

JHA JEE & COMPANY

CHARTERED ACCOUNTANTS

✉ : jhajeecandcompany@gmail.com

FORM-3

Date.....

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

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration number BRERAP12539-2/165/R-1801/2025 dated 27.01.2025, Project Name- SAI VATIKA being developed by SAI BALAJI DHANWANS BUILDCON PRIVATE LIMITED having its Registered Office at C/O- AMITABH GAURAV, FLAT NO-503, UMRWATI ENCLAVE, KUSUMPURAM COLONY,DANAPUR, PATNA,

For the quarter ending 30TH September, 2026

Sr. No.	Particulars		Amount (Rs. In Lakh)	
			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	75	75
	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)		
	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	Included in point no. 1(i)(a)	Included in point no. 1(i)(a)
	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		-	-
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	75	75

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred
1(ii)	Development Cost/ Cost of Construction :				
	A	(i)	Estimated Cost of Construction as certified by Engineer	225.00	
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	24.89

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 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 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.		
	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	225.00	24.89
Sr. No.	Particulars		Amount (Rs. In Lakh)	
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column		300.00	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		99.89	
4	% completion of Construction Work (as per Project Architect's Certificate)		As per form 1 attached	



5	Proportion of the Cost incurred on Land Cost and % Construction Cost to the Total Estimated Cost. (3/2 %)	33.29 %
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 Lakh)
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	24.89
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 SAI VATIKA being developed by SAI BALAJI DHANWANS BUILDCON PRIVATE LIMITED , RERA Registration number BRERAP12539-2/165/R-1801/2025 dated 27.01.2025 is based on the records and documents produced before me and explanations provided to me by the management of the Company.	200.11

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

Firm Registration No.: 037197C

(CA Hanuman Jee Jha)

Proprietor

Membership No.: 480324

UDIN: 26480324NXPJEW2484



Date: 26th Oct, 2026

Place: Patna

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. U45309BR2018PTC040317	Name of Firm/Company	SAI BALAJI DHANWANS BUILDCON PRIVATE LIMITED
Firm/Company Address :	C/O- AMITABH GAURAV, FLAT NO-503, UMRAWATI ENCLAVE, KUSUMPURAM COLONY, DANAPUR, PATNA		
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	0	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	0	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP12539-2/165/R-1801/2025	Name of Project/Phase of Registered Project	SAI VATIKA
Name of Promoter	UDIT KUMAR	Project Address	JANAKPURI COLONY, Plot No -1638, khata No- 437, Thana No.- 21, Tauzi No- 5406, Mauza- Danapur Shahjadpur, Patna
Name of Co-promoter			
Project Registration is valid up to	15-05-2028		
Starting date of Project or Phase of the Project	27-Jan-2025		
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	15-May-2028		

For, SAI BALAJI DHANWANS BUILDCON PVT. LTD.
Udit Kumar
 Director

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 -6	Total Number of Apartments in Landowner's share -6
G+3	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	12		12	1. Booked / Allotted - 0 2. Sold- 0	3. Booked/ Allotted- 0 Sold - 0
					Percentage of booking 0	Percentage of booking 0

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	-
G+3	12	2. Sold	-

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./ 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.				

For, SAI BALAJI DHANWANS BUILDCON PVT. LTD.

udit Kumar

Director

VI. 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)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	10%	15-May-2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	15-May-2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	15-May-2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	15-May-2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	15-May-2028
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	0%	15-May-2028

For, CAI BALAJI DHANWANS BUILDCON PVT. LTD.

udit Kumar
Director

	requirements as me be required to complete project as per Specifications in Agreement of Sale.		
	Any other activities.		

VII. 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)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO	NA	
2.	Water Supply	YES	10%	15-May-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	15-May-2028
4.	Storm Water Drains	NO	NA	
5.	Landscaping & Tree Planting	NO	NA	
6.	Street Lighting	NO	NA	
7.	Community Buildings	NO	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NA	
9.	Solid Waste Management & Disposal	YES	0%	15-May-2028
10.	Water Conservation / Rain Water Harvesting	YES	0%	15-May-2028
11.	Energy Management	YES	0%	15-May-2028

For, SAI BALAJI DHANWANS BUILDCON PVT. LTD.

Audit Kumar

Director

12.	Fire Protection and Fire Safety Requirements	YES	0%	15-May-2028
13.	Closed Parking	YES	0%	15-May-2028
14.	Open Parking	NO	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	15-May-2028
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 the Certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
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			

For, SAI BALAJI DHANWANS BUILDCON PVT. LTD.

edit kumar
Director

IX. 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	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Partic ulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	194305001396
2.	Estimated Cost of the Project including land cost atthe start of the Project	Rs. 3,00,00,000.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 2,25,00,000.00
4.	Any Variation in Development Cost which is declaredat the start of the Project.	
5.	Amount received during the Quarter	
	• Opening Balance	Rs. 1,29,815.04
	Total	Rs. 1,29,815.04
6.	Actual Cost Incurred during the Quarter	
	• Expenses incurred during the Quarter	Rs. 00.00
	Total	Rs, 00,00
7.	Net amount at end of the Quarter	Rs. 1,29,815.04
8.	Total expenditure on Project till date	Rs. 24,89,505.96
9.	Cumulative fund collected till the end of Quarter in question	Rs. 27,50,649.00
10.	Cumulative expenditure done till the end of Quarterin question	Rs. 24,89,505.96

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

For, SAI BALAJI DHANWANS BUILDCON PVT. LTD

Udit Kumar
Director

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	
2.	Name of Parties	
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	0
2.	Agreement for Sale	0
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 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.

For, SAI BALAJI DHANWANS BUILDCON PVT. LTD.
Udit Kumar
 Director

Udit Kumar
 Signature of Promoter

Name: **UDIT KUMAR**

Date : 15-10-2026