FORM- 3
(See Regulation 3)
(CHARTERED ACCOUNTANTS CERTIFICATE)
(FOR REGISTRATION OF A PROJECTS AND SUBSEQUENT WITHDRAWAL OF MONEY FOR THE QUARTER ENDED 30th JUNE 2026)

COST OF REAL ESTATE PROJECT
BIHAR RERA REG. NUMBER:- BRERAP192828061125301230E00.
PROJECT NAME:- VRINDAVAN DHAM

COMPANY NAME:- M/S SWANSGREEN BUILDTECH PRIVATE LIMITED.
REG OFFICE: - NEW JAGANPURA ROAD, UDAINI, NEAR IN FRONT OF CHAINPUR CITY, GOPALPUR, 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		**0**	**0**
	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,	-	-
		(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	**0**	**0**

Note:- Payment of Amount of Rs. ZERO For Acquisition Cost of Land or Development Rights from Management A/C NO 44131761130 SBI Bank)

Sr. No.	**Particulars**			**Amount (Rs.)**	
				Estimated	**Incurred**
1(ii)	**Development Cost/ Cost of Construction :**				
	A	**(i)**	Estimated Cost of Construction as certified by Engineer. (As per Table- A Rs.124600,000+Table-B Rs.40,00,000)	**11,00,00,000/-**	
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA(Till Date-cumulative)	-	1,57,90,920/-
	Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to beconsidered)				

				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/-** --	**41,75,190/-**
	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	**13,00,00,000/-**	**1,99,66,110.78/-**

Sr. No.	**Particulars**	**Amount (Rs.)**
2	**Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of Estimated Column -A**	**13,00,00,000/-**
3	**Total Cost Incurred of the Real Estate Project [1 (i) +1(ii)] of Incurred Column-B**	1,99,66,110.78/-
4	**Percentage of completion of Construction Work (as per Project Architect's Certificate Table-A) = 15.36%% (as per Project Architect's Certificate Table-B) = 00%**	As per form 1 Attached
5	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)**	15.36%
6	**Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)**	1,99,66,110.78/-
7	**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	**1,31,16,275.00**/-
8	**Net Amount which can be withdrawn from the DesignatedBank Account under this certificate**	68,49,835.78/-

This certificate is being issued for RERA compliance for the **SWANSGREEN BUILDTECH PRIVATE LIMITED.** (CIN : U45400BR2020PTC048175) 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 : **26563754WWWQNX9085**

Place : Patna
Date : 25.07.2026

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

RERA Reg. Number: - **BRERAP192828061125301230E00**

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)	11,00,33,889.22/-
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)	**11,70,05,926.66/-**
3	I	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	8743 **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	4,23,43,500/-
4		Estimated receivables of ongoing project. Sum of 2 +3 (ii)	**15,93,49,426.66/-**
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.	**11,15,44,598.66/-**

This certificate is being issued for RERA compliance for the **SWANSGREEN BUILDTECH PRIVATE LIMITED.** (CIN : U45400BR2020PTC048175) 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 : - **26563754WWWQNX9085**

