

FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

Date-----

To,
Prachi Engicon Pvt. Ltd.,
104, Sachi Palace, Sahdeo Mahto Marg,
Patna- 800001, Bihar.

Subject: Certificate of Percentage of Completion of Construction Work of 1 (One) No. of Building(s)/ NA Wing(s) of the NA Phase of the Project [BRERAP197228040426090727E00] situated on the Plot No: 4905 demarcated by its boundaries (latitude and longitude of the end points) 25.56000 85.217743 of Division Patna Sadar, Village Ranipur, Patna Sadar District Patna Admeasuring 16.71 Decimal area being developed by Prachi Engicon Pvt. Ltd.

Sir,

I/ We NADEEM ASHRAF have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 1 (One) No. of Building(s)/ NA Wing(s) of the NA Phase of the Project [BRERAP197228040426090727E00] situated on the Plot No: 4905 demarcated by its boundaries (latitude and longitude of the end points) 25.56000 85.217743 of Division Patna Sadar, Village Ranipur, Patna Sadar District Patna Admeasuring 16.71 Decimal area being developed by Prachi Engicon Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:—

- (i) Shri NADEEM ASHRAF as L.S. / Architect;
- (ii) Shri BRAJESH KR. SINHA as Structural Consultant
- (iii) M/s. MITHLESH SHARMA) as Electrical Consultant
- (iv) Shri SUDHIR KR PANDEY as Quantity Surveyor .

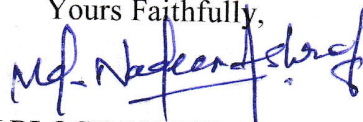
Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number under **BRERAP197228040426090727E00** Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table-A

Building/ Wing number Main Block (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	50% 100%	
2.	Basements(if any)	00%	
3.	Podiums(if any)	0%	
4.	Plinth	0% 50%	Nov-26
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	

Yours Faithfully,



Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

MD. NADEEM AKBAR

TABLE B**Internal and External Development Works in respect of the entire Registered Phase.**

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads &Footpaths	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	No	No	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	No	No	
10.	Water Conservation/Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Electric Meter Room	YES	0%	
14.	Any Other Amenities			

FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date :- -----

To,
Prachi Engicon Pvt. Ltd.,
104, Sachi Palace, Sahdeo Mahto Marg,
Patna- 800001, Bihar.

Sir,
Subject: Certificate of Percentage of Completion of Construction Work of 1 (One) No. of Building(s)/ NA Wing(s) of the NA Phase of the Project [**BRERAP197228040426090727E00**] situated on the Plot No: 4905 demarcated by its boundaries (latitude and longitude of the end points) 25.56000 85.217743 of Division Patna Sadar, Village Ranipur, Patna Sadar District Patna Admeasuring 16.71 Decimal. area being developed by Prachi Engicon Pvt. Ltd.

Ref: Bihar RERA Registration Number BRERAP12755_001/56/R-1702/2024

Sir,

I/We Manoj Kumar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being 1 (One) No. of Building(s)/ NA Wing(s) of the NA Phase of the Project [**BRERAP197228040426090727E00**] situated on the Plot No: 4905 demarcated by its boundaries (latitude and longitude of the end points) 25.56000 85.217743 of Division Patna Sadar, Village Ranipur, Patna Sadar District Patna Admeasuring 16.71 Decimal area being developed by Prachi Engicon Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :—
 - (i) Shri NADEEM ASHRAF as L.S. / Architect;
 - (ii) Shri BRAJESH KR-SINHA as Structural Consultant
 - (iii) M/s. MITHILESH SHARMA) as Electrical Consultant
 - (iv) Shri SUDHIR KR PANDEY as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. _____ (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate / Completion Certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _____ (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from _____ (planning Authority) is estimated at Rs. _____ (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

**Building /Wing bearing Number Main Block or called PUSHPANJALI
ENCLAVE (to be prepared separately for each Building /Wing of the Real
Estate Project)**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. <u>2,60,00,000/-</u>
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. <u>23,40,000/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	% <u>9%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>2,36,60,000/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>0</u>

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. _____
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. _____
3	Work done in Percentage (as Percentage of the estimated cost).	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. _____
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,

Sudhir Kumar Pandey

Signature of Engineer.

(Licence No.)
Sudhir Kumar Pandey
Civil Engineer
EMP No.-BR/UDHD/SUPV/23-0060
(UDHD, BIHAR, PATNA)

*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive

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 (On Letter Head)

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project_PUSHPANJALI ENCLAVE
Bihar RERA Registration Number
BRERAP197228040426090727E00

Sr. No.	Particulars	Amount (₹) 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.	
	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.	
	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

Sr.No.

Particulars

Amount (₹)

Estimated Incurred

ii Development Cost/ Cost of Construction :

- a. (i) Estimated Cost of Construction as certified by Engineer.

2,60,00,000/-

- (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.

2,60,00,000/-

Note : (for adding to total cost of construction incurred,

Minimum of (i) or (ii) is to be considered).

- (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 (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

2,60,00,000/-

2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.

- 2,60,00,000/-

3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.

- 2,60,00,000/-

4. % completion of Construction Work
(as per Project Architect's Certificate)

9%

5. Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)

- 2,60,00,000/-

6. Amount Which can be withdrawn from the Designated Account.

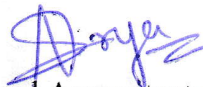
Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)

7. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.

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 Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,



Signature of Chartered Accountant (Membership Number. 483302.)

Name CA ARYA SHRIVASTAVA



(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 receivables from sold apartments (as per Annexure A to this certificate(as certified by Chartered Accountant as verified from the records and books of Accounts)	—
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (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 to this certificate	—
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	—
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	—

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,


Signature of Chartered Accountant,

(Membership Number 483302)

Name CA ARYA SHRIVASTAVA



Annexure A

Statement for calculation of Receivables from the Sales of the 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	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	101, 201, 301 401	80.85			
2	102, 202, 302 402	76.85			
3	103, 203, 303 403	76.85			
4	104, 204, 304 404	76.85			

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises Rs. _____ per sq.mts.

Sr.No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04
1	101, 201, 301, 401	80.85	
2	102, 202, 302 402	76.85	
3	103, 203, 303 403	76.85	
4	104, 204, 304 404	76.85	