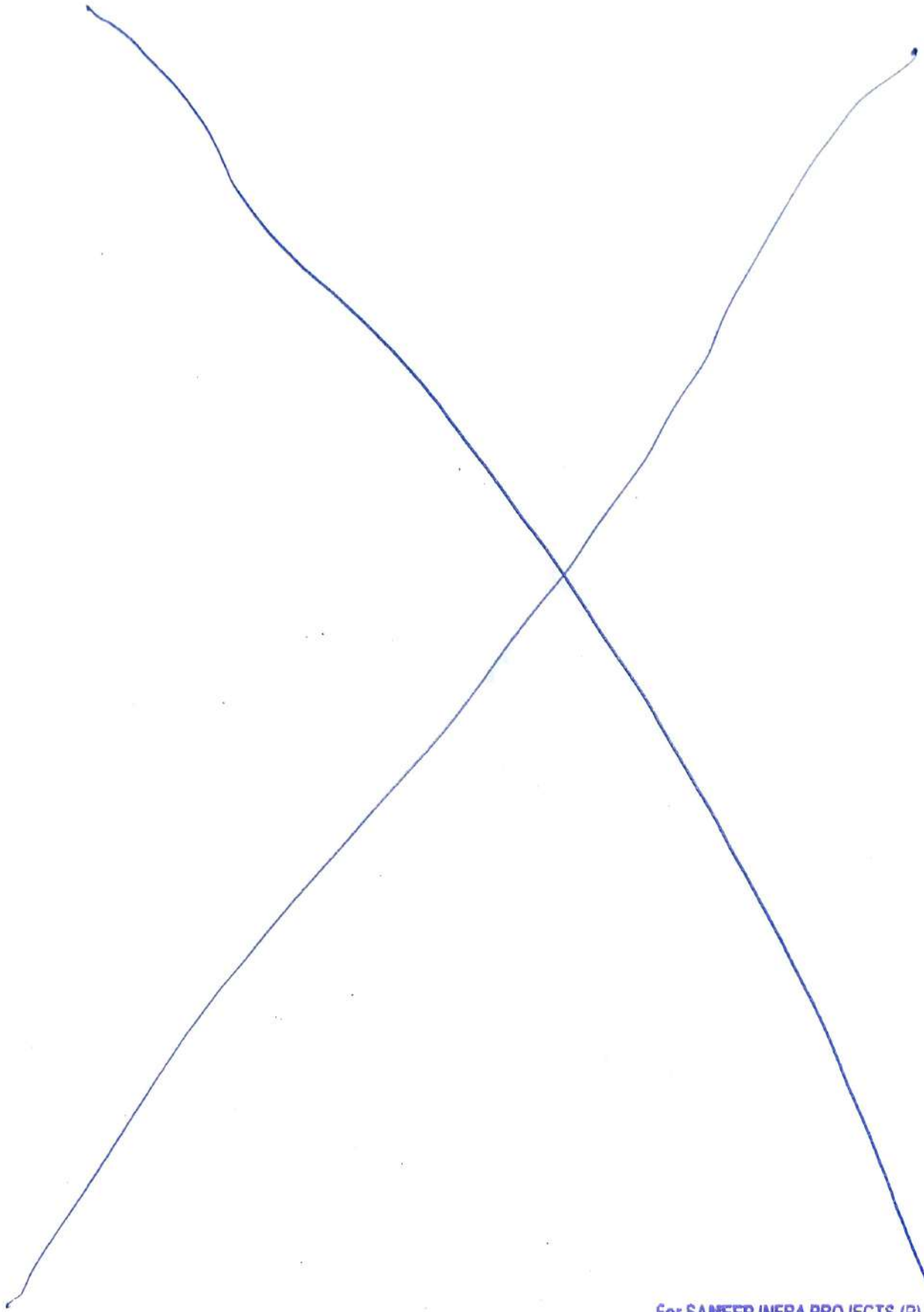
Managing Director

	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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

VI. Amenities and Common Area and External Infrastructure Development Works)				
S. No.	Common Areas and Facilities	Proposed(Yes/ No)	Percentage of actual Work Done(Asondate of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads &Footpaths	YES	50%	
2.	Water Supply	YES	20%	
3.	Sewerage(Chamber, Line ,Septic Tank ,STP)	YES	20%	
4.	Storm Water Drains	N.A.	N.A.	
5.	Landscaping & Tree Planting	YES	50%	