Place : Patna
Date : 25.07.2026

SOLD INVENTORY

BLOCK –A

SL. NO.	FLAT NO.	PARKING SPACE	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	101,	YES	NEELAM KUMARI	915	193	5500	5032500	300000	5332500	1142857.143	4189642.857
2	107	YES	VANDNA GUPTA	911	168	5500	5010500	300000	5310500	95238.09524	5215261.905
3	108,	YES	SUSHILA BHARTI	911	168	5500	5010500	300000	5310500	857142.8571	4453357.143
4	201,	YES	(Awiranjan Kumar (Vrir	915	193	5500	5032500	300000	5332500	619047.619	3713356.19
5	207,	YES	DIVYA BHARTI	911	168	5500	5010500	300000	5310500	619047.619	4691452.381
6	306,	YES	SANJU KUMARI	915	193	5500	5032500	300000	5332500	952380.9524	4380119.048
7	307,	YES	(RAVI SHEKHAR AZAD)	911	168	5500	5010500	300000	5310500	523809.5238	4786690.476
8	308,	YES	SANJU KUMARI	911	168	5500	5010500	300000	5310500	0	5310500
9	406,	YES	PRABHAT KUMAR	915	193	5500	5032500	300000	5332500	466666.6667	4865833.333
10	408,	YES	SMITA SINHA	911	193	4500	4099500	300000	4399500	1714285.714	2685214.286
11	501,	YES	AMRESH KUMAR	915	193	5500	5032500	300000	5332500	466666.6667	4865833.333
12	506,	YES	SHURBHI SHARMA	915	193	5500	5032500	300000	5332500	761904.7619	4570595.238
13	507,	YES	MINTEE KUMARI	911	168	5500	5010500	300000	5310500	952380.9524	4358119.048
14	508,	YES	MANISH KUMAR	911	168	5500	5010500	300000	5310500	1714285.714	3596214.286
15	607	YES	PUSKAR	911	168	5500	5010500	300000	5310500	2000000	3310500
16	301	YES	Mintee Kumari(Unit No-A-	915	193	5500	5032500	300000	5332500	380952.381	4951547.619
17	401,	YES	Punita Rai (Vrindavan DI	915	168	5500	5032500	300000	5332500	2785714.286	2546785.714
18	407,	YES	Abhishek Ranjan (Vrind	911	168	5500	5010500	300000	5310500	391428.5714	4919071.429
3	206,	YES	REKHA KUMARI	915	193	5500	5032500	300000	5332500	1619143.81	3713356.19
				17,345	**3,417**		**9,44,86,500**	**57,00,000**	**10,01,86,500**	**1,80,62,953**	**8,11,23,450**

UNSOLD INVENTORY

Reckoner Rates as on the date of Certificate of the Residential Rs.4500/- Per Sq. ft.

BLOCK –A

BLOCK –A

SL. NO.	FLAT NO.	PARKING SPACE	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	105	YES		915	193	4500	4117500	300000	4417500	-	4417500
2	106	YES		915	193	4500	4117500	300000	4417500	-	4417500
4	208,	YES		911	168	4500	4099500	300000	4399500		4399500
5	601,	YES		915	193	4500	4117500	300000	4417500		4417500
6	608,	YES		911	168	4500	4099500	300000	4399500		4399500
				4567	915	22500	20551500	1500000	22051500	0	22051500

SOLD INVENTORY

BLOCK –B

SL. NO.	FLAT NO.	PARKING SPACE	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	101,	YES	MEGHAVEE DEVI (b -	873	165	5500	4801500	300000	5101500	380952.381	4720547.619
2	202,	YES	PRIYANKA KUMARI	873	165	5500	4801500	300000	5101500	285714.2857	4815785.714
3	301,	YES	ASWANI KUMAR	873	165	5500	4801500	300000	5101500	190476.1905	4911023.81
4	302,	YES	RAKESH RANJAN	873	165	5500	4801500	300000	5101500	715238.0952	4386261.905

5	401,	YES	AMITESH KUMAR VERMA	873	165	5500	4801500	300000	5101500	1142857.143	3958642.857
6	501,	YES	MRIRAJ	873	165	5500	4801500	300000	5101500	595238.0952	4506261.905
7	502,	YES	MRIRAJ	873	165	5500	4801500	300000	5101500	571428.5714	4530071.429
8	201,	YES	ANNU KRITI	873	165	5500	4801500	300000	5101500	1047619.048	4053880.952
				6984	**1320**		**38412000**	**2400000**	**40812000**	**4929523.81**	**35882476.19**

