

FORM-7
[REGULATION-9]

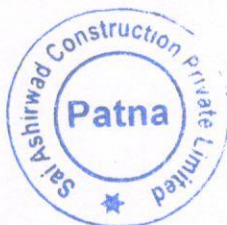
Quarterly progress report for quarter ending 31 March of 2024 (year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP95525-3/90/R-1398/2022	Name of Project/Phase Of Registered Project	SAI KIRAN ENCLAVE
Name of Promoter	SAI ASHIRWAD CONSTRUCTION PRIVATE LIMITED	Project Address	RANIPUR CHAK MILKI, POLICE STATION BYPASS, PATNA
Name of Co-promoter			
Project Registration is valid up to	15/05/26		
Starting date of Projector Phase of the Project	10/05/2022		
Type of Projector Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4c. 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. 1BHK - 2. 2BHK - 3. 3BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -		FLATS-34 3BHK SHOP- 06	1. Booked/ Allotted-09 2. Sold -

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 06
BLOCK NO - 01	34	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

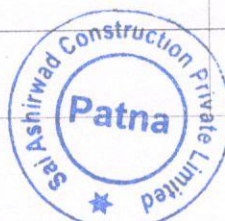
1. Plan Case No. _____ (To be added to reach Building/Wing)

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	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	80%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows with in Flats/Premises.	0
8.	Sanitary Fittings within the Flat/ Premises, Electrical Fittings with in the Flat/Premises	0
9.	Staircases, 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 Equipm ent as per CFONOC, Electrical fittin gs, Mechanical 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	0
	Requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0



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	0	
2.	Water Supply	YES	0	
3.	Sewerage(Chamber, Line, Septic Tank, STP)	YES (SEPTIC TANK)	0	
4.	Storm Water Drains	YES	0	
5.	Landscaping & Tree Planting	YES	0	
6.	Street Lighting	NO	N/A	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	0	
10.	Water Conservation / Rain Water Harvesting	YES	0	
11.	Energy Management	YES	0	
12.	Fire Protection and Fire Safety Requirements	YES	0	
13.	Closed Parking	YES	0	
14.	Open Parking	NO	0	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	
16.	Others (Option to Add More)			

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			
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. GEOTAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation (31-03-2024)	ATTACHED
	2.	Rear Elevation (31-03-2024)	ATTACHED
	3.	Side Elevation (31-03-2024)	ATTACHED
(B)		Photo graph of each floor	ATTACHED

VIII. FINANCIAL PROGRESS OF THE PROJECT

S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	50200067850192
2.	Estimated Cost of the Project including land cost at The star of the Project	
3.	Amount received during the Quarter	54,10,998/-
4.	Actual Cost Incurred during the Quarter	10,15,402/-
5.	Net amount at end of the Quarter	99,131/-
6.	Total expenditure on Project till date	2,50,51,180/-
7.	Cumulative fund collected till the end of Quarter in question	2,33,26,819/-
8.	Cumulative expenditure done till the end of Quarter In question	2,50,51,180/-

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS

A List of Legal Cases(if any)



1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale During the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	1. Mr. Alok Ranjan 2. Smt. Babita Kumari 3. Mr. Ranjit Kumar Singh 4. Mrs. Divya Kumari
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the projection 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.

Signature of Promoter

SAI ASHIRWAD CONSTRUCTION PRIVATE LIMITED

Mithilesh Kumar
DIRECTOR

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

Name: Mithilesh Kumar

Date: 12/04/2024

FORM No. 1

[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 10/04/2024

To,

The Sai ashirwad construction pvt ltd (Name & Address of Promoter),
C/O-Rishu shree, Flat No-1B, 1st floor, kamtaram sakhi enclave,
khagaul road, mithapur, Pin-800001

