FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of _____ (year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP23246-1/113/R-1610/2023	Name of Project/Phase of Registered Project	SURAVI APARTMENT PRIVATE LIMITED
Name of Promoter	SUDHA PANDEY	Project Address	H.No- B.S14.154, Shailbag, Aliganj, Bhagalpur, Pin-812005
Name of Co-promoter			
Project Registration is valid up to	25/12/2025		
Starting date of Project or Phase of the Project	12/07/2023		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	25/05/2024		

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. Booked/ Allotted - 2. Sold -
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. 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 -	

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.				

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____(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)	NA
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	100 % (Rs. 44,24,000/-)
5.	Stilt Floor	
6.	Slabs of Super Structure	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	

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 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			
2.	Water Supply	Yes	14%	Rs. 2,80,000/-
3.	Sewerage (Chamber, Line, Septic Tank, STP)			
4.	Storm Water Drains			
5.	Landscaping & Tree Planting			
6.	Street Lighting			
7.	Community Buildings			
8.	Treatment and Disposal of Sewage and Sullage Water			
9.	Solid Waste Management & Disposal	Yes	100 %	Rs. 96,000/-
10.	Water Conservation / Rain Water Harvesting			
11.	Energy Management			

12.	Fire Protection and Fire Safety Requirements			
13.	Closed Parking			
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station			
16.	Others (Option to Add More)			
VI	**A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT**			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank	Yes	100 %	Rs. 2,00,000/-
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. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	
2.	Estimated Cost of the Project including land cost at the start of the Project	3,00,00,000
3.	Amount received during the Quarter	Nil
4.	Actual Cost Incurred during the Quarter	50,35,000
5.	Net amount at end of the Quarter	
6.	Total expenditure on Project **till date**	50,35,000
7.	Cumulative fund collected till the end of Quarter in question	Nil
8.	Cumulative expenditure done till the end of Quarter in question	50,35,000

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	NA
1.	Case No.	
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.

Suravi Apartments Private Limited
Sudha Pandey
Director

Signature of Promoter

Name : SUDHA PANDEY

Date : 07/04/2024

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of withdrawal of money from Escrow Account)

Date: 13-02-2024

To,
The Suravi Apartments Private Limited
H. NO. - B.S.014.0154, Shailbag, Aliganj, Bhagalpur, Bihar - 812005

Subject: Certificate of cost Incurred for Development of Suravi Apartment for Construction of project registration no.: BRERAP23246-1/113/R-1610/2023 situated at Holding No- 18 K, Thana No. - 27, Khata No-724, Khesra No- 1299, Mauza – Maheshpur, Aliganj, Anchal - Jagdishpur, P.S- Babarganj, District- Bhagalpur

Demarcated by its boundaries (latitude 25.2175749 and longitude 86.9700607 of the end points).

Proposed Road to the North, Gully to the South, 20 Feet, road to the East 20 Feet road to the North 20 Feet and Others to the West admeasuring 761.08 sq. mts. area being developed by Suravi Apartments Pvt. Ltd.
Ref: Registration Number – BRERAP23246-1/113/R-1610/2023

Sir,

I, Avinash Kumar, have undertaken assignment of certified estimated cost for the subject Real Estate Project registered under BRERA, being Suravi Apartments Pvt. Ltd. situated at **Holding No- 18 K, Thana No. - 27, Khata No-724, Khesra No- 1299, Mauza – Maheshpur, Aliganj, Anchal - Jagdishpur, P.S- Babarganj, District- Bhagalpur**, Bihar admeasuring 761.08 sq. mts. area being developed by Suravi Apartments Private Limited.

1. Following technical professionals are appointed by owner/promoter: -
   (I) Shri Avinash Kumar as Engineer;

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 Drawings/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri Jairam, quantity 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. 3,00,00,000 (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 Bhagalpur 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. 50,00,000 (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 Bhagalpur Municipal Corporation (planning Authority) is estimated at Rs. 2,50,00000 (Total of table A and B).

