FORM-7[REGULATION-9]

Quarterly progress report for quarter ending October to December of 2024 -25)

I. PARTICULARSOFPROMOTERS			
Promoter's Registration Number/CINNo/Partnershipdeed no/LLP Details/Any other registration with MSME Or Govt. Bodies	BR/UDHD/BLDR/23-0381	NameofFirm	Nirupadhi Infrastructural Developers PVT.LTD
FirmAddress:	Mani Kunj, East Boring Canal Road, Patna 800001		
TotalExperienceofpromoterin RealEstatesector	05 Years		
TotalExperienceinRealEstate AfterImplementationofRERA	03 Years		
NoofProjectdoneBefore Implementation of RERA	1. Residential - **2** 2. Commercial 3. Residential-cum Commercial 4. Plottedproject		
No of Project done After ImplementationofRERA	1. Residential- 2. Commercial 3. Residential-cum Commercial 4. Plottedproject		

II. PARTICULARSOFPROJECT			
ProjectRegistrationNumber	BRERAP12807-1/1177/R-896/2020	NameofProject/Phase of Registered Project	
NameofPromoter	CHANCHALA	ProjectAddress	
NameofCo-promoter	RISHAV KUMAR SINGH		
ProjectRegistrationisvalidup-to	30-11-2022		
StartingdateofProjectorPhase OftheProject	10-02-2020		
TypeofProjectorPhaseofthe Project	1. Residential	SAMPATI RESIDENCY (RESIDENTIAL)A.G COLONY PS-SHASTRI NAGAR,PATNA	
Period of validity of map bythe CompetentAuthority	Valid 3 years from approval date & take also 2 years extension		

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS

Building /Block Number	ApartmentType		Carpet Area	TotalNumber of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
	1. 2BHK 2. 3BHK 3. 2BHK 4. 3BHK 5. DUPLEX	10 10 2 6 1	7445 9370 1390 5780 2870	20	1. Booked - 7 /Allotted- 2. Sold- 0	3. Booked/ Allotted - Sold -
					Percentage of booking **70%**	Percentage ofbooking

IV. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES

Building/BlockNumber	Total Number of Sanctioned Garages	TotalNumberofGarages:	
		1. Booked/Allotted -	7
SAMPATI RESIDENCY	31	2. Sold -	0

V. DETAILSOFBUILDINGAPPROVALS

(IfalreadyfiledalongwithRegistrationApplication,thenthereisnoneedoffurtherfiling)

S.No.	Name of the Approval / N.O.C./ Permission / Certificate	IssuingAuthority	Applied Date	Issuance Date	Enclosed as AnnexureNo.
1.	NOCforEnvironment	NA			
2.	FireN.O.C.	YES	22-09-2018	25-01-2019	1035
3.	WaterSupplyPermission	NA			
4.	NOC fromAirportAuthority of India	NA			
5.	OtherApproval(s),ifany, required for the Project.	NA			

VI. CONSTRUCTIONPROGRESSOFTHEPROJECT			
1. PlanCaseNo._____(TobeadedforeachBuilding/Wing)			
S.No. (1)	Tasks/Activity(2)	Percentageof Actual Work Done (Ason dateof theCertificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(ifany)	100%	
2.	Basements(ifany)	100%	
3.	Podiums(ifany)	NA	
4.	Plinth	100%	
5.	StiltFloor	NA	
6.	SlabsofSuperStructure	100%	15-03-2025
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	90%	10-04-2025
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	90%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	30%	10-12-2025
10.	Externalplumbingandexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing.	30%	05-03-2025
11.	Installation of Lifts, water pumps,FireFightingFittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsofenvironment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection,pavingofareas AppurtenanttoBuilding/Wing, Compound Wall and all other	10%	18-10-2025

	requirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale. Anyotheractivities.	0%	18-10-2025

VII.AMENITIESAND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	CommonAreas andFacilities	Proposed(Yes/No)	Percentage of actual WorkDone (Asondate of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	InternalRoads&Footpaths	YES	05%	12-11-2025
2.	Water Supply	YES	10%	18-10-2025
3.	Sewerage (Chamber, Line,SepticTank,STP)	YES	0%	04-11-2025
4.	StormWaterDrains	NO	-	
5.	Landscaping&TreePlanting	YES	0%	10-12-2025
6.	StreetLighting	NO	-	
7.	CommunityBuildings	NO	-	
8.	Treatment and Disposal of SewageandSullageWater	NO	-	
9.	SolidWasteManagement& Disposal	YES	0%	10-12-2025
10.	WaterConservation/Rain Water Harvesting	YES	0%	10-10-2025
11.	EnergyManagement	YES	0%	20-08-2025

12.	FireProtectionandFire Safety Requirements	YES		05-09-2025
13.	ClosedParking	YES		08-08-2025
14.	OpenParking	NO		
15.	ElectricalMeterRoom,Sub-Station, Receiving Station	YES		20-12-2025
16.	Others(OptiontoAdd More)			

VIII.A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGEOF ACTUAL WORK DONE(As ondateof certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	NA	NA	
2.	Water Supply	NA	NA	
3.	Sewerage Chambers Septic Tank	NA	NA	
4	Drains	NA	NA	
5.	Parks, Land Scaping and Tree Planting	NA	NA	
6.	Street Lighting	NA	NA	
7.	Disposal of sewage &sullagewater	NA	NA	
8.	Waterconservation/Rain Water Harvesting	NA	NA	
9.	Energy Management	NA	NA	

IX.	GEOTAGGEDANDDATEPHOTOGRAPHOF(EACHBLOCK)OFTHE PROJECT		
(A)	Sr.No.		Attached
	1.	FrontElevation	Attached
	2.	RearElevation	Attached
	3.	SideElevation	Attached
(B)		Photographofeachfloor	Attached

X.	FINANCIALPROGRESSOFTHEPROJECT	
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	ProjectAccountNo.	040405008408
2.	Estimated Cost of the Project including land cost atthe start of the Project	
3.	EstimatedDevelopmentCost of theProjectatthe StartoftheProject.(ExcludingLandCost)	
4.	AnyVariationinDevelopmentCostwhichisdeclared atthe start of the Project.	
5.	Amount received during the Quarter	54,37,000.00
6.	Actual Cost Incurred during the Quarter	Rs- 30,06,296.70
7.	Net amount at end of the Quarter	Rs- 35,90,560.04
8.	Total Expenditure on Project **till date**	Rs-3,51,42,610.96
9.	Cumulative fund collected till the end of Quarter in question	Nil
10.	Cumulative expenditure done till the end of Quarter in question	Rs-3,51,42,610.96

XI.	DETAILSOFMORTGAGEORCHARGEIFANYCREATED

XII.MISCELLANEOUS		
A	ListofLegalCases(ifany)–OnProject/Promoter	
1.	CaseNo.	Na
2.	NameofParties	Na
3.	NoofExecutionCaseagainstthisproject CaseNo. NameofParties	Na
4.	NoofSuo-Motocasesagainstthis project CaseNo. NameofParties	Na
5.	NoofCertificatecases/PDRcasesagainstthisproject CaseNo. NameofParties	Na
B	Sale/AgreementforSale during the Quarter	
1.	SaleDeed	
2.	AgreementforSale	
3.	No.ofpossessionsgiventoallottees	
XIII.PERCENTAGEOFWORKALONGWITHMILESTONECHART		
Weathertheprojectinprogressisaspertimescheduleorlaggingbehind?		

Undertaking:

I/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. I am/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.

Nirupadhi Infrastructure Developers Pvt. Ltd.

Director

Name-CHANCHALA

Date 13-01-2025