



RAUSHAN PRASAD & ASSOCIATES
Chartered Accountants

FORM- C
(See Regulation 3)
(CHARTERED ACCOUNTANTS CERTIFICATE)
(FOR SUBSEQUENT WITHDRAWAL OF MONEY FOR THE QUARTER ENDED 30TH JUNE 2026)

Cost of Real Estate Project Bihar RERA Reg. Number :- **BRERAP12346-001/81/R-1608/2023.**

PROJECT NAME : GOKULDHAM CITY

Company Name : Swansgreen Infra Project Pvt. Ltd.

Reg Office: - Gola Road, Ground Floor, Shri Bhagwan Nagar, Goverdhan Giriraj, Veer Kunwar Singh Colony, Patna- 801503.

Sr. No.	Particulars		Amount (Rs.)	
			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	34,24,000	34,24,000
	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	-	-
	E	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	(Included in point no. 1(i)(a)	(Included in point no. 1(i)(a)
	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 beconsidered)				
	(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,	-	-

OFFICE ADDRESS:-M-51, FIRST FLOOR LAXMI NAGAR, NERA JAGAT RAM PARK , DELHI -110092

e-mail: raushanprasad31@gmail.com,

Office : Delhi



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		(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	34,24,000	34,24,000

Note:- Payment of Amount of Rs. **34,24,000/-** For Acquisition Cost of Land or Development Rights from Management A/C No-777705748876 (ICICI Bank)

Sr. No.	Particulars			Amount (Rs.)	
				Estimated	Incurred
1(ii)	Development Cost/ Cost of Construction :			10,50,00,000/-	NA
	A	(i)	Estimated Cost of Construction as certified by Engineer. (As per Table- A Rs.12,29,00,000+Table-B Rs.21,00,000)		
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA(Till Date-cumulative)		
Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)					
				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.	2,00,00,000	1,46,09,284.63/-
	B		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	--	--



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	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	12,50,00,000/-	10,63,13,014.63/-
Sr. No.	Particulars		Amount (Rs.)	
2	Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of Estimated Column -A		12,84,24,000.00/-	
3	Total Cost Incurred of the Real Estate Project [1 (i) +1(ii)] of Incurred Column-B		10,97,37,014.63/-	
4	Percentage of completion of Construction Work (as per Project Architect's Certificate Table-A) = 85.36% (as per Project Architect's Certificate Table-B) = 85.71%		As per form 1 Attached	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)		85.45%	
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)		10,97,37,014.63/-	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		8,41,48,246.79/-	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		2,55,88,767.84 /-	

This certificate is being issued for RERA compliance for the **Swansgreen Infra Project Pvt. Ltd.** (CIN : U45202BR2019PTC043216) and is based on the records and documents produced before us and explanation provided before us by the management of the company.

Yours Faithfully

Raushan Prasad & Associates

Chartered Accountants (FRN: 041425N)



(CA Raushan Kumar Prasad)
Partner (M No : 563754)
UDIN:-26563754ABSKXZ4191

Place : Patna
Date : 26.07.2026



RAUSHAN PRASAD & ASSOCIATES
Chartered Accountants

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

RERA Reg. Number: - BRERAP12346-001/81/R-1608/2023

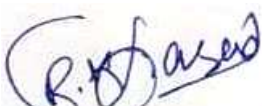
S No		Particulars	Amount (Rs)
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)(Including Land Cost)	1,86,86,985.37/-
2		Balance amount of receivables from sold apartments / Commercial as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts) (Excluding GST)	6,70,37,092.47/-
3	I	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	000 Sq. Ft
	II	Estimated amount of sales proceeds in respect of unsold apartment (calculated as per ASR multiplied to unsold area as on date of certificate) as per Annexure-A	000/-
4		Estimated receivables of ongoing project. Sum of 2 +3 (ii)	6,70,37,092.47.00/-
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.	4,69,25,964.73/-

This certificate is being issued for RERA compliance for the **Swansgreen Infra Project Private Limited** (CIN : U45202BR2019PTC043216) and is based on the records and documents produced before us and explanation provided before us by the management of the company.