For SAMEER INFRA PROJECTS

6.	Street Lighting	YES	60%	



For SAMEER INFRA PROJECTS (P) LTD

Managing Director

7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management& Disposal	NO		
10.	Water Conservation/Rain Water Harvesting	NO		
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	20%	
13.	Closed Parking	YES	30%	
14.	Open Parking	N.A.		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	20%	Block D-100%
16.	Others(Option to Add More)	YES	Transformer Installation/ Electrical Line to Block D-100%	

VIAEXTERNALANDINTERNALDEVELOPMENTWORKSINCASEOFPLOTTEDDEVELOPMENT

		PROPOSED YES/NO.	**PERCENTAGE OFACTUALWORK DONE(As on date of certificate)**	**Details**
1.	InternalRoadsandfootpaths	YES		

For SAMEER INFRA PROJECTS (P) LTD

Managing Director

2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
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. GEOTAGGEDANDDATEPHOTOGRAPHOF(EACHBLOCK)OF THE PROJECT			
(A)	Sr.No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

For SAMEER INFRA PROJECTS (P) LTD

Managing Director

VIII. Financial Progress of the Project

S. No. (1)	Particulars (2)	Amount(InRs.) (3)	
1.	Project Account No.	2513314445	1020102000000967
2.	EstimatedCostoftheProjectincludingland costatthestartoftheProject		**Rs. 18,16,25,000.00**
3.	Amount received during the Quarter	**Rs. 23,68,690.00**	**Rs. 15,00,000.00**
4.	a.Actual Cost Incurred during the Quarter b.Refund booking Amount	**Rs. 18,89,184.00**	**Rs. 25,51,218.10**
5.	Net amount at end of the Quarter	**Rs. 422056.55**	**Rs.2081.30**
6.	Total expenditure on Project **till date**		**10,60,07,508.35**
7.	Cumulative fund collected till the end of Quarter in question		
8.	Cumulative expenditure done till the end of Quarter in question		

IX. Details of Mortgage or Charge if any created

For SAMEER INFRA PROJECTS (P) LTD

Managing Director

X.	**MISCELLANEOUS**	
A	List of Legal Cases(if any)	
1.	Case No.	
2.	Name of Parties	
B	Agreement for Sale During the Quarter- 0	
1.	Sale Deed	04 Flats
2.	Agreement for Sale	00
XI.	**PERCENTAGE OF WORKING ALONG WITH MILESTONE CHART**	
	Weather the project in 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 herefrom. I am/wear 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.

For SAMEER INFRA PROJECTS (P) LTD

Ravi Abhishek

Managing Director

Signature of Promoter

Name: **RAVI ABHISHEK**

Date: 12/01/2024

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)

To,
The DIRECTOR,(Name & Address of Promoter),
SAMEER INFRA PROJECTS PVT. LTD.
Rental Flat- 55, Opposite IDBI Bank, Kankarbagh, Patna

Date 12/ 01 /2024

Subject: Certificate of Percentage of Work executed in the project **The Sun Shine City** having---------- No. of Building(s)/ Wing(s) of the Phase - 5
-----bearing the registration no. [Bihar RERA Registration Number- **BRERAP00304-1/232/R-405/2019**]
-----and being developed on the Plot bearing CS No...../khata No- 145/Survey No...../ Plot No. 670 demarcated by itsboundaries (latitude - **25.939158** and longitude- **85.146434** of the end points) of the land----------
.....-situated in -.....village Parsa Sampatchak Road, Mauza- Akbarpur division **Phulwarisharif,** District- Patna.....PIN..... admeasuring **6662.92** sq.mts., area being developed by the Promoter – **SAMEER INFRA PROJECTS PVT. LTD.**

Sir,

I/ We UMASHANKAR KUMAR have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the ---------- ------ Building(s)/----------Wing(s) of the ----------Phase of the Project, situated on the plot bearing C.S. no...../Survey No...../ Plot No. ---------- of Village.....Block.....division.....District ....PIN....admeasuring 6662.92 sq.mts.area being developed by **SAMEER INFRA PROJECTS PVT. LTD.**

