



M. I. Hussain & Co. Chartered Accountants

C/o Talat Bano, Amir Cottage, Ramna Road, Patna - 800004, Bihar.

Mob.: 8986271534, 7070762331, 8877153610, E-mail : calmamhussain2008@gmail.com, imam_hussain32@yahoo.com

Quarterly Progress Report for the Quarter ending from 01/01/2026 to 31/03/2026

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/ Registration no. of the Partnership firm/LLP Identification number/ Any other registration with MSME or Govt. Bodies	U45309BR2020PTC044888	Name of the Promoter's Entity	METROPLEX HOMES PRIVATE LIMITED
Address of the Promoter's Entity :		A3, Ram Jivan Apartment, Opp- Ganga Hospital, Govindpur, AIIMS Road, Phulwarisharif, Patna, Patna Sadar, Bihar, India, 801505	
II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAPD4054-2/65/R-1379/2022	Name of Project	RAM JIWAN APARTMENT
Name of promoter	METROPLEX HOMES PRIVATE LIMITED	Project Address	PLOT NO-722, OPPOSITE GANGA HOSPITAL, GOVINDPUR, AIIMS ROAD, P.S-KHAGAUL, DANAPUR,
Project Registration is valid upto	15/03/2026	Commencement of Project Registration	13/04/2022
Starting date of Project	10/03/2022		
Type of Project	Residential/Group Housing		
III. FINANCIAL PROGRESS OF THE PROJECT			
Particulars		Amount (In Rs.)	
Project Account No.		KOTAK A/C NO- 0793 (70%), KOTAK A/C NO- 0601 (30%), KOTAK A/C NO-0809 (100%)	
Estimated Cost of the Project including Land Cost at the start of the Project		75,479,840.00	
Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)		38,379,840.00	
Any Variation in Development Cost which is declared at the start of the Project.			
Amount received during the Quarter		1,944,613.00	
Actual Cost Incurred during the Quarter		718,286.00	
Net amount at end of the Quarter (RERA 70% BANK)		759,578.14	
Total expenditure on Project till date		38,490,989.61	
Cumulative fund collected till the end of Quarter in question		47,861,217.00	
Cumulative expenditure done till the end of Quarter in question		38,490,989.61	
Percentage of Expenditure incurred of the total Estimated development cost of the project.		100.29	

This is to Certify that the details of Amount Received and Cost incurred on the Project during the quarter from 01.01.2026 To 31.03.2026 is on the basis of Books of Accounts maintained by the Developer. Net amount at the end of the Quarter is as per Books of Accounts and it is the Balance in RERA 70% Bank Account. Estimated Cost of project Includes only Estimated Development Cost. Development Cost has been Revised by the promoters, we have taken the Revised Estimated Development Cost for our certificate.

Metroplex Homes Pvt. Ltd.

TIPU SULTAN

Director, DIN -08298590

Place: Patna

Date:- 28/04/2026

Director



For M.I. Hussain & CO.

Chartered Accountants

FRN - 326811E

(CA. Mohammad Imam Hussain)

Proprietor

M.No: 066920

UDIN: 26066920FJHMYy3324

Annexure A
List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

FORM NO. 3

[See Regulation 3]

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

Cost of Real Estate Project: Rs. 3,83,79,840.00/-

METROPLEX HOMES PRIVATE LIMITED

CIN - U45309BR2020PTC044888

Address:- A3, Ram Jiwan Apartment, Opp- Ganga Hospital, Govindpur, AIIMS Road, Phulwarisharif, Patna Sadar, Bihar, India, 801505

PROJECT NAME:- RAM JIWAN APARTMENT

PROJECT ADDRESS:- PLOT NO-722, OPPOSITE GANGA HOSPITAL, GOVINDPUR, AIIMS ROAD, P.S-KHAGAUL, DANAPUR, PATNA

Bihar RERA Registration Number - BRERAP04054-2/65/R-1379/2022

Period: From 01/01/2026 To 31/03/2026

Sr. No.	Particulars	Amount (₹)	
		Estimated	Incurred
(I)	(II)	(III)	(IV)
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.	-	-
	(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) Amount cost of TDR (Transfer of Developments Rights) If any ;	-	-
	(d) Amount 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.	-	-
	Note: (for total cost of onstruction incurred, Minimum of (i) or (ii) is to be considered)	-	-
	(iii) Cost towards clearance of land of all or any encumbrances including cost or removal of legal / illegal occupants, cost of providing temporary Transit Accomodation, overhead cost,	-	-
	(iv) Cost of ASR linked premium fees, charges and security deposits or maintenace deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation:	-	-
	SUB-TOTAL OF LAND COST	-	-

Place : Patna

Date: 28/04/2026

Metroplex Homes Pvt. Ltd.

