K KOMAL & Co.
Chartered Accountants

11, Near Middle School, Chakaram Ke Bagal Wala Road, Buddha Colony, Patna-800001, Bihar

office.cakomal@gmail.com
+91 94707 78291

Quarterly Progress Report for the Quarter ending from 01/04/2026 to 30/06/2026

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	U45309BR2018PTC037523	Name of the Promoter's Entity	KUMHRAR DEVELOPERS PRIVATE LIMITED
Address of the Promoter's Entity :	C/o Md Mohtashimul Haque, s/o Md Salamul Haque G.F,RN-1, Dargah Road, Neemtal, Gaighat, Patna-800007, Bihar, India		

PARTICULARS OF PROJECT			
Project Registration Number	BRERAP80044-1/136/R-1284/2022	Name of Project	KUMHRAR GARDEN
Name of promoter	KUMHRAR DEVELOPERS PRIVATE LIMITED	Project Address	AMBEDKAR NAGAR, ARFABAD, DARGAH ROAD, SULTANGANJ, PATNA
Project Registration is valid upto	09/09/2026	Type of Project	Residential/Group Housing
Starting date of Project	10/09/2021	Commencement of Project Registration	04/03/2022

FINANCIAL PROGRESS OF THE PROJECT

Particulars	Amount (In Rs.)
Project Account No.	ICICI A/C -329705000987 (70%) ICICI A/C -329705000968 (30%) ICICI A/C -329705000988 (100%)
Estimated Cost of the Project including Land Cost at the start of the Project	168,900,000.00
Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	100,000,000.00
Any Variation in Development Cost which is declared at the start of the Project.	-
Amount received during the Quarter	1,526,733.00
Actual Cost Incurred during the Quarter	1,081,848.00
Net amount at end of the Quarter (RERA 70% BANK)	552,423.18
Total expenditure on Project till date	57,265,400.00
Cumulative fund collected till the end of Quarter in question	59,852,105.00
Cumulative expenditure done till the end of Quarter in question	57,265,400.00
Percentage of Expenditure incurred of the total Estimated development cost of the project.	57.27

This is to Certify that the details of Amount Received and Cost incurred on the Project during the quarter from **01.04.2026 To 30.06.2026** is on the basis of Books of Accounts maintained by the Developer. Net amount at the end of the Quarter shows Bank Balance at RERA Designated Bank Account i.e., RERA 70% BANK at the end of the Quarter as per Books of Accounts. Percentage of Completion has been calculated on the Estimated Development Cost (excluding Land Cost) as per RERA Application Form.

DATE:- 29/07/2026
PLACE: PATNA

For K Komal & Co.
Chartered Accountants
FRN - 036740C

Kumhrar Developers Private Limited
Director
MOHAMMAD NADEEM UL HAQUE
DIRECTOR, DIN- 08088133

Kumhrar Developers Private Limited
Director
MOHAMMAD MOHTASHIM UL HAQUE
DIRECTOR, DIN-08088134

CA Komal Kumari
Proprietor
M. No - 478474
UDIN- 26478474VBWMQF2613

K KOMAL & Co.
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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. 10,00,00,000/-

KUMHRAR DEVELOPERS PRIVATE LIMITED

CIN:- U45309BR2018PTC037523

ADDRESS:- C/O Md Mohtashimul Haque, s/o Md Salamul Haque G.F,RN-1, DargahRoad, Neemtal, Gaighat, PATNA-800007, Bihar, India

PROJECT NAME:- KUMHRAR GARDEN

PROJECT ADDRESS:- AMBEDKAR NAGAR, ARFABAD,DARGAH ROAD, SULTANGANJ, PATNA

Bihar RERA Registration Number - BRERAP80044-1/136/R-1284/2022

Period: From 01/04/2026 To 30/06/2026

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 f TDR (Transfer of Developments Rights) If any ;	-	-
		(d) Amount payable to State Government or Competent Authority or any other Statutority 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 maintenanace deposit, or any amount whatsoever payable to any authorities towards and in project of rehabiliation:	-	-
		SUB-TOTAL OF LAND COST	-	-

PLACE-PATNA
DATE- 29/07/2026

Kumhrar Developers Private Limited

Director

MOHAMMAD NADEEM UL HAQUE
DIRECTOR, DIN-08088133

Kumhrar Developers Private Limited

Director

MOHAMMAD MOHTASHIM UL HAQUE
DIRECTOR, DIN-08088134

K KOMAL & CO. CA INDIA FRN :036740C PATNA Chartered Accountants

KUMHRAR DEVELOPERS PRIVATE LIMITED
CIN:- U45309BR2018PTC037523
Bihar RERA Registration Number - BRERAP80044-1/136/R-1284/2022
PROJECT NAME:- KUMHRAR GARDEN
PROJECT ADDRESS:- AMBEDKAR NAGAR, ARFABAD,DARGAH ROAD, SULTANGANJ, PATNA
Period: From 01/04/2026 To 30/06/2026