1. Following technical professionals are appointed by Owner / Promoter: —
   (i) M/s/Shri/~~Smt.~~ UMASHANKAR KUMAR as L.S. / Architect;
   (ii) M/s /Shri / ~~Smt.~~ SUSHIL KUMAR as Structural Consultant
   (iii) M/s /Shri / ~~Smt.~~ JITENDRA KUMAR as Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) M/s /Shri / ~~Smt.~~ MD. SAHID 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 **BRERAP00304-1/232/R-405/2019** underBihar 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_____(to be prepared separately for each Building /Wing of the Project)

Sr. No.	Tasks/Activity	Percentage of work done				
	BLOCK	A	B	C	D	E

1	Excavation	100%	0%	100%	100%	0%
2	Number of Basement(s) and Plinth	100%	0%	100%	100%	0%
3	Number of Podiums	NA	NA	NA	NA	NA
4	Stilt Floor	50%	0%	50%	100%	0%
5	Numer of Slabs of Super Structure	25%	0%	0%	100%	0%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%	0%	0%	100%	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%	0%	0%	100%	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%	0%	0%	100%	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	0%	0%	100%	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.	100%	0%	100%	100%	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.	Y	50%	
2	Water Supply	Y	20%	
3	Sewerage (chamber, lines, Septic Tank, STP)	Y	20%	
4	Storm Water Drains	N		
5	Landscaping & Tree Planting.	Y	50%	
6	Street Lighting	Y	60%	
7	Community Buildings	N		
8	Treatment and disposal of sewage and sullage water	N		
9	Solid Waste management & Disposal.	N		
10	Water conservation, Rain water harvesting.	N		
11	Energy management	N		
12	Fire protection and fire safety requirements	Y	20%	
13	Electrical meter room, sub-station, receiving station.	Y	20%	
14	Others (Option to Add more).	Y	100%	Transformer installation block -D

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect
(Registration No./License No .....)

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

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)

Date: 12/01/2024

To,

The Director,
Sameer Infra Projects Pvt. Ltd.,
_____
_____
Rental Flat- 55, Opposite IDBI Bank, Kankarbagh, Patna.

Subject : Certificate of Cost Incurred for Development of **THE SUN SHINE CITY** for Construction of _____ building(s)/ **5** Wing(s) of the_____Phase (Bihar RERA Registration Number – **BRERAP00304-1/232/R-405/2019**) situated on the Plot bearing Khata No 145……/Khesra no. 670/Thana No 84/ Tauzi No…../ Plot No.145 _____ latitude- **25.939158** and longitude- **85.146434** Village Parsa Sampatchak Road, Mauza- Akbarpur Chatna Tola of the end points) demarcated by its _____ Jhai Division- **Phulwarisharif** boundaries (District- Patna_____PIN_____admeasuring **6 6 6 2 . 9 2** sq. mts. area being developed by [Promoter] **SAMEER INFRA PROJECTS PVT. LTD.**

Ref: Bihar RERA Registration Number- **BRERAP00304-1/232/R-405/2019.**

Sir,

I/ We SUSHIL KUMAR have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of_____Building(s)/_____Wing(s) of the_____Phase situated on the plot bearing /CTS No./Survey No./ Plot No. _____ of Village_____Block ---------- Division _____District_____PIN_____admeasuring **6662.92** sq.mte. area being developed by **SAMEER INFRA PROJECTS PVT. LTD.**

1. Following technical professionals are appointed by Owner / Promoter: —

   i. M/s /Shri/~~Smt~~ UMASHANKAR KUMAR as L.S. / Architect;
   ii. M/s /Shri/~~Smt~~ SUSHIL KUMAR as Structural Consultant
   iii. M/s /Shri/~~Smt~~ JITENDRA KUMAR as MEP Consultant
   iv. M/s /Shri/~~Smt~~ MD. SAHID 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) ---------- 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 _____ Quantity 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. **15,00,00,000.00** (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 _____being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **10,60,07,508.35** (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. **4,39,92,491.65** (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 (A+B+C+D+E) or called _THE SUN SHINE CITY__
(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 **31-03-2017** date of Registration is	Rs. **15,00,00,000.00**
2	Cost incurred as on **31-12-2023** (Based on the Estimated cost)	Rs. **10,60,07,508.35**
3	Work done in Percentage (As Percentage of the estimated cost)	**70.67%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **4,39,92,491.65**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs._____

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.....)

