



Mob.:+91-9006079635
+91-6200030164

JHA JEE & COMPANY

CHARTERED ACCOUNTANTS

✉ : jhajeecompany@gmail.com

FORM-3

Date.....

[See section 4(2) (I) (D) of RERA Act]

CHARTERED ACCOUNTANT'S CERTIFICATE

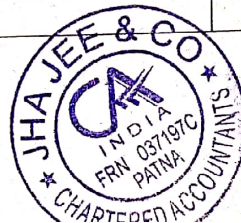
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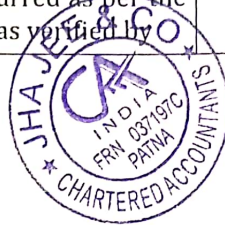
RERA Registration number **BRERAP40356-1/210/R-1514/2022** dated **10-01-2023**
Project Name- **UMEED NAGAR TOWNSHIP** being developed by **M/S UMEED BUILDER & CONSTRUCTOR PVT. LTD.** having its Registered Office at **H.NO.-136, WARD NO.-18, SINGARHAT, SOHSARAI, NALANDA, BIHAR**

For the quarter ending 30TH September, 2026

Sr. No.	Particulars		Amount (Rs.) In Lakhs	
			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	650.00	650.00
	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	-	-
	C	Acquisition cost of TDR (if any)	Included in point no. 1(i)(a)	Included in point no. 1(i)(a)
	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	-	-
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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	650.00	650.00

Sr. No.	Particulars			Amount (Rs.) In Lakhs	
				Estimated	Incurred
1(ii)	Development Cost/ Cost of Construction:			8367.90	6937.05
	A	(i)	Estimated Cost of Construction as certified by Engineer		
		(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)

Sr. No.	Particulars	Amount (Rs. In Lakh)	
		Estimated	Incurred



		(iii)	On-site expenditure 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.		
	C		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	8367.90	6937.05
Sr. No.	Particulars			Amount (Rs.) In Lakhs	
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column			9017.90	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column			7587.05	



4	% completion of Construction Work (as per Project Architect's Certificate)	As per form 1 attached
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5	Proportion of the Cost incurred on Land Cost and _____ % Construction Cost to the Total Estimated Cost. (3/2 %)	84.13%
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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)	
Sr. No.	Particulars	Amount (Rs.) In Lakhs
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	6937.05
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 project of UMEED NAGAR TOWNSHIP being developed by M/s UMEED BUILDER & CONSTRUCTOR PVT. LTD. Registration number BRERAP40356-1/210/R-1514/2022 dated 19-01.2023 is based on the records and documents produced before me and explanations provided to me by the management of the Company.	1430.85

In view of no format for withdrawal of money under Bihar RERA Act, the calculations and format has been adopted from the format of Form 3 given under the Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017

For JHA JEE & COMPANY
Chartered Accountants
FRN: 037197C

(CA HANUMAN JEE JHA)
Proprietor
M.No.: 480324
Date: 14-10-2026



UDIN: 26480324MYCCXA
6956

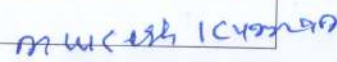


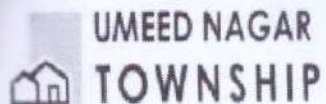
**FORM-7
[REGULATION-9]**
Quarterly progress report for quarter ending September of 2026

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN No. U45209BR2019PTC040744	Name of Firm/Company	UMEED BUILDER & CONSTRUCTOR PVT. LTD.
Firm Address :	H.NO.-136, WARD NO.-18, SINGARHAT, SOHSARAI, Nalanda, PIN-803118		
Total Experience of promoter in Real Estate sector	7		
Total Experience in Real Estate after Implementation of RERA	7		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP40356-1/210/R-1514/2022	Name of Project/Phase of Registered Project	UMEED NAGAR TOWNSHIP
Name of Promoter	MUKESH KUMAR DHIRAJ KUMAR RUPESH KUMAR GOPAL KUMAR SINGH	Project Address	Plot No.213P, Umeed Nagar Township, Marcha Marchi Road, Ranipur Chak, Bypass Thana, Patna City, Patna-800009.
Name of Co-promoter			
Project Registration is valid up to	31-12-2026		
Starting date of Project or Phase of the Project	10-01.2023		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4, Plotted project	Residential- cum-Commercial	

Umeed Builder & Constructor Pvt. Ltd.


