

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 08.04.2024

To,

BUILD MAX
DEVELOPERS PVT LTD
2nd Floor, Plot no – 05, Shiv shambhu Nagar
Near Laddu Gopal Sweets, Ashiana Digha
Road, Patna - 800014

Subject: Certificate of Percentage of Work executed in the project having 1 - No. of Building(s) 1-Wing(s) of the Phase-1 bearing the Registration No. BRERAP11052-1/48/R-1369/2022 and being developed on the Khata No. 67, Plot No. 418 demarcated by its boundaries (latitude and longitude of the end points) of the land situated in Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S.- Danapur, District Patna admeasuring - 358.43 sq.mts., area being developed by the Promoter - BUILDMAX DEVELOPERS PVT LTD.

Sir,

I/We AJIT SINGH have under taken assignment as Architect/Licensed Survey or of certifying Percentage of execution of Work of the JAGANNATH ENCLAVE - Building(s)/ Wing(s) of the Phase of the Project, Situated on the plot bearing C.S.no...../Survey No...../Plot No 418 • Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S.- Danapur, District Patna admeasuring - 358.43 sq.mts., area being developed by the Promoter - BUILDMAX DEVELOPERS PVT LTD.
of

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

- (i) M/s/Shri/Smt AJIT SINGH as L.S./Architect;
- (ii) M/s/Shri/Smt ER. BRAJESH KUMAR SINHA as Structural Consultant
- (iii) M/s/Shri/ Smt. PRASHANT GAURAV as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s/Shri/Smt VIKRAM 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 under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of then to rephase is detailed in Table

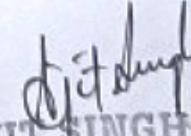
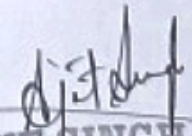

AJIT SINGH
ARCHITECT
EMP. No.-CA/2012/56055
UDHD, BIHAR

TABLE-A

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number _____		(To be filled 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)	N/A
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%
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.	100%
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.	100%
	Any other activities.	


AJIT SINGH
 ARCHITECT
 EMP. No.-CA/2012/56055.
 UDHD, BIHAR

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

Yours Faithfully,

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

(Registration No./License No. _____)

AJIT SINGH
ARCHITECT
EMP. No.-CA/2012/56055
UDHD, BIHAR

ANNEXURE-A

Quarterly Progress Report for quarter ending March of 2024 (Year)

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP11052-1/48/R-1369/2022	Name of Project/Phase of Registered Project	JAGANNATH ENCLAVE
Name of Promoter	Abhishek Kumar Gautam	Project Address	Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S.- Danapur, District Patna, within the Jurisdiction of Sub and Sadar Registry Office Danapur, under Thana No. 23 (Twenty Three), Tauzi No- 18601, Khata No.67, Survey Plot No.418, Patna
Name of Co-promoter	Ajit Singh		
Project Registration is valid up to			
Starting date of Project or Phase of the Project			
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Residential	
Period of validity of map by the Competent Authority			

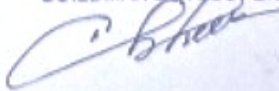
II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 1 BHK - 1 2. 2 BHK, - 9 3. 3 BHK - N/a 4. Shop - N/a 5. Bungalow - N/a 6. Plot etc. - N/a	265.08 6283.89	One (1)	1. Booked/ Allotted-4 2. Sold-4

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 4
JAGANNATH ENCLAVE	9	2. Sold	- 4

BUILDMAX DEVELOPERS PVT. LTD.



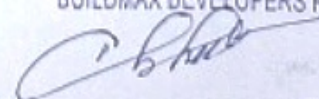
DIRECTOR

IV. Construction Progress of the Project

1. Building / Wing / Layout Number _____ (To be filled 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)	N/A
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%
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.	100%
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.	100%
	Any other activities.	

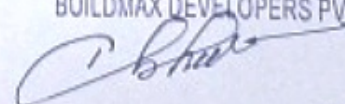
BUILDMAX DEVELOPERS PVT. LTD.



DIRECTOR

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

BUILDMAX DEVELOPERS PVT. LTD.