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

*** 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 can be relied upon by the Engineer. In case of independent Quantity 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.

CA Sudhanshu Kumar Rakesh
Practicing Chartered Accountant

114, Grand Plaza, Fraser Road,
Patna, Bihar- 800001
Email: fcaskrakesh@gmail.com
Contact No- 9711199892

FORMNo.3
[Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATIONOFA PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Project name- The Sun Shine City
Bihar RERA Registration Number- BRERAP00304-1/232/R-405/2019
Period- 2023-24 (Q3)

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,	**0.00**

SUDHANSHU KUMAR RAKESH
CHARTERED ACCOUNTANTS
PATNA

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	FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority. c. 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.	
	Sub-Total of Land Cost	**0.00**

SUDHANSHU KUMAR RAKESH
CHARTERED ACCOUNTANTS
PATNA

Sr.No.	Particulars	Amount(□) Estimated Incurred
Ii	**Development Cost/ Cost of Construction:** a. (i)Estimated Cost of Construction as certified by Engineer.	Rs. **15,00,00,000.00**
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. **Note: (for adding to total cost of construction incurred, Minimum of (i)or(ii) is to be considered).**	Rs. **10,60,07,508.35**
	(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, developmentworks,costofservices(includingwater,electricity,sewerage,drainage,layoutroadsetc.),costof Machineries and equipment including its hire and **maintenance costs, consumables etc.** **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.** **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**	
2.	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.**	**Rs.15,00,00,000.00**
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.**	Rs. **10,60,07,508.35**
4	**% Completion of Construction Work (As per Project Architect's Certificate)**	**70.67%**

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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.number2*Sr.number5)**	**Rs. 15,00,00,000.00**
7	**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.**	Rs. **10,60,07,508.35**
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 SAMEER INFRA PROJECTS PVT. LTD. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.**	Rs. **4,39,92,491.65**

Yours Faithfully,

SUDHANSHU KUMAR RAKESH ★ PATNA ★ CHARTERED ACCOUNTANTS

Sudhanshu Kumar Rakesh
Chartered Accountant
Membership Number- 449009
UDIN: 24449009BKDHPC6584

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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,

SUDHANSHU KUMAR RAKESH
CHARTERED ACCOUNTANTS
PATNA

Sudhanshu Kumar Rakesh
Chartered Accountant
Membership Number- 449009
UDIN: 24449009BKDHPC6580

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FORM-7

[REGULATION-9]

Quarterly progress report for quarter ending **JUNE** of 2023.

I.PARTICULARSOFPROJECT			
Project Registration Number	BRERAP00304-1/232/R-405/2019	Name of Project/Phase of Registered Project	The Sun Shine City
Name of Promoter	Sameer Infra Projects Pvt. Ltd.	Project Address	Parsa Sampatchak Road (Khesra/Plot No.670,Khata No.145 Thana No.84,Mauza-Akbarpur Chatna Tola Jhai Chak), Phulwarishari f,Dist-Patna
Name of Co-promoter			
Project Registration is valid upto	31/12/2022		
Starting date of Project or Phase of the Project	31-03-2017		
Type of Project or Phase of the Project	1. Residential		
Period of validity of map by the Competent Authority			

SAMEER INFRA PROJECTS PVT. LTD.

DIRECTOR

Sameer Infra Projects Pvt. Ltd.
2nd Floor, SBI Building, Kankarbagh Main Road,
Near Bikaner Sweets, Patna - 800 020.
Mob No. : 9297777611, 9297777615
sameerinfra001@gmail.com

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II. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS

Building/Block Number	Flat Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Flats–
	1. 1BHK 2. 2BHK, 3. 3BHK	- - -	30 132 144		1. Booked/ Allotted- 04 2. Sold -12 3. Cancelled- 01

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 04 2. Sold - 12 3. Cancelled - 01	

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.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

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V. Construction Progress of the Project (BLOCK -A)		
1. Plan Case No. 105/15/RESI/G+6/PAT Dated 15/01/2015_____(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)	NA
3.	Podiums(if any)	NA
4.	Plinth	100%
5.	Stilt Floor	50%
6.	Slabs of Super Structure	25%
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	NO WORK
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	NO WORK
9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NO WORK
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	NO WORK
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical	30% Work on whole compound boundary wall