Subject: Certificate of Percentage of Work executed in the project (**SAI KIRAN ENCLAVE**) having **70%** No. of Building(s)/--**01**-- Wing(s) of the Phase --**N/A**---bearing the registration no. [Bihar RERA Registration Number]—**BRERAP95525-3/90/R-1398/2022** and being developed on the Plot bearing CS No.../khata no -**121** /Survey No...../ Plot No. --**91(P)**--demarcated by its boundaries (latitude and longitude of the end points) of the land—**25.5821N-&-85.2099E**---situated in -- ___village --**RANIPUR CHAK MILKI**___Block -- **PATNASADER**___division District- **PATNA** PIN-**800007** admeasuring-**1467.67**-- sq.mts., area being developed by the Promoter[Name] -- **SAI ASHIRWAD CONSTRUCTION PVT LTD.**

Sir,

I/ We AR. UMASHANKAR KUMAR have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the **70%** Building(s)- **01** Wing(s) of the **N/A** Phase of the Project, situated on the plot bearing C.S. no...../Survey No...../ Plot No. **91(P)** of Village-**RANIPUR CHAK MILKI** Block-**PATNASADER** division ___District- **PATNA** ___PIN-**800007** admeasuring-**1467.67** sq.mts.area being developed by [Promoter's Name]-- **SAI ASHIRWAD CONSTRUCTION PVT LTD.**

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

- (i) M/s/Shri/Smt. AR. 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. SUNIL 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- **BRERAP95525-3/90/R-1398/2022** under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

Building /Wing Number-**01** (to be prepared separately for each Building /Wing of the Project)

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	01 BASEMENT
3	Number of Podiums	N/A
4	Stilt Floor	100%
5	Number of Slabs of Super Structure	07

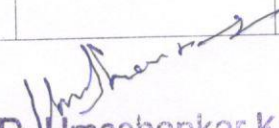
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with Waterproofing of the Building/Wing.	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/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.	0

TABLE-B (N/A)

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.			
2	Water Supply			
3	Sewerage (chamber, lines, 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.			
10	Water conservation, Rain water harvesting.			
11	Energy management			
12	Fire protection and fire safety requirements			
13	Electrical meter room,			

	sub-station, receiving station.			
14	Others (Option to Add more).			


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

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

(Registration No./License No)

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 10/04/2024

To,

The Sai ashirwad construction pvt ltd (Name & Address of Promoter),
C/O-Rishu shree, Flat No-1B, 1st floor, kamtaram sakhi enclave,
khagaul road, mithapur, Pin-800001

Subject: Certificate of cost incurred for Development of [project Name]-SAI KIRAN ENCLAVE No. of Building(s)/--01-- Wing(s) of the Phase -N/A---bearing the registration no. [Bihar RERA Registration Number]—BRERAP95525-3/90/R-1398/2022 situated on the Plot bearing C.S No.../khata no -121/Survey No...../Thana no-20 / Tauzi no-..., Plot No. -91(P)---demarcated by its boundaries (latitude and longitude of the end points) of the land—25.5821N-&-85.2099 E village -RANIPUR CHAK MILKI Block - PATNASADAR...division PATNACITY District- PATNA PIN-800007 admeasuring-1467.76-- sq.mts., area being developed by the Promoter[Name] -SAI ASHIRWAD CONSTRUCTION PVT LTD.

Sir,

I/ We VINAY KUMAR have undertaken assignment of certifying Cost for the subject Real ESTATE Project registered under RERA, Bihar of SAI KIRAN ENCLAVE Building(s)- 01 Wing(s) of the N/A Phase Situated on the plot bearing CTS. no...../Survey No...../ Plot No. 91(P)---of Village- RANIPUR CHAK MILKI Block- PATNACITY division District- PATNA PIN-800007 admeasuring-1467.76 sq.mts.area being developed by [Promoter's Name]- SAI ASHIRWAD CONSTRUCTION PVT LTD.