DIRECTOR

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)

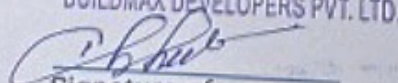
VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	922020009107062
2.	Estimated Cost of the Project including land cost at the start of the Quarter	1,82,40,000/-
3.	Amount received during the Quarter	26,97,799.00
4.	Actual Cost Incurred during the Quarter	23,75,347/-
5.	Net amount at end of the Quarter	3,94,819/-
6.	Total expenditure on Project till date	2,39,31,849/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	N/A

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

Undertaking:

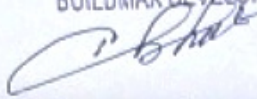
I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

BUILDMAX DEVELOPERS PVT. LTD.


Signature of

DIRECTOR

BUILDMAX DEVELOPERS PVT. LTD.



PromoterName: ^{DIRECTOR} ABIN S JIEK KR. LIAUTAM

Date : 10/04/2024

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending March of 2024 (Year)

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP11052-1/48/R-1369/2022	Name of Project/Phase of Registered Project	JAGANNATH ENCLAVE
Name of Promoter	Abhishek Kumar Gautam	Project Address	Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S.- Danapur, District Patna, within the Jurisdiction of Sub and Sedar Registry Office Danapur, under Thana No. 23 (Twenty Three), Tauzi No-18601, Khata No.67, Survey Plot No.418, Patna
Name of Co-promoter	Ajit Singh		
Project Registration is valid up to			
Starting date of Project or Phase of the Project			
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Residential	
Period of validity of map by the Competent Authority			

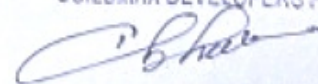
II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments
	1. 1 BHK - 1 2. 2 BHK - 9 3. 3 BHK - N/a 4. Shop - N/a 5. Bungalow - N/a 6. Plot etc. - N/a	265.08 6283.89		- 1. Booked/ Allotted - 3 2. Sold -4

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 4
JAGANNATH ENCLAVE	9	2. Sold	- 4

BUILDMAX DEVELOPERS PVT. LTD.



DIRECTOR

IV. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

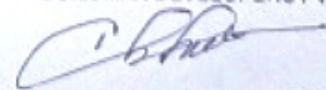
S. No.	Name of the Approval / N.O.C./ Permission /Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	NA			
2.	Fire N.O.C.	NA			
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.	NA			

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be filled 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)	N/A
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%
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.	100%

BUILDMAX DEVELOPERS PVT. LTD.



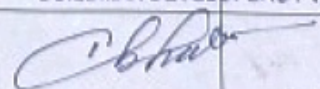
DIRECTOR

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.	100%
	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	N/A	N/A	
2.	Water Supply	Yes	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	
4.	Storm Water Drains	Yes	100%	
5.	Landscaping & Tree Planting	Yes	100%	
6.	Street Lighting	No	N/A	
7.	Community Buildings	No	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	100%	
9.	Solid Waste Management & Disposal	Yes	100%	
10.	Water Conservation / Rain Water Harvesting	N/A	N/A	

BUILDMAX DEVELOPERS PVT. LTD.



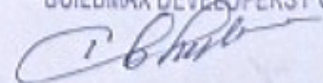
DIRECTOR

11.	Energy Management	N/A	N/A	
12.	Fire Protection and Fire Safety Requirements	No	N/A	
13.	Closed Parking	No	N/A	
14.	Open Parking	Yes	100%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	
16.	Others (Option to Add More)	N/A	N/A	

VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Details
1.	Internal Roads and footpaths	N/A	N/A	
2.	Water Supply	Yes	100%	
3.	Sewerage Chambers Septic Tank	Yes	100%	
4.	Drains	Yes	100%	
5.	Parks, Land Scaping and Tree Planting	Yes	100%	
6.	Street Lighting	N/A	N/A	
7.	Disposal of sewage & sullage water	Yes	100%	
8.	Water conservation/Rain Water Harvesting	N/A	N/A	
9.	Energy Management	N/A	N/A	

BUILDMAX DEVELOPERS PVT. LTD.

