

Date- 16.01.2024

ARCHITECT'S CERTIFICATE

To,
Hira Panna Infraprojects LLP,
Plot No.-645, Suraj Suman Nagar Rupaspur Nahar
Patna, Bihar- 801506

Subject: Certificate of Percentage of Completion of Construction Work of the Project **"THE CROWN"** State Bihar RERA Registration Number: BRERAP93630-1/1225R1098/2021 situated on the plot bearing final plot nos. 645 at Mauza Sikandarpur, District- Patna demarcated by its boundaries (latitude and longitude of the end points) admeasuring 3541.63 sqm area are being developed by Hira Panna Infraprojects LLP.

Sir,

I, **Navratna Raghuvnshi**, Undertaken assignment as Architect of certifying Percentage of completion of Construction work of the Project, situated on the Plot bearing C.N. No./CTS No. Survey No./ Final Plot Nos.- 645 at Mauza- Sikandarpur Dist.- Patna of Division Danapur Village- Sikandarpur District- Patna, PIN-801506 admeasuring-3541.63 sqm area are being developed by Hira Panna Infraprojects LLP.

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

(I)

(II)

(III)

(iv)

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 **BRERAP93630-1/1225R1098/2021** 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

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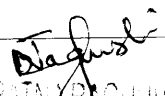

AR NAVRATNA RAGHUVANSHI
JDHD EMP NO. 100218
COA-CA/2013/58586

Table A

Sr.No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	100%
3	Number of Podiums	NA
4	Stilt Floor	-
5	Slabs of Super Structure	100%
6	Internal Walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/Premises.	100%
7	Sanitary fittings within the Flat/Premises, Electricals Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	95%
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	70%

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	50%	
2	Water Supply	Yes	100%	
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	80%	
4	Storm water Drains	Yes	70%	
5	Landscaping & Tree Planting	Yes	70%	
6	Street lighting	Yes	40%	
7	Community Buildings	N/A	20%	
8	Treatment and disposal	Yes	75%	

AR NAVRATNA BAGHUWANSI
 JDHD EMP NO. AR/00812
 COA/CA/2013/58586

SHARAD KESHARI

	of sewage and sullage water			
9	Solid waste management & Disposal	Yes	100%	
10	Water conservation, Rain water harvesting	Yes	100%	
11	Energy Management	N/A	95%	
12	Fire protection and fire safety requirements	Yes	95%	
13	Electricals Meter room, Sub-Station, Receiving station	Yes	75%	
14	Others (Option to Add More)			

Total overall percentage completion of construction work including initial site preparation work (Total of Table A and B) = 90%

Yours Faithfully,

SHARAD KESHRI

Shagunshi
 AR NAVRATNA BAGHUVANSHI
 JODHD EMP NO. LR/00818
 COA - CA/2013/58586

FORM NO. 2
(See 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- 16/01/2024

To,
Hira Panna Infraprojects LLP,
Plot No.-645, Suraj Suman Nagar Rupaspur Nahar
Patna, Bihar- 801506

Subject: Certificate of Cost Incurred for Development of Project **"THE CROWN"** for Construction of Building **BRERAP93630-1/1225R1098/2021** situated on the plot bearing final plot nos. 645 at Mauza Sikandarpur, District- Patna demarcated by its boundaries (latitude and longitude of the end points) admeasuring 3541.63 sqm area are being developed by Hira Panna Infraprojects LLP.

Ref: Bihar RERA Registration Number **BRERAP93630-1/1225R1098/2021**

Sir,

I/We, **Navratana Raghuvnshi**, have undertaken assignment of certifying Cost for the Subject Real Estate Project Registered under RERA, Bihar of Project, situated on the Plot bearing C.N. No./CTS No. Survey No./ Final Plot Nos.- 645 at Mauza- Sikandarpur Dist.- Patna of Division Danapur Village- Sikandarpur District- Patna, PIN- 801506 admeasuring-3541.63 sqm area are being developed by **Hira Panna Infraprojects LLP**.