Yours Faithfully

Raushan Prasad & Associates

Chartered Accountants (FRN: **041425N**)




(CA Raushan Kumar Prasad)
Partner (M No : 563754)
UDIN : 26563754ABSKXZ4191

Place : Patna
Date : 26.07.2026

SOLD INVENTORY										
BLOCK –A										
SL. NO.	FLAT NO.	CUSTOMER NAME	CARPET AREA IN SQ. FT.	BALCANY AREA IN SQ FT	PER SQ. FT. RATE	AMOUNT RECCEIVABLE AGAINST BOOK FLAT	AMOUNT RECCEIVABLE AGAINST BOOK PARKING SPACE	TOTAL RECEIVABLE (RS.)	RECEIVED AMOUNT	BALANCE RECEIVABLE
1	A 201	Satish Kumar	940	180	2,978.72	2800000		2800000	700000	2100000
2	A 202	Neha Srivastav	1030	44	3,904.85	4022000		4022000	2071428.571	1950571.429
3	A 203	Ayush Ranjan	679	63	4,565.54	3100000		3100000	2876191.476	223808.5238
4	A 204	Shiv Prasad singh	655	94	5,422.90	3552000		3552000	2380330.952	1171669.048
5	A 205	Anita kumari	940	180	4,634.89	4356800		4356800	2472390.857	1884409.143
6	A 301	Dr vinita kumari (sanjay gu	940	180	4,226.60	3973000		3973000	2724450	1248550
7	A 401	Navneet Kumar	940	180	2,978.72	2800000		2800000	600100	2199900
8	A 402	Radha Krishna Harsvardhar	1030	44	3,106.80	3200000		3200000	150000	3050000
9	A 403	Sonalika Kumari	679	63	3,236.52	2197600		2197600	1680952.381	516647.619
10	A 404	Sudhanshu Bhusan	655	94	3,658.02	2396000		2396000	2200476.19	195523.8095
11	A 405	Vikrant Kumar	940	180	4,339.57	4079200		4079200	3358257.19	720942.8095
12	A 501	Mithilesh prasad	940	180	4,332.98	4073000		4073000	3436739.048	636260.9524
13	A 502	Shashi Raj	1030	44	3,106.80	3200000		3200000		3200000
			11,398	1,526		4,37,49,600	0	4,37,49,600	2,46,51,317	1,90,98,283.33

UNSOLD INVENTORY

Reckoner Rates as on the date of Certificate of the Residential Rs.00/- Per Sq. ft.

BLOCK –A

BLOCK –A										
SL. NO.	FLAT NO.	CUSTOMER NAME	CARPET AREA IN SQ. FT.	BALCANY AREA IN SQ FT	PER SQ. FT. RATE	UNIT CONSIDERATION AS PER READ RACKONER RATE (ASR)	AMOUNT RECCEIVABLE AGAINST BOOK PARKING SPACE	TOTAL RECEIVABLE (RS.)	RECEIVED AMOUNT	BALANCE RECEIVABLE

SOLD INVENTORY										
BLOCK –B										
SL. NO.	FLAT NO.	CUSTOMER NAME	CARPET AREA IN SQ. FT.	BALCANY AREA IN SQ FT	PER SQ. FT. RATE	UNIT CONSIDERATION AS PER READ RACKONER RATE (ASR)	AMOUNT RECCEIVABLE AGAINST BOOK PARKING SPACE	TOTAL RECEIVABLE (RS.)	RECEIVED AMOUNT	BALANCE RECEIVABLE
1	B 101	Dharmendra Kumar	933	186	3,751.34	35,00,000.00		35,00,000.00	3,00,000.00	32,00,000.00
2	B 102	Mukund Kumar Pandey	940	188	3,723.40	35,00,000.00		35,00,000.00	98,780.00	34,01,220.00
3	B 201	Manoj Diwakar	865	128	4,691.45	40,58,101.00		40,58,101.00	40,58,101.00	-
4	B 202	Vikas Kumar	940	188	3,948.40	37,11,500.00		37,11,500.00	3,50,000.00	33,61,500.00
5	B 203	Pramod Kumar	888	138	3,947.48	35,05,360.00		35,05,360.00	25,25,000.00	9,80,360.00