UNSOLD INVENTORY

Reckoner Rates as on the date of Certificate of the Residential Rs. 4,500/- Per

BLOCK –B

SL. NO.	FLAT NO.	PARKING SPACE	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	102,	YES		873	165	4500	3928500	300000	4228500		4228500
2	402,	YES		873	165	4500	3928500	300000	4228500		4228500
3	601,	YES		873	165	4500	3928500	300000	4228500		4228500
4	602,	YES		873	165	4500	3928500	300000	4228500		4228500
5	604	YES		684	110	4500	3078000	300000	3378000		3378000
				4176	**770**		**18792000**	**1500000**	**20292000**		**20292000**

			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	BLOCK-A		17,345	3,417	0	9,44,86,500	57,00,000	10,01,86,500	1,80,62,953.33	8,11,23,450
SOLD UNIT	BLOCK-B		6984	1320	0	38412000	2400000	40812000	49,29,523.81	35882476.19
			24,329	**4,737**	**0**	**13,28,98,500**	**81,00,000**	**14,09,98,500**	**2,29,92,477.14**	**11,70,05,926.67**

UNSOLD	BLOCK-A		4567	915		20551500	1500000	22051500	22051500	22051500
UNSOLD	BLOCK-B		4176	770		18792000	1500000	20292000	20292000	20292000
			8743	1685		39343500	3000000	42343500		42343500
			33,072	**6,422**		**17,22,42,000**	**1,11,00,000**	**18,33,42,000**	**2,29,92,477**	**15,93,49,426.67**

QUARTERLY REPORT DATA COLLECTION FORM

FORM 7

[REGULATION-9]

Quarterly progress report for quarter ending 30th June of F Y 2026-27.

I. PARTICULARSOFPROJECT			
Project Registration Number	BRERAP1928280611 25301230E00	VRINDAVAN DHAM	
Name of Promoter	M/S SWANSGREEN BUILDTECH PRIVATE LIMITED	Plot No-688, 693, Khata No – 83,72, New Jaganpura Road, Udaini, Near In Front Of Chainpur City, Gopalpur, Patna,	
Name of Co-promoter			
Project Registration is valid up to	31-12-2030		
Starting date of Projector Phase of the Project	07-11-2025		
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		5 Years 1 month 23 Days	

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	3BHK	24	21912 sq.ft	47	1. Booked-4 2. Allotted-7 3. Sold- 8
	3BHK (Land owner)	23	21005 sq.ft		

III. 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	3BHK	13	11160 sq. ft	24	1. Booked-3 2. Allotted-5 3. Sold- 5
	3BHK (Land owner)	11	8658 sq. ft		

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/ Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	0 0
BLOCK-A	0		

V. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	0 0
BLOCK-B	0		

VI. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	0 0
BLOCK-C	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	--	16/08/2025	
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)	--	07/11/2025	

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	**Project Account No.**	**44114235018**
2	Amount Variation in Development Cost	**0.00/-**
3.	**Estimated Cost of the Project including land cost at The start of the Project**	**13,00,00,000/-**
4.	**Amount Received During the Quarter (70%) Account Details only (April 26 to June 26))**	**15,82,700.00/-**
5.	**Actual Cost During the Quarter (70%) Account Details only (April 26 to June 26) (Cons. +Man)**	**53,17,256.00 /-**
6.	**Closing Balance (70%) Account Details only (April 26 to June 26)**	**24,320/-**

7.	**Total Expenditure till date (30th JUNE 26) (Including Land Cost)**	**1,99,66,110.78/-**
8	**Cumulative Expenditure done till the end of quarter**	**57,72,140.00/-**
9	**Cumulative fund collected till the end of Quarter in question**	**21,53,333.33 00/-**
10.	**Total Cumulative fund collected till date (30th JUNE 26)**	**2,29,92,477.14/-**
11.	**Percentage of Expenditure of Total Estimated cost**	15.36%

Booking Details:- (April to June 26) Only

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

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.

Swamsgreen Infra Project Pvt. Ltd.
Director

Date:30.06. 2026

Signature of Promoter
Amit Kumar Sinha

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