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	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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

V. Construction Progress of the Project (BLOCK - B)

1. Plan Case No. 105/15/RESI/G+6/PAT Dated 15/01/2015_____(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)	0%
2.	Basements(If any)	NA
3.	Podiums(if any)	NA
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	0%

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8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	0%
9.	Stair cases ,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.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical	30%

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	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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

V. Construction Progress of the Project (BLOCK- C)

1. Plan Case No. 105/15/RESI/G+6/PAT Dated 15/01/2015_____(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)	NA
3.	Podiums(if any)	NA
4.	Plinth	100%
5.	Stilt Floor	50%
6.	Slabs of Super Structure	No Work
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	No Work

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8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	No Work
9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	No Work
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	No Work
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical	30%

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	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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

V. Construction Progress of the Project (BLOCK - D)

1. Plan Case No. 105/15/RESI/G+6/PAT Dated 15/01/2015_____(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)	NA
3.	Podiums(if any)	NA
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	75%

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8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	70%
9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	`100%
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	50%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical	75% 30% BOUNDARY WALLS

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	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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

V. Construction Progress of the Project (BLOCK - E)		
1. Plan Case No. 105/15/RESI/G+6/PAT Dated 15/01/2015_____(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)	0%
2.	Basements(If any)	NA
3.	Podiums(if any)	NA
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	0%

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8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	0%
9.	Stair cases , 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.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical	60% whole compound Boundary work done

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	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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

VI. 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	40%	
2.	Water Supply	Yes	20%	
3.	Sewerage(Chamber, Line ,Septic Tank ,STP)	Yes	20%	
4.	Storm Water Drains	NA		
5.	Landscaping & Tree Planting	Yes	30%	

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6.	Street Lighting	Yes	50%	

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7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management& Disposal	No		
10.	Water Conservation/Rain Water Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	20%	
13.	Closed Parking	Yes	30%	
14.	Open Parking	NA		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	20%	Block D - 100%
16.	Others(Option to Add More)	Yes		Transformer for Block D

VIAEXTERNALANDINTERNALDEVELOPMENTWORKSINCASEOFPLOTTEDDEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OFACTUALWORK DONE(As on date of certificate)	Details
1.	Internal Roads and foot paths			

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2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
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. GEOTAGGEDANDDATEPHOTOGRAPHOF(EACHBLOCK)OF THE PROJECT			
(A)	Sr.No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

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VIII. Financial Progress of the Project

S. No. (1)	Particulars (2)	Amount(InRs.) (3)	
1.	Project Account No. **2513314445** Project Account NO. **1020102000000967**		
2.	EstimatedCostoftheProjectincludingland costatthestartoftheProject		**Rs.18,16,25,000.00**
3.	Amount received during the Quarter	**Rs. 57,32,145.00**	**Rs.15,01,000.00**
4.	Actual Cost Incurred during the Quarter	**Rs. 48,88,570.00**	**Rs. 9,71,497.67**
5.	Net amount at end of the Quarter	**Rs. 11,58,552.55**	**Rs. 5,29,502.33**
6.	Total expenditure on Project **till date**		**Rs. 9,33,93,362.32**
7.	Cumulative fund collected till the end of Quarter in question		
8.	Cumulative expenditure done till the end of Quarter in question		

IX. Details of Mortgage or Charge if any created

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X.	**MISCELLANEOUS**	
A	List of Legal Cases(if any)	
1.	Case No.	
2.	Name of Parties	
B	Agreement for Sale During the Quarter- 0 No	
1.	Sale Deed	03
2.	Agreement for Sale	00
XI.	**PERCENTAGE OF WORKING ALONG WITH MILESTONE CHART**	
	Weather the project in 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 herefrom. I am/wear 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

Name: **RAVI ABHISHEK**

Date: 11/7/2023

SAMEER INFRA PROJECTS PVT. LTD

Ravi Abhishek

MANAGING DIRECTOR

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June-23

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)

Date: 11/7/2023

To,

The Director,
Sameer Infra Projects Pvt. Ltd.,
_____
_____
Rental Flat- 55, Opposite IDBI Bank, Kankarbagh, Patna.