6	B 204	Rakesh Gupta	865	128	4,724.16	40,86,400.00		40,86,400.00	16,79,033.24	24,07,366.76
7	B 401	Swati Priya	933	186	3,751.34	35,00,000.00		35,00,000.00		35,00,000.00
8	B 402	Niranjn Kumar	940	188	4,398.01	41,34,125.00		41,34,125.00	41,34,125.00	-
9	B 403	Kamini Kumari	888	138	4,615.77	40,98,800.00		40,98,800.00	38,35,553.00	2,63,247.00
10	B 404	Uma Shankar	865	128	4,717.92	40,81,000.00		40,81,000.00	39,75,143.00	1,05,857.00
11	B 501	Uma Shankar(Arct)	933	186	3,600.00	33,58,800.00		33,58,800.00	4,00,000.00	29,58,800.00
12	B 502	Rajeev kumar	940	188	5,478.72	51,50,000.00		51,50,000.00	51,50,000.00	-
13	B 504	Shashi Bhushan Sourav	865	128	5,109.83	44,20,000.00		44,20,000.00	44,20,000.00	-
14	B 601	Mamta kumari	865	128	4,709.83	40,74,000.00		40,74,000.00	40,74,000.00	-
			12,660.00	2,226.00		5,51,78,086.00	-	5,51,78,086.00	3,49,99,735.24	2,01,78,350.76

UNSOLD INVENTORY

Reckoner Rates as on the date of Certificate of the Residential Rs. /- Per

BLOCK –B

SL. NO.	FLAT NO.	CUSTOMER NAME	CARPET AREA IN SQ. FT.	BALCANY AREA IN SQ FT	PER SQ. FT. RATE	UNIT CONSIDERATION AS PER READ RACKONER RATE (ASR)	AMOUNT RECCEIVABLE AGAINST BOOK PARKING SPACE	TOTAL RECEIVABLE (RS.)	RECEIVED AMOUNT	BALANCE RECEIVABLE

BLOCK –C

SL. NO.	FLAT NO.	CUSTOMER NAME	CARPET AREA IN SQ. FT.	BALCANY AREA IN SQ FT	PER SQ. FT. RATE	UNIT CONSIDERATION AS PER READ RACKONER RATE (ASR)	AMOUNT RECCEIVABLE AGAINST BOOK PARKING SPACE	TOTAL RECEIVABLE (RS.)	RECEIVED AMOUNT	BALANCE RECEIVABLE
1	C103	Ashutosh Kumar	700	67	4,422.86	30,96,000.00		30,96,000.00	27,22,000.00	374000
2	C 201	AWARIJAN	927	141	3,505.93	32,50,000.00		32,50,000.00	3,50,001.00	2899999
3	C 202	Neetu prasad	934	141	3,747.32	35,00,000.00		35,00,000.00	9,89,760.00	2510240
4	C 204	Manish kumar	927	141	4,868.93	45,13,500.00		45,13,500.00	46,53,049.00	-139549
5	C 205	Rahul Kumar	934	141	4,885.55	45,63,100.00		45,63,100.00	46,70,705.29	-107605.2857
6	C206	Amritesh anshu	706	67	5,170.54	36,50,400.00		36,50,400.00	35,24,000.00	126400
7	C 301	A.R.Enterprises	927	141	3,505.93	32,50,000.00		32,50,000.00	8,76,890.00	2373110
8	C 306	Chandan kumar	706	67	4,296.32	30,33,200.00		30,33,200.00	27,90,811.57	242388.4286
9	C 401	Sandhya sinha	927	141	4,392.66	40,72,000.00		40,72,000.00	7,65,678.00	3306322
10	C 402	Ajay kumar	934	141	4,068.52	38,00,000.00		38,00,000.00	98,790.00	3701210
11	C 403	Amit kumar	700	67	5,302.86	37,12,000.00		37,12,000.00	23,47,200.00	1364800
12	C 404	Binay kumar	927	141	4,761.06	44,13,500.00		44,13,500.00	44,06,214.29	7285.714286
13	C405	Archana	934	934	5,313.81	49,63,100.00		49,63,100.00	40,02,500.48	960599.5238