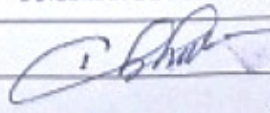


DIRECTOR

VII. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	(Attached)
	2.	Rear Elevation	(Attached)
	3.	Side Elevation	(Attached)
(B)		Photograph of each floor	(Attached)

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	922020009107062
2.	Estimated Cost of the Project including land cost at the start of the Project	1,82,40,000/-
3.	Amount received during the Quarter	26,97,799.00
4.	Actual Cost Incurred during the Quarter	23,75,347.00
5.	Net amount at end of the Quarter	3,94,819/-
6.	Total expenditure on Project till date	2,39,31,849/-
7.	Cumulative fund collected till the end of Quarter in question	2,58,68,795/-
8.	Cumulative expenditure done till the end of Quarter in question	2,39,31,849/-

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	
N/A	

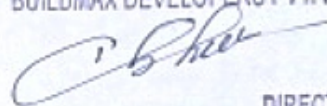
X. MISCELLANEOUS		
A	List of Legal Cases (if any):-N/A	BUILDMAX DEVELOPERS PVT. LTD.
1.	Case No.	 DIRECTOR
2.	Name of Parties	

B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
XI. PERCENTAGE OF WORK 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 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.

BUILDMAX DEVELOPERS PVT. LTD.



DIRECTOR

Signature of Promoter

Name: ABHISHEK K.R. GAUTAM

Date: 10/04/2024.

JAGANNATH ENCLAVE

Developers:- M/S BUILDMAX DEVELOPERS PVT. LTD.,
Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S.- Danapur, District Patna, within the
Jurisdiction of Sub and Sadar Registry Office Danapur, under Thana No. 23 (Twenty Three), Tauzi

No-18601, Khata No.67, Survey Plot No.418, **Patna**

RERA NO. – BRERAP11052-1/48/R-1369/2022

Quarterly Report from 01/01/2024 to 31/03/2024

1.	Quarterly up-to-date status of project (Physical and Financial)	
	Status of the project: -	JAGNNATH ENCLAVE, DANAPUR, PATNA
A	Status of construction of each building with photographs	• Project Complete.
B	Status of construction of each Floor with photographs	Attached
C	Status of construction of internal infrastructure and common areas with photographs	Attached
D	Details of the fund received through booking or other means (equity, loan etc), money spent, balance available, the proposed plan for sourcing the funds etc	a) Amount received from booking of Flats Rs. 26,97,799 b) Money spent on materials on above mentioned Construction works is Rs. 7,55,824.00 c) Money spent on contractors on above mentioned Construction works is Rs. 1,88,081.00 d) Other administrative Expenses is Rs. 14,31,442.00 e) Balance available is Rs. 3,94,819.00 f) Proposed Plan for Sourcing the Funds by Raising Capital through Equity & from Booking of Flats.
2.	Quarterly up-to-date list of number and types of apartments or plots, as the case may be, booked	
A	List of number and type of apartments or plots, booked (Opening balance, booked during the quarter and closing balance):	Op. Booking =04 Booked during the quarter =0 Cl. Booking = 04
B	List of number of garages (Covered only) booked (Opening balance, booked during the quarter and closing balance):	Op. Booking = Booked during the quarter =0 Cl. Booking =
3.	Quarterly up-to-date list of approvals taken and the approvals which are pending subsequent to commencement certificate	N.A.
	Status of approvals: -	
A	Approvals received during the quarter	-

B	Approvals applied and expected date of receipt	-
C	Approvals to be applied and date planned for application	-
D	Modifications, amendment or revisions, if any, issued by the competent authority with regard to any sanctioned plans, layout plans, specifications, license, permit or approval for the project	-

This certificate is being issued on specific request of MS/ BUILDMAX DEVELOPERS PVT. LTD. for RERA compliance. The certification is based on the information and records produced before me and are true to the best of my knowledge and belief.

For Gupta Sachdeva & Co
Chartered Accountants
FRN – 006706N

Shishir

SHISHIR KUMAR
Partner
MRN – 421815

Place: Patna
Date: 08/04/2024

