FORM-7[REGULATION-9]

Quarterly progress report for quarter ending April to June of 2024 -25)

I. PARTICULARSOFPROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	BR/UDHD/BLDR/23-0381	Name of Firm	Nirupadhi Infrastructural Developers PVT.LTD
Firm Address:	Mani Kunj, East Boring Canal Road, Patna 800001		
Total Experience of promoter in Real Estate sector	05 Years		
Total Experience in Real Estate After Implementation of RERA	03 Years		
No of Project done Before Implementation of RERA	1. Residential - **2** 2. Commercial 3. Residential-cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential- 2. Commercial 3. Residential-cum Commercial 4. Plotted project		

II. PARTICULARSOFPROJECT			
Project Registration Number	BRERAP12807-1/1177/R-896/2020	Name of Project/Phase of Registered Project	
Name of Promoter	CHANCHALA	Project Address	
Name of Co-promoter	RISHAV KUMAR SINGH		
Project Registration is valid up-to	30-11-2022		
Starting date of Projector Phase Of the Project	10-02-2020		
Type of Projector Phase of the Project	1. Residential	SAMPATI RESIDENCY (RESIDENTIAL)A.G COLONY PS-SHASTRI NAGAR,PATNA	
Period of validity of map by the Competent Authority	Valid 3 years from approval date & take also 2 years extension		

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
	1. 2BHK 2. 3BHK	10 10	7445 9370	20	1. Booked - 7 /Allotted- 2. Sold- 0	3. Booked/ Allotted - Sold -
					Percentage of booking **70%**	Percentage of booking

IV. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES

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

v. DETAILSOFBUILDINGAPPROVALS

(IfalreadyfiledalongwithRegistrationApplication,thenthereisnoneedoffurtherfiling)

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	NA			
2.	Fire N.O.C.	YES	22-09-2018	25-01-2019	1035
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s),if any, required for the Project.	NA			

VI. CONSTRUCTIONPROGRESSOFTHEPROJECT

1. Plan Case No._____(To beaded for each Building/Wing)

S.No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(if any)	100%	
2.	Basements(if any)	100%	
3.	Podiums(if any)	NA	
4.	Plinth	100%	
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	95%	15-03-2025
7.	Internal walls, Internal Plaster, Floorings, Door sand Windows within Flats /Premises.	90%	10-04-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	85%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Over head and Underground Water Tanks.	0%	10-12-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	05-03-2025
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/s, plinth protection, paving of areas Appurtenant to Building/Wing, Compound Wall and all other	0%	18-10-2025

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0%	18-10-2025

VII.AMENITIESAND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	Common Areas and Facilities	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.	Internal Roads & Footpaths	YES	0%	12-11-2025
2.	Water Supply	YES	0%	18-10-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	04-11-2025
4.	Storm Water Drains	NO	-	
5.	Landscaping & Tree Planting	YES	0%	10-12-2025
6.	Street Lighting	NO	-	
7.	Community Buildings	NO	-	
8.	Treatment and Disposal of Sewage and SullageWater	NO	-	
9.	Solid Waste Management & Disposal	YES	0%	10-12-2025
10.	Water Conservation/Rain Water Harvesting	YES	0%	10-10-2025
11.	Energy Management	YES	0%	20-08-2025

12.	Fire Protection and Fire Safety Requirements	YES		05-09-2025
13.	Closed Parking	YES		08-08-2025
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		20-12-2025
16.	Others(Option to Add More)			
VIII.A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGEOF ACTUAL WORK DONE(As ondate of 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 & sullage water	NA	NA	
8.	Waterconservation/Rain Water Harvesting	NA	NA	
9.	Energy Management	NA	NA	

IX.	GEOTAGGEDANDDATEPHOTOGRAPHOF(EACHBLOCK)OFTHE PROJECT		
(A)	Sr.No.		Attached
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached
(B)		Photo graph of each floor	Attached

X.	FINANCIALPROGRESSOFTHEPROJECT	
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	Project Account No.	040405008408
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Estimated Development Cost of the Project at the Start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	22,000,00.00
6.	Actual Cost Incurred during the Quarter	Rs- 5,66,646.50
7.	Net amount at end of the Quarter	Rs- 16,65,200.94
8.	Total expenditure on Project **till date**	Rs-2,99,30,970.06
9.	Cumulative fund collected till the end of Quarterin question	Nil
10.	Cumulative expenditure done till the end of Quarter in question	Rs-2,99,30,970.06

XI.	DETAILSOFMORTGAGEORCHARGEIFANYCREATED

XII.MISCELLANEOUS		
A	ListofLegalCases(ifany)–OnProject/Promoter	
1.	Case No.	Na
2.	Name of Parties	Na
3.	No of Execution Case against this project Case No. Name of Parties	Na
4.	No of Suo- Moto case sagainst this project Case No. Name of Parties	Na
5.	No of Certificate cases/PDRcasesagainstthis project CaseNo. NameofParties	Na
B	Sale/AgreementforSale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
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.

Signature of Promoter

Director

Name- CHANCHALA

Date 13-07-2024