14	C 406	Shristi sinha	706	67	4,320.68	30,50,400.00		30,50,400.00	18,56,180.00	1194220
15	C 501	Ravi ranjan	927	67	4,384.57	40,64,500.00		40,64,500.00	37,83,821.00	280679
16	C 601	Sameer Raj	927	141	4,868.93	45,13,500.00		45,13,500.00	45,00,000.00	13500
17	C 604	ARUN Choudhary	934	141	5,033.19	47,01,000.00		47,01,000.00	47,01,000.00	0
18	C 606	RITA Purnendu sinha	934	141	3,211.99	30,00,000.00		30,00,000.00	23,00,000.00	700000
19	C 605	Sudeep Kumar	706	57	6,040.88	42,64,860.00		42,64,860.00	42,51,000.00	13860
20	C 701	MANI KANT VERMA	927	141	5,300.43	49,13,500.00		49,13,500.00	23,79,520.00	2533980
21	C 702	Sarvottam	934	141	5,310.49	49,60,000.00		49,60,000.00	44,06,615.00	553385
22	C 704	abc	927	141	4,320.00	49,60,000.00		49,60,000.00	1,08,366.00	4851634
23	C 705	Atul Anurag & inki kumari	934	141	5,567.45	52,00,001.00		52,00,001.00	52,00,001.00	-
			20039	3508		93444561	-	93444561	6,56,84,102.62	2,77,60,458.38

UNSOLD INVENTORY

Reckoner Rates as on the date of Certificate of the Residential Rs. /- Per

BLOCK –B

SL. NO.	FLAT NO.	CUSTOMER NAME	CARPET AREA IN SQ. FT.	BALCANY AREA IN SQ FT	PER SQ. FT. RATE	UNIT CONSIDERATION AS PER READ RACKONER RATE (ASR)	AMOUNT RECCEIVABLE AGAINST BOOK PARKING SPACE	TOTAL RECEIVABLE (RS.)	RECEIVED AMOUNT	BALANCE RECEIVABLE
			0	0		0	0	0		0

		CARPET AREA IN SQ. FT.	BALCANY AREA IN SQ FT	PER SQ. FT. RATE	UNIT CONSIDERATION AS PER READ RACKONER RATE (ASR)	AMOUNT RECCEIVABLE AGAINST BOOK PARKING SPACE	TOTAL RECEIVABLE (RS.)	RECEIVED AMOUNT	BALANCE RECEIVABLE
SOLD UNIT		11,398.00	1,526.00	-	4,37,49,600.00	-	4,37,49,600.00	2,46,51,316.67	1,90,98,283.33
SOLD UNIT		12,660.00	2,226.00	-	5,51,78,086.00	-	5,51,78,086.00	3,49,99,735.24	2,01,78,350.76
SOLD UNIT		20,039.00	3,508.00		9,34,44,561.00	-	9,34,44,561.00	6,56,84,102.62	2,77,60,458.38
		44,097.00	7,260.00	-	19,23,72,247.00	-	19,23,72,247.00	12,53,35,154.52	6,70,37,092.48

UNSOLD		-	-		-	-	-	-	-
UNSOLD		-	-		-	-	-	-	-

QUARTERLY REPORT DATA COLLECTION FORM

FORM 7

[REGULATION-9]

Quarterly progress report for quarter ending JUNE 2026 of F Y 2026-27.