Subject : Certificate of Cost Incurred for Development of **THE SUN SHINE CITY** for Construction of _____ building(s)/ **5** Wing(s) of the_____Phase (Bihar RERA Registration Number – **BRERAP00304-1/232/R-405/2019**) situated on the Plot bearing Khata No 145...../Khesra no. 670/Thana No 84/ Tauzi No...../ Plot No.145 _____ latitude- **25.939158** and longitude- **85.146434** of the end points) demarcated by its _____ Village Parsa Sampatchak Road, Mauza- Akbarpur boundaries (Chatna Tola Jhai _____Division- **Phulwarisharif** District- Patna_____PIN_____admeasuring **6662.92** sq. mts. area being developed by [Promoter] **SAMEER INFRA PROJECTS PVT. LTD.**

Ref: Bihar RERA Registration Number- **BRERAP00304-1/232/R-405/2019.**

Sir,

I/ We SUSHIL KUMAR have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of_____Building(s)/_____Wing(s) of the_____Phase situated on the plot bearing /CTS No./Survey No./ Plot No. _____ of Village_____Block---------- Division _____District_____PIN_____admeasuring 6662.92 sq.mte. area being developed by **SAMEER INFRA PROJECTS PVT. LTD.**

1. Following technical professionals are appointed by Owner / Promoter: —

   i. M/s /Shri/~~Smt~~ UMASHANKAR KUMAR as L.S. / Architect;
   ii. M/s /Shri/~~Smt~~ SUSHIL KUMAR as Structural Consultant
   iii. M/s /Shri/~~Smt~~ JITENDRA KUMAR as MEP Consultant
   iv. M/s /Shri/~~Smt~~ MD. SAHID 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) ---------- and

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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 _____ Quantity 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. **15,00,00,000.00** (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. **9,33,93,362.32** (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. **5,66,06,637.68** (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 (A+B+C+D+E) or called THE SUN SHINE CITY
(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 **31-03-2017** date of Registration is	Rs. **15,00,00,000.00**
2	Cost incurred as on **30-06-2023** (Based on the Estimated cost)	Rs. **9,33,93,362.32**
3	Work done in Percentage (As Percentage of the estimated cost)	**62.26%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **5,66,06,637.68**
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs._____

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. _____

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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.....)

SUSHIL KUMAR
Registration No.
BRUDHD/SE/23-0111
Govt. of Bihar

*** 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 can be relied upon by the Engineer. In case of independent Quantity 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.

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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 11/7/2023

To,
The DIRECTOR,(Name & Address of Promoter),
SAMEER INFRA PROJECTS PVT. LTD.
Rental Flat- 55, Opposite IDBI Bank, Kankarbagh, Patna

Subject: Certificate of Percentage of Work executed in the project **The Sun Shine City** having---------- No. of Building(s)/ Wing(s) of the Phase - 5
-----bearing the registration no. [Bihar RERA Registration Number- **BRERAP00304-1/232/R-405/2019**]
-----and being developed on the Plot bearing CS No...../khata No- 145/Survey No...../ Plot No. 670 demarcated by itsboundaries (latitude - **25.939158** and longitude- **85.146434** of the end points) of the land----------
.....-situated in -.....village Parsa Sampatchak Road, Mauza- Akbarpur division **Phulwarisharif,** District- Patna.....PIN..... admeasuring **6662.92** sq.mts., area being developed by the Promoter – **SAMEER INFRA PROJECTS PVT. LTD.**

Sir,
I/ We- UMASHANKAR KUMAR have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the ---------- ------ Building(*s*)/----------Wing(*s*) of the ----------Phase of the Project, situated on the plot bearing C.S. no...../Survey No...../ Plot No. ---------- of Village.....Block.....division.....District .....
..PIN.....admeasuring 6662.92 sq.mts.area being developed by **SAMEER INFRA PROJECTS PVT. LTD.**

1. Following technical professionals are appointed by Owner / Promoter: —
   (i) M/s/Shri/~~Smt.~~ UMASHANKAR KUMAR as L.S. / Architect;
   (ii) M/s /Shri / ~~Smt.~~ SUSHIL KUMAR as Structural Consultant
   (iii) M/s /Shri / ~~Smt.~~ JITENDRA KUMAR as Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) M/s /Shri / ~~Smt.~~ MD. SAHID 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 **BRERAP00304-1/232/R-405/2019** underBihar 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_____(to be prepared separately for each Building /Wing of the Project)