TIPU SULTAN
DIRECTOR, DIN-08298590

Director





M. I. Hussain & Co. Chartered Accountants

C/o Talat Bano, Amir Cottage, Ramna Road, Patna - 800004, Bihar.

Mob.: 8986271534, 7070762331, 8877153610, E-mail : calmamhussain2008@gmail.com, imam_hussain32@yahoo.com

METROPLEX HOMES PRIVATE LIMITED

CIN - U45309BR2020PTC044888

Bihar RERA Registration Number - BRERAP04054-2/65/R-1379/2022

PROJECT NAME:- RAM JIWAN APARTMENT

PROJECT ADDRESS:- PLOT NO-722, OPPOSITE GANGA HOSPITAL, GOVINDPUR, AIIMS ROAD, P.S-KHAGAUL, DANAPUR, PATNA

Period: From 01/01/2026 To 31/03/2026

Sr.N o.	Particulars	Amount (₹)	
		Estimated (III)	Incurred (IV)
(I)	(II)		
	(ii) Development Cost/ Cost of Construction:		
a.	(i) Estimated Cost of Construction as certified by Engineer.	38,379,840.00	
	(ii) Actual Cost of Construction incurred as per the books of accounts as Verified by the CA.		38,490,989.61
	Note: [For adding to total cost of Construction incurred, minimum of (i) or (ii) is to be considered]		38,379,840.00
	(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 & maintenance costs, consumables etc. All costs directly incurred to complete the (i) 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	38,379,840.00	38,379,840.00
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	38,379,840.00	
3	Total Incurred Cost of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		38,379,840.00
4	% of Completion of Construction Work (As per Project Architect's Certificates)		100.00%
5	Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2)		100.00%
6	Amount Which can be withdrawn from the Designated Account (Total Estimated Cost * Proportion of Cost Incurred (Sr. Number 2 * Sr. Number 5)		38,379,840.00
7	Less: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement (70% RERA BANK ONLY)		34,261,297.00
8	Net Amount Which can be Withdrawn from the Designated Bank Account under this Certificate.		4,118,543.00

This certificate is being issued for RERA compliance for the **METROPLEX HOMES PRIVATE LIMITED** and is based on the records and documents produced before us and explanations provided to us by the management of the **Company**. Estimated Cost of project includes only Estimated Development Cost. Development Cost has been Revised by the promoters, we have taken the Revised Estimated Development Cost for our certificate. Total cost incurred on the Project is Rs. 3,84,90,989.61/-

Metroplex Homes Pvt. Ltd.