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP12346-001/81/R-1608/2023	GOKULDHAM CITY	
Name of Promoter	SWANS GREEN INFRA PROJECT PVT. LTD.	Chainpur, Thana- Gopalpur Patna, Khesra / Plot No.- 474, 475, 476, Khata No.- 49, 51, 03, Thana No.- 101, Mauza-Chainpur	
Name of Co-promoter			
Project Registration is valid up to	31-01-2028		
Starting date of Projector Phase of the Project	10-10-2023		
Type of Projector 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		4 Years 3 months	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments-
BLOCK-A	1.3BHK-8	13	9212 sq.ft	25	1. Booked-3 2. Allotted-2 3. Sold- 8
	2.2BHK-5				
	1.3BHK-7 2.2BHK-5 (Land owner)	12	7938 sq.ft		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments-
BLOCK-B	1.3BHK-12	13	8793 sq. ft	24	1. Booked-2 2. Allotted-3 3. Sold- 8
	1.3BHK-12				
	(Land owner)	11	8794 sq. ft		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned	Total Number of Apartments -
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BLOCK-C	1.2BHK-4 2.3BHK-18	23	14506 sq.ft	Apartments 42	1. Booked-4 2. Allotted-5 3. Sold- 14
	1.2BHK-3 2.3BHK-17 (Land owner)	19	14506 sq.ft		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/ Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK-A	25	1. Booked/Allotted	- 13
		2. Sold	- 0

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK-B	24	1. Booked/Allotted	- 13
		2. Sold	- 0

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK-C	42	1. Booked/Allotted	- 23
		2. Sold	- 0

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	N/A			
2.	Fire N.O.C.	Office of the state fire officer-cum-director, Patna	--	16/03/2022	
3.	Water Supply Permission	Will Apply			
4.	NOC from Airport Authority Of India	N/A			
5.	Other Approval(s), if any, Required for the Project.	PMAA, Patna (Map Approval)	--	07/06/2023	

VIII. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	478405000013
2.	Amount Variation in Development Cost	2,50,00,000/-
3.	Estimated Cost of the Project including land cost at The start of the Project (Cost of Construction. 12,50,00,000/+Land Cost-34,24,000/	12,84,24,000/-

	(Including variation in cost)	
4.	Amount Received During the Quarter (70%) Account Details only (APRIL 2026 to JUNE 26)	83,57,912.5/-
5.	Actual Cost During the Quarter (70%) Account Details only (APRIL 2026 to JUNE 26) (Cons. + Man)	82,63,461.38 /-
6.	Closing Balance (70%) Account Details only (APRIL 2026 to JUNE 26) AS ON 30TH June 2026	18,65,406.18 /-
7.	Total Expenditure till date (JUNE 26) (Including Land Cost 34,24,000/-)	10,97,37,014.63/-
8	Cumulative Expenditure done till the end of quarter	1,05,39,550.25/-
9	Cumulative fund collected till the end of Quarter in question (Excluding GST)	1,13,71,309.52/-
10.	Total Cumulative fund collected till date (30TH June 26)	12,04,76,869.81/-
11.	Percentage of Expenditure of Total Estimated cost	85.45%

Booking Details:- (April to JUNE 26)

Only

TYPE	<u>Total Promoter Share</u>	Carpet Area	Flat No
1 BHK	NA		
2 BHK	NA		
3 BHK	NA		
4 BHK	NA		
SHOP/ Commercial	NA		

Flat Cancellation Details:-

(A)	
Cancelled by Allottees	N.A.
Flat No/ Shop No./ etc	N.A.
Whether notice and reminder of cancellation was served to Promoter by Allottee's (YES/NO)	NO

(B)	
Cancelled by Promoter	N.A.
Flat No/ Shop No./ etc	N.A.
Whether notice and reminder of cancellation was served to Allottees by Serving (YES/NO)	NO

Case Details	N.A.
Case No	N.A.
Name of Parties	N.A.

Note – 1. Architect Certificate, Engineer Certificate, C.A Certificate Attach With Quarterly Progress Report.

2. Please provide correct and complete details in the quarterly report. Half-incomplete details should not be given.

3. Project Gps Photo – (Clear Photo)

Required. Front Elevation,

Side,

Rear

Common Area Each floor

Photo Of Display Board with QR Code

Undertaking:

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. 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.

Swarnagreen Infra Project Pvt. Ltd.
Amit Kumar Sinha
Director

Date: 29.06. 2026

Signature of Promoter
Amit Kumar Sinha

U. Umashankar Kumar
AR. UMASHANKAR KUMAR
REGISTERED ARCHITECT
REG. NO. - CA/2011/54023