Sr. No.	Particulars	Amount (₹)	
		Estimated	Incurred
(I)	(II)	(III)	(IV)
	(ii) Development Cost/ Cost of Construction:		
	a. (i) Estimated Cost of Construction as certified by Engineer.	100,000,000.00	
	(ii) Actual Cost of Construction incurred as per the books of accounts as Verified by the CA.		57,265,400.00
	Note: [For adding to total cost of Construction incurred, minimum of (i) or (ii) is to be considered]		**57,265,400.00**
	(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	100,000,000.00	57,265,400.00
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	100,000,000.00	
3	Total incurred Cost of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		57,265,400.00
4	% of Completion of Construction Work (As per Project Architect's Certificates)		80.00%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2)		57.27%
6	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of Cost Incurred (Sr. Number 2 * Sr. Number 5]		57,265,400.00
7	Less: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement . (70% RERA BANK ONLY/-)		45,014,412.34
8	Net Amount Which can be Withdrawn from the Designated Bank Account under this Certificate.		12,250,987.66

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

PLACE-PATNA
DATE- 29/07/2026

Kumhrar Developers Private Limited
Director

MOHAMMAD NADEEM UL HAQUE
DIRECTOR, DIN-08088133

Kumhrar Developers Private Limited
Director

MOHAMMAD MOHTASHIM UL HAQUE
DIRECTOR, DIN-08088134

For K Komal & Co.
Chartered Accountants
FRN - 036740C

CA. Komal Kumari
Proprietor
M. No - 478474
UDIN-26478474VBWMQF2613

K KOMAL & CO. CA INDIA FRN-036740C PATNA Chartered Accountants

KUMHRAR DEVELOPERS PRIVATE LIMITED

Bihar RERA Registration Number - BRERAP80044-1/136/R-1284/2022
Period: From 01/04/2026 To 30/06/2026
PROJECT NAME:- KUMHRAR GARDEN
(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)	42,734,600.00
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)	11,995,895.00
3	(i) Balance Unsold area (to be certified by Management and to be Verified by CA from the records and books of accounts)	155.269
	(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.	6,797,000.00
4	Estimated Receivables of Ongoing Project [SUM of 2+3(ii)]	18,792,895.00
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 Ongoin project will be deposited in Designated Account.	18,792,895.00

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

PLACE-PATNA
DATE- 29/07/2026

K KOMAL & CO. CA INDIA FRN-036740C PATNA Chartered Accountants

For K Komal & Co.
Chartered Accountants
FRN - 036740C

CA. Komal Kumari
Proprietor
M. No - 478474
UDIN-26478474VBWMQF2613

Kumhrar Developers Private Limited
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KUMHRAR DEVELOPERS PRIVATE LIMITED

CIN:- U45309BR2018PTC037523

ADDRESS:- C/O Md Mohtashimul Haque, s/o Md Salamul Haque G.F,RN-1, DargahRoad, Neemtal, Gaighat, PATNA-800007, Bihar, India

PROJECT NAME:- KUMHRAR GARDEN

PROJECT ADDRESS:- AMBEDKAR NAGAR, ARFABAD,DARGAH ROAD, SULTANGANJ, PATNA

Bihar RERA Registration Number - BRERAP80044-1/136/R-1284/2022

Period: From 01/04/2026 To 30/06/2026

ANNEXTURE - A

Statement 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 30-06-2026	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	102	89.5	4,372,000.00	3,366,340.00	1,005,660.00
2	104	76.14	3,334,000.00	2,574,258.00	759,742.00
3	106	79.13	3,463,000.00	3,463,000.00	-
4	201	89.5	4,372,000.00	3,762,376.00	609,624.00
5	203	83.66	3,658,000.00	2,668,318.00	989,682.00
6	205	75.15	3,293,000.00	3,097,376.00	195,624.00
7	302	89.5	4,372,000.00	4,009,901.00	362,099.00
8	304	76.14	3,334,000.00	3,300,991.00	33,009.00
9	306	79.13	3,463,000.00	633,663.00	2,829,337.00
10	401	89.5	4,372,000.00	4,060,406.00	311,594.00
11	403	83.66	3,658,000.00	3,621,782.00	36,218.00
12	405	75.15	3,293,000.00	1,089,109.00	2,203,891.00
13	502	89.5	4,372,000.00	3,861,387.00	510,613.00
14	504	76.14	3,334,000.00	2,770,000.00	564,000.00
15	506	79.13	3,463,000.00	3,069,307.00	393,693.00
16	601	89.5	4,372,000.00	4,059,406.00	312,594.00
17	603	83.66	3,658,000.00	3,295,050.00	362,950.00
18	605	75.15	3,293,000.00	3,293,000.00	-
19	702	89.5	4,372,000.00	3,856,435.00	515,565.00
Total		**1568.74**	**71,848,000.00**	**59,852,105.00**	**11,995,895.00**

Unsold Inventory Valuation

Ready Reckoner Rate as on the date of Certificate

of the Residential / Commercial premises Rs. 43,775.64 /- per sq. mts.

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Read Reckoner Rate (ASR)	REMARKS
(1)	(2)	(3)	(4)	(5)
1	704	76.14	3,334,000.00	
2	706	79.13	3,463,000.00	
TOTAL		**155.269**	**6,797,000.00**	

PLACE-PATNA

DATE- 29/07/2026

Kumhrar Developers Private Limited

Director

MOHAMMAD NADEEM UL HAQUE

DIRECTOR, DIN-08088133

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Director

MOHAMMAD MOHTASHIM UL HAQUE

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K KOMAL & CO. Chartered Accountants FRN-036740C PATNA