Authorised Signatory



UMEED BUILDER & CONSTRUCTOR PRIVATE LIMITED

CIN U45209BR2019PTC040744

Period of validity of map by the Competent Authority	01-10-2027		
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Umeed Builder & Constructor Pvt. Ltd.

mukesh kumar
Authorised Signatory

UMEED NAGAR

UMEED BUILDER & CONSTRUCTOR PRIVATE LIMITED

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -181	Total Number of Apartments in Landowner's share -105
BLOCK A,B,C,D,E , F (EWS)	1. 1 BHK	32	286	1. Booked / Allotted - 124	1. Booked/ Allotted- 0
	2. 2 BHK, -	96		Sold- 79	2. Sold - 0
	3. 3 BHK	138		Cancelled-4	
	4. 4 bhk	20			
	5. Shop	17	SHOP -17	SHOP -10	SHOP -7
	6. Bungalow			1. Booked / Allotted - 5	1. Booked/ Allotted- 0
	7. Plot etc.			2. Sold- 0	2. Sold - 0
				Percentage of booking	Percentage of booking
				68 %	0

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:
		1. Booked/Allotted -124
		2. Sold -79
		3. Cancelled -04

V. 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./Permis sion/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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murresh kumar
Authorised Signatory

VI. Construction Progress of the Project (BLOCK A)			
1. PlanCaseNo. (To beaded for each Building/Wing)			
S.No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done(As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation(if any)	100%	
2.	Basements(If any)	100%	
3.	Podiums(if any)	NILL	
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.	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%	Umeed Builder & Constructor Pvt. Ltd. <i>m. n. k. s. kumar</i> Authorized Signatory

11.	<p>Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,Mechanical Equipment, compliance to conditions of environment/CRZNOC,</p> <p>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</p> <p>Specifications in Agreement of Sale.Any other activities.</p>	100%	
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VI. Construction Progress of the Project (BLOCK B)

1. PlanCaseNo. (To beaded for each Building/Wing)			
S.No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done(As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation(if any)	100%	
2.	Basements(If any)	100%	
3.	Podiums(if any)	100%	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	

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mukesh kumar

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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.	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 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.	100%	Umeed Builder & Constructor Pvt. Ltd. <i>mukesh kumar</i> Authorized Signatory

VI. Construction Progress of the Project (BLOCK C)			
1. PlanCaseNo. (To beaded for each Building/Wing)			
S.No. (1)	Tasks/Activit y(2)	Percentage of Actual Work Done(As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation(if any)	100%	
2.	Basements(If any)	100%	
3.	Podiums(if any)	100%	
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	100%	
9.	Within the Flat/Premises Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	Umeed Builder & Constructor Pvt. Ltd. <i>mukesh kumar</i> Authorized Signatory

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 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.	100%	

VI. Construction Progress of the Project (BLOCK D)			
1. PlanCaseNo. (To beaded for each Building/Wing)			
S.No. (1)	Tasks/Activit y(2)	Percentage of Actual Work Done(As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation(if any)	100%	
2.	Basements(If any)	100%	
3.	Podiums(if any)	100%	

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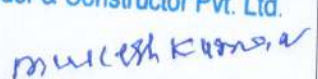
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4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	100%	
9.	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 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	100%	<div data-bbox="1024 1908 1458 1975" data-label="Text"> Umeed Builder & Constructor Pvt. Ltd. </div> <div data-bbox="1165 1966 1544 2078" data-label="Text"> <i>m. joshi</i> Authorized Signatory </div>

	Specifications in Agreement of Sale. Any other activities.		
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VI. Construction Progress of the Project (BLOCK E)