6. I certify that the cost of the Civil, MEP and Allied works for the aforesaid project as completed on the date of this certificate is as given in table A and B below:

TABLE-A

Building bearing Number **BRERAP23246-1/113/R-1610/2023** or called Suravi Apartment

(to be prepared Single Block of the Real Estate Project}

Sr. No	Particulars	Amounts
1	Total estimated cost of the building as on date of Registration is	Rs. 3,00,00,000/-
2	Cost incurred as on 31-12-2023 (based on the Estimated cost)	Rs. 50,00,000/-
3	Work done in percentage (as percentage of the estimated cost)	16.67%
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 2,50,00,000
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A)	NA

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 building as on date of Registration is	Rs. 3,00,00,000/-
2	Cost incurred as on 31-12-2023 (based on the Estimated cost)	Rs. 50,00,000/-
3	Work done in percentage (as percentage of the estimated cost)	16.67%
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 2,50,00,000
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A)	NA

Yours Faithfully

ER. AVINASH KUMAR
CIVIL ENGINEER, UDHD, PATNA

Signature of Engineer
(Reg. No - BR/UDHD/CE/23-0268)

ER. AVINASH KUMAR
CIVIL ENGINEER
Reg. No.-BR/UDHD/CE/23-0268
UDHD, PATNA

* 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 Occupation 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.

Sanjay Pandey & Associates

Red Cross Road, Adampur, Bhagalpur – 812001

Email: casanjaybgp@gmail.com; Mob: 9931152227

FORM-3

(SEE Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(For Registration of a Project and Subsequent Withdrawal of Money)

Cost of Real Estate Project BRERA Registration Number BRERAP23246-1/113/R-1610/2023

Sr.no	Particulars	Amount (Rs.)	
		Estimated.	Incurred
1.	**i. Land Cost** **a.** Acquisition cost of land or Development Rights, lease premium, lease rent, interest costincurred or payable on land cost and legal cost		
	b. Amount of premium payable to obtain development rights, FSI, additional FSI, fungiblearea 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		
	f. Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
	g. 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 verifiedby 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 lieuof ran sit Accommodation, overhead cost		
	(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit orany amount whatsoever payable to any authorities towards and in project of rehabilitation.		
	Sub-Total of Land Cost	**0**	**0**

Sanjay Pandey & Associates

Red Cross Road, Adampur, Bhagalpur – 812001

Email: casanjaybgp@gmail.com; Mob: 9931152227

Sr. No.	Particulars	Amount (Rs.)
	ii. Development cost/cost of construction: **a.** (i) Estimated cost of construction as Certified by Engineer	3,00,00,000.00
	Actual cost of construction incurred as per the books of accounts as verified by the CA	50,00,000
	Note: (For adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)	
	On-site expenditure for development Of the entire project excluding the cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	35,000
	c. Principle sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC), or money borrowed for construction;	
	Sub-Total of Development Cost	**50,35,000**
2.	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**3,00,00,000**
3.	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	50,35,000
4.	% completion of construction work (as per project Architect's certificate)	16.78
5.	Proportion of the cost incurred on land cost **0 %** and construction cost to the total Estimated cost **16.78%**. (3/2%)	16.78%
6.	Amount which can be withdrawn from the Designated Account Total Estimated cost* proportion of cost incurred (Sr. number 2* Sr.number 5)	0
7.	Less: Amount withdrawn till date of thiscertificate as per the books of Accounts and bank statement	0
8.	Net Amount which can be withdrawn fromthe Designated bank Account under this certificate	0

This certificate is being issued for RERA compliance for the Company 'Suravi Apartments Private Limited' and is based on the records and documents produced before me and explanations provided to me by the managementof the firm.

Place: Bhagalpur

For, Sanjay Pandey & Associates
Chartered Accountants

Date: 11-03-2024

CA Sanjay Kumar Pandey
(Proprietor)

Sanjay Pandey & Associates * Bhagalpur * Chartered Accountants *

UDIN: 24532093BKEWTV8818

(Membership Number: 532093)

Sanjay Pandey & Associates

Red Cross Road, Adampur, Bhagalpur – 812001

Email: casanjaybgp@gmail.com; Mob: 9931152227

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1.	Estimated balance cost to complete the Real Estate Project (Difference of total estimatedproject cost less cost incurred)	**2,49,65,000**
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certificate by chartered Accountant as verified from the records and books of Accounts)	**0**
3.	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of Accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to the unsold area as on the date of the certificate, to be calculated and certified by CA) as per Annexure A to this certificate	3,50,00,000
4.	Estimated receivables of ongoing project. Sumof 2 + 3 (ii)	3,50,00,000
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 balance receivables of ongoing project will be deposited in designated Account	**70%**
		3,50,00,000

This certificate is being issued for RERA compliance for the Company 'Suravi Apartments Private Limited' and is based on the records and documents produced before me and explanations provided to me by the management of the firm.

Place: Bhagalpur

For, Sanjay Pandey & Associates
Chartered Accountants

Date: 11-03-2023

CA Sanjay Kumar Pandey
(Proprietor)

Sanjay Pandey & Associates * Bhagalpur * Chartered Accountants

UDIN: 24532093BKEWTV8818

(Membership Number: 532093)