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

- (i).....
(ii)
(iii)

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion, 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

SHARAD KESHRI

Signature
MR NAVRATANA RAGHUVANSHI
JDHD EMP NO 111/00818
COA-CA/2013/58585

calculated by **Navratana Raghuvnshi** Quality Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid* project under reference as **Rs. 1500 Lacs** (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 Patna Municipal Corporation being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs 1388.64/-Lacs** (Total of Table A and B), The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from Patna Municipal Corporation is estimated at **Rs.111.36/- Lacs** (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 called THE CROWN

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

Sr.No	Particulars	Amount
1	Total Estimated cost of the building as on 30.03.2020 date of Registration is	Rs.1500 Lacs
2	Cost incurred as on 31/12/2023 (Based on the Estimated cost)	Rs. 1388.64 Lacs
3	Work done in Percentage (As Percentage of the estimated cost)	90%
4	Balance Cost on Incurred (Based on Estimated Cost)	Rs.111.36 Lacs
5	Cost Incurred on Additional/Extra Items as on 31/12/2023 not included in the Estimated Cost (Annexure A)	Rs. Nil

SHARAD KESHRI

Navratana
MR. NAVRATANA RAGHUVANSHI
DDHD EMP NO. 11/00818
COA CA/2013/58566

TABLE-B

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

Sr.No	Particulars	Amount
1	Total Estimated cost of the building as on 30.03.2020 date of Registration is	Rs.1500 Lacs
2	Cost incurred as on 31/12/2023 (Based on the Estimated cost)	Rs. 1388.64 Lacs
3	Work done in Percentage (As Percentage of the estimated cost)	90%
4	Balance Cost on Incurred (Based on Estimated Cost)	Rs.111.36 Lacs
5	Cost Incurred on Additional/Extra Items as on 31/12/2023 not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully,

Signature of Engineer.(License No.....)

*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 labor, 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.

SHARAD KESARI

Signature
AP. MURATIM RAGHUVANSHI
JOINT EMP. NO. 22/00818
COA CA/2013/58556

Annexure A

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

SHARAD KESHARI

Shahwari
SR. MANAGER NARAYAN
JCHD EMP NO. 10000818
COA-CA/2013/58586

ANNEXURE-A

Quarterly Progress Report for quarter ending **December** of 2023_____ (Year).

I. PARTICULARS OF PROJECT			
Project Registration Number	RERAP02222020 193630-1	Name of Project/Phase of Registered Project	The Crown
Name of Promoter	Hira Panna Infra Projects LLP	Project Address	plot no-645, opp- Pillar No-263 Suraj Suman Nagar, Rupaspur Nahar Road
Name of Co-promoter			
Project Registration is valid up to	30-03-2025		
Starting date of Project or Phase of the Project	30-03-2020		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4. Plotted project	1. Residential	
Period of validity of map by the Competent Authority	5 Years		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 1 BHK	-			
	2. 2 BHK,	- 6	4911		1. Booked/ Allotted- 29
	3. 3 BHK	- 46	48260		
	4. 4 BHK	12	16969		
	5. 5 BHK	1	2461		2. Sold- Nil
	6. Shop	-			
	5.Bungalow	-			
	6. Plot etc.	-			

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	-
1 Block	65		29

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)	100%

3.	Podiums (if any)	N.A
4.	Plinth	N.A
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
9.	Staircases, 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 waterproofing of the Building/Wing.	95%
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.	70%

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	50%	
2.	Water Supply	Yes	100%	

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JDHD EMP NO. 11/00618
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3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	80%	
4.	Storm Water Drains	Yes	70%	
5.	Landscaping & Tree Planting	Yes	70%	
6.	Street Lighting	Yes	40%	
7.	Community Buildings	Yes	20 %	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	75%	
9.	Solid Waste Management & Disposal	Yes	100%	
10.	Water Conservation / Rain Water Harvesting	Yes	100%	
11.	Energy Management	Yes	95%	
12.	Fire Protection and Fire Safety Requirements	Yes	95%	
13.	Closed Parking	Yes	100%	
14.	Open Parking	No	0%	
15.	Electrical Meter Room, Sub- Station, Receiving Station	Yes	75%	
16.	Others (Option to Add More)			

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

VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
	AP NAVRATNARAG-LUVANSHI	

(1)	(2)	(3)
1.	Project Account No.	920020003522478
2.	Estimated Cost of the Project including land cost at the start of the Quarter	1500.00 Lacs
3.	Amount received during the Quarter	41.67 Lacs
4.	Actual Cost Incurred during the Quarter	144.51 Lacs
5.	Net amount at end of the Quarter	144.51 Lacs
6.	Total expenditure on Project till date	1388.64 Lacs
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	Nil

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

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.

Signature of Promoter

Name: Sharad Keshri

Date : 16-01-2024

SHARAD KESHRI

Sharad Keshri
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 JDDH EMP NO. 22/00818
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