1. PlanCaseNo. (To be added for each Building/Wing)

S.No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done(As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation(if any)	100%	
2.	Basements(If any)	100%	
3.	Podiums(if any)	100%	
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.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	Umeed Builder & Constructor Pvt. Ltd.  Authorized Signatory

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 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.	100%	

VI. Construction Progress of the Project (BLOCK F) EWS

1. PlanCaseNo. (To beaded for each Building/Wing)			
S.No. (1)	Tasks/Activit y(2)	Percentage of Actual Work Done(As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation(if any)	NILL	
2.	Basements(If any)	NILL	
3.	Podiums(if any)	NILL	
4.	Plinth	NILL	

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mukul chandra
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5.	Stilt Floor	NILL	
6.	Slabs of Super Structure	NILL	
7.	Internal walls, Internal Plaster ,Floorings, Doors and Windows within Flats/Premises.	NILL	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises	NILL	
9.	Stair cases ,Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NILL	
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	NILL	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC ,Electrical fittings ,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 requirements as me be required to complete project as per Specifications in Agreement	NILL	<div> Umeed Builder & Constructor Pvt. Ltd. <i>Mukesh Kumar</i> Authorised Signatory </div>

	of Sale.Any other activities.		
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VII. 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)	Expected Completion date in (dd/mm/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads &Footpaths	YES	93%	
2.	Water Supply	YES	93%	
3.	Sewerage(Chamber, Line ,Septic Tank ,STP)	YES	92%	
4.	Storm Water Drains	YES	92%	
5.	Landscaping & Tree Planting	YES	90%	
6.	Street Lighting	YES	90%	
7.	Community Buildings	YES	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NA	
9.	Solid Waste Management& Disposal	NO	NA	

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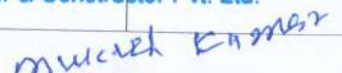
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10.	Water Conservation/Rain Water Harvesting	YES	80%	
11.	Energy Management	NO	NA	
12.	Fire Protection and Fire Safety Requirements	YES	80%	
13.	Closed Parking	YES	80%	
14.	Open Parking	YES	80%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	80%	
16.	Others(Option to Add More)	NO	NA	

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE(As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and footpaths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			

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6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

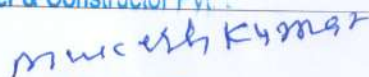
IX. GEOTAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT

(A)	Sr.No.		
	1.	Front Elevation	ATTACHED
	2.	Rear Elevation	ATTACHED
	3.	Side Elevation	ATTACHED
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars(2)	Amount (In Rs.) (3)
1.	Project Account No. (SBI 42801389594, SBI; 00000042801388716 SBI; 00000042801387406 SBI)	SBI 42801389594
2.	Estimated Cost of the Project including land cost at the start of the Project	₹44,50,00,000.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	₹38,00,00,000.00
4.	Any Variation in Development Cost which is declared at the start of the Project.	₹ 45,67,90,945.00
	Total Development Cost	83,67,90,945.00
5.	Amount received during the Quarter	
	i. Opening	₹ 5,47,984
	ii. Amount received during the Quarter	52817034

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	TOTAL	₹ 53365018
6.	Actual Cost Incurred during the Quarter	
	i. Actual expenses during the quarter:	₹ 52030214.00
7.	Net amount at end of the Quarter	₹ 1334805.84
8.	Total expenditure on Project till date	₹ 693705724
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	₹ 693705724

XI. Details of Mortgage or Charge if any created

Charge created on the flats of the Project sanctioned by the Specialised Commercial Branch of State Bank of India having address: MSME Gandhi Maidan, Patna- 800001 of amount Rs 10,68,00,000.00 created on 21st March, 2024 vide Charge ID- 100914440 vide SRN: AA7715173

XII. MISCELLANEOUS

A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NILL
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	6
2.	Agreement for Sale	0

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3.	No. of possessions given to allottees	
XIII. 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 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.

Umeed Builder & Constructor Pvt. Ltd.Signature of Promoter
Authorised Signatory

Name: MUKESH KUMAR

Date: 10-10-2026