Sr. No.	Tasks/Activity	Percentage of work done				
	BLOCK	A	B	C	D	E
1	Excavation	100%	0%	100%	100%	0%

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2	Number of Basement(s) and Plinth	100%	0%	100%	100%	0%
3	Number of Podiums	NA	NA	NA	NA	NA
4	Stilt Floor	50%	0%	50%	100%	0%
5	Numer of Slabs of Super Structure	25%	0%	0%	100%	0%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%	0%	0%	100%	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%	0%	0%	100%	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%	0%	0%	100%	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	0%	0%	75%	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.	60%	60%	60%	75%	60%

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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.	Y	40%	
2	Water Supply	Y	20%	
3	Sewerage (chamber, lines, Septic Tank, STP)	Y	20%	
4	Storm Water Drains	N		
5	Landscaping & Tree Planting.	Y	30%	
6	Street Lighting	Y	50%	
7	Community Buildings	N		
8	Treatment and disposal of sewage and sullage water	N		
9	Solid Waste management & Disposal.	N		
10	Water conservation, Rain water harvesting.	N		
11	Energy management	N		
12	Fire protection and fire safety requirements	Y	20%	
13	Electrical meter room, sub-station, receiving station.	Y	20%	
14	Others (Option to Add more).	N		

Yours Faithfully,

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

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect
(Registration No./License No.....)

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CA Sudhanshu Kumar Rakesh
Practicing Chartered Accountant

114, Grand Plaza, Fraser Road,
Patna, Bihar- 800001
Email: fcaskrakesh@gmail.com
Contact No- 9711199892

FORM No. 3
[Regulation 3]

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

Period- FY 2023-24 (Q1)

Project name- The Sun Shine City

Bihar RERA Registration Number-BRERAP00304-1/232/R-405/2019

Sr. No.	Particulars	Amount (₹) Estimated Incurred
1.i	**Land Cost:** Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost. Amount of Premium payable to obtain development rights,	**0.00**
	FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority. Acquisition cost of TDR (if any) 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 Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by publicauthorities. Under Rehabilitation Scheme: Estimated construction cost of rehab buildingincluding site development and infrastructure for the same as certified by Engineer. Actual Cost of construction of rehab building incurred as per the books of accounts as verified bythe CA. **Note:** (for total cost of construction incurred, Minimum of (*i*)or (*ii*) is to be considered). Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providingtemporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, Cost of ASR linked premium, fees, charges andsecurity deposits or maintenance deposit, or anyamount whatsoever payable to any authorities towards and in project of rehabilitation. **Sub-Total of Land Cost**	**0.00**

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Sr. No.	Particulars	Amount (₹) Estimated Incurred
Ii	**Development Cost/ Cost of Construction:** (i) Estimated Cost of Construction as certified byEngineer. Actual Cost of construction incurred as per the books of accounts as verified by the CA. **Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).** 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	Rs. **15,00,00,000.00** Rs. **9,33,93,362.32**
	maintenance costs, consumables etc. **All costs directly incurred to complete the (i) construction of the entire phase of the project registered.** **Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.** **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**	
2.	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.**	**Rs.15,00,00,000.00**
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.**	Rs. **9,33,93,362.32**
4	**% Completion of Construction Work (As per Project Architect's Certificate)**	**62.26%**
5	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)**	

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6	**Amount Which can be withdrawn from the Designated Account.** **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	**Rs. 15,00,00,000.00**
7	**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.**	Rs. 9,33,93,362.32
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 SAMEER INFRA PROJECTS PVT. LTD. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.**	Rs. 5,66,06,637.68

SUDHANSHU KUMAR RAKESH ★ CHARTERED ACCOUNTANTS ★ PATNA

Yours Faithfully,

Sudhanshu Kumar Rakesh
Chartered Accountant
Membership Number- 449009
UDIN- 23449009BGXMRZ6062

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(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)	
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.	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold areaas 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 [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.

SUDHANSHU KUMAR RAKESH CHARTERED ACCOUNTANTS PATNA

Yours Faithfully,

Sudhanshu Kumar Rakesh
Chartered Accountant
Membership Number- 449009
UDIN- 23449009BGXMRZ6062

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Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real EstateProject

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement/Letter ofAllotment	Received Amount	Balance Receivable

(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

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