1. Following technical professionals are appointed by [Owner / Promoter]

- (i) M/s/Shri/Smt. AR. UMASHANKAR KUMAR as L.S. / Architect.
- (ii) M/s /Shri / Smt. SUSHIL KUMAR as Structural Consultant.
- (iii) M/s /Shri / Smt. JITENDRA KUMAR MEP Consultant.
- (iv) M/s /Shri / Smt. VINAY KUMAR 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) Quantity Surveyor/BIHAR SCHEDULE OF RATE-2022 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 VINAY KUMAR 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. 11 cr.(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 METROPOLITAN AREA AUTHORITY being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 25051180/- (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 METROPOLITAN AREA AUTHORITY (planning Authority) is estimated at Rs. (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 01 or called SAI KIRAN ENCLAVE

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>27-05-2022</u> date of Registration is	Rs. 11,00,00,000/-
2	Cost incurred as on <u>31-03-2024</u> (Based on the Estimated cost)	Rs. 2,50,51,180/-
3	Work done in Percentage (As Percentage of the estimated cost)	80 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,49,48,820/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. N/A

TABLE B

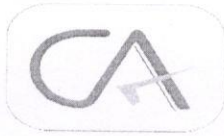
(To be prepared for the entire registered phase of the Real Estate Project)

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



KUMAR AVINASH & CO.
CHARTERED ACCOUNTANTS

Mob.-09430670203
Email-avinashkumarcacs@gmail.com

DATE: 10/04/2024

FORM No. 3
[Regulation 3]

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

Cost of Real Estate Project **SAI KIRAN ENCLAVE**

Bihar RERA Registration Number: BRERAP95525-3/90/R-1398/2022

Sr. No.	Particulars	Amount (₹)
		Estimated Incurred
1.i	Land Cost:	
	<p>a. Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.</p> <p>b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.</p> <p>b. Acquisition cost of TDR (if any)</p> <p>d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and</p> <p>e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.</p> <p>f. Under Rehabilitation Scheme:</p> <p>(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.</p> <p>(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.</p> <p>Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).</p> <p>(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.</p> <p>(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.</p>	100000.00
	Sub-Total of Land Cost	100000.00

Sr. No.	Particulars	Amount (₹)
		Estimated Incurred
li	Development Cost/ Cost of Construction:	
	a. (i) Estimated Cost of Construction as certified by Engineer.	110000000.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	22693715
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	
	(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, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost and equipments including its hire and maintenance costs, consumable etc.	1019811
	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.	1337654
	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		25051180
2	Total Estimated Cost of the Real Estate Project [I(i) + I(ii)] of Estimated Column.	110000000
3	Total Cost Incurred of the Real Estate Project [I(i) + I(ii)] of Incurred Column.	25051180
4	% Completion of Construction Work (As per Project Architect's Certificate)	80%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	22.77%
6	Amount Which can be withdrawn from the Designated Account.	25051180
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	23498688
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	1552492
	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,

Avinash Kumar

Signature of Chartered Accountant (Membership

(Membership Number : 537901)

Name AVINASH KUMAR

(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)	110000000
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)	34112835
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	903.518 sq. mtr.
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	108606000
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	142718835
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	70%

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,

Avinash Kumar
Signature of Chartered Accountant (Membership
(Membership Number : 537901)
Name AVINASH KUMAR

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

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	202	82.900	8721000	6976968	1744032
2	203	82.900	8617200	2477142	6140058
3	401	80.855	7800000	3980001	3819999
4	402	82.899	8873300	3047618	5825682
5	403	82.899	8873300	95238	8778062
6	602	82.899	8617200	1838096	6779104
Shop					
7	3	17.472	1500000	955358	544642
8	4	20.260	1800000	1428570	371430
9	5	14.405	1200000	1090174	109826
Total :		547.489	56002000	21889165	34112835

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises Rs. 6000/ sq.ft. & 600000/- Infra Charges

Sr. No.	Flat No.	Carpet Area (in sq.mtrs.)	Unit Consideration as per Ready Reckoner (Saleable Area)
1	201	80.855	9678000
2	204	81.877	9720000
3	205	80.190	8958000
4	404	81.877	9720000
5	405	80.019	8958000
6	601	80.855	9678000
7	603	82.900	9966000
8	604	81.877	9720000
9	605	80.019	8958000
10	701	90.149	13284000
11	702	82.900	9966000
Total :		903.518	108606000