TIPU SULTAN
DIRECTOR, DIN-08298399 **Director**

Place : Patna
Date: 28/04/2026



For M I Hussain & Co.
Chartered Accountants
FRN - 326811E

(CA. Mohammad Imam Hussain)
Proprietor
M. No.-066920

UDIN: 26066920FJHMY3324

METROPLEX HOMES PRIVATE LIMITED

CIN - U45309BR2020PTC044888

Bihar RERA Registration Number - BRERAP04054-2/65/R-1379/2022

PROJECT NAME:- RAM JIWAN APARTMENT

PROJECT ADDRESS:- PLOT NO-722, OPPOSITE GANGA HOSPITAL, GOVINDPUR, AIIMS ROAD, P.S-KHAGAUL, DANAPUR, PATNA

Period: From 01/01/2026 To 31/03/2026

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

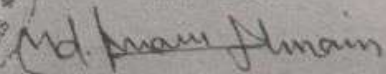
Sr. No.	Particulars	Amount (₹)
		Estimate Incurred
1	Estimated Balance Cost to Complete the Real Estate Project [Difference of Total Estimated Project cost less Cost Incurred] (Calculated as per the Form IV)	-
2	Balance amount of Receivable from Sold apartments as per Annexure A to this certificate (as certified by Chartered Accountants as verified from the records and books of Accounts)	7,158,783.00
	(i) Balance Unsold area (to be certified by Management and to be Verified by CA from the records and books of accounts)	189.34
3	(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 of this Certificate.	9,692,000.00
4	Estimated Receivables of Ongoing Project [SUM of 2+3(ii)]	16,850,783.00
5	Amount to be deposited in Designated Account - 70% or 100% . If 4 is greater than 1, then 70% of the balance receivable of Ongoing project will be deposited in the designated Account . If 4 is less than 1, then 100% of the balance receivables of Ongoing project will be deposited in Designated Account.	11,795,548.10

This certificate is being issued for RERA compliance for the METROPLEX HOMES PRIVATE LIMITED and is based on the records and documents produced before us and explanations provided to us by the management of the Company.

Metroplex Homes Pvt. Ltd.



Director

TIPU SULTAN
DIRECTOR, DIN-08298590For M I Hussain & Co.
Chartered Accountants
FRN - 326811E(CA. Mohammad Imam Hussain)
Proprietor
M. No.-066920Place : Patna
Date: 28/04/2026

UDIN: 26064920FJHMY3324

METROPLEX HOMES PRIVATE LIMITED

CIN - U45309BR2020PTC044888

Address:- A3, Ram Jivan Apartment, Opp- Ganga Hospital, Govindpur, AIIMS Road,
Phulwarisharif, Patna Sadar, Bihar, India, 801505
Bihar RERA Registration Number - BRERAP04054-2/65/R-1379/2022

PROJECT NAME:- RAM JIWAN APARTMENT

PROJECT ADDRESS:- PLOT NO-722, OPPOSITE GANGA HOSPITAL, GOVINDPUR, AIIMS ROAD, P.S-
KHAGAUL, DANAPUR, PATNA

Period: From 01/01/2026 To 31/03/2026

ANNEXURE - AStatement for Calculation of Receivables from the Sale of 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 till 31-03-2026	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	108 (3BHK)	72.28	4,460,000.00	1,881,188.00	2,578,812.00
2	201 (3BHK)	72.28	6,000,000.00	6,000,000.00	-
3	202 (3BHK)	72.28	4,460,000.00	4,406,934.00	53,066.00
4	204 (2BHK)	44.78	3,180,000.00	3,180,000.00	-
5	205 (2BHK)	44.78	3,180,000.00	3,019,802.00	160,198.00
6	206 (2BHK)	44.78	4,000,000.00	4,000,000.00	-
7	207 (3BHK)	72.28	6,000,000.00	5,715,238.00	284,762.00
8	208 (3BHK)	72.28	4,460,000.00	4,204,949.00	255,051.00
9	301 (3BHK)	72.28	4,460,000.00	4,388,448.00	71,552.00
10	303 (2BHK)	44.78	3,180,000.00	3,180,000.00	-
11	305 (2BHK)	44.78	4,000,000.00	3,961,390.00	38,610.00
12	308 (3BHK)	72.28	4,460,000.00	3,923,268.00	536,732.00
Total		774.63	55,020,000.00	47,861,217.00	7,158,783.00

Unsold Inventory Valuation

Ready Reckoner Rate as on the date of Certificate
Of the Residential / Commercial premises Rs. 26,016 /- per sq. mt.

Sl. No.	Flat No.	Carpet Area (in sq. mts.)	super Built Up Area (in sq. mt.)	Unit Consideration as per Read Reckoner Rate (ASR)	REMARKS
(1)	(2)	(3)	(3)	(4)	(5)
1	G2 (3BHK)	72.28	137.50	3,256,000.00	
2	G3 (3 BHK)	72.28	137.50	3,256,000.00	
3	203 (2BHK)	44.78	97.55	3,180,000.00	
Total		189.34	372.54	9,692,000.00	

Place : Patna

Date: 28/04/2026

Metroplex Homes Pvt. Ltd.

TIPU SULTAN

DIRECTOR DIN-08298590

Director

