FORM-7[REGULATION-9]

Quarterly progress report for quarter ending July to September 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 | Name of Firm | Nirupadhi Infrastructure 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**<br>2. Commercial<br>3. Residential-cum Commercial<br>4. Plottedproject | | |
| No of Project done After Implementation of RERA | 1. Residential-<br>2. Commercial<br>3. Residential-cum Commercial<br>4. Plottedproject | | |

| **II. PARTICULARSOFPROJECT** | | | |
|---|---|---|---|
| Project Registration Number | BRERAP12807-1/1177/R-896/2020 | NameofProject/Phase of Registered Project | |
| Name of Promoter | CHANCHALA | Project Address | |
| Name of Co-promoter | RISHAV KUMAR SINGH | Maya 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<br>2. 3BHK | 10<br>10 | 7445<br>9370 | 20 | 1. Booked - 7<br>/Allotted-<br><br>2. Sold- 0 | 3. Booked/<br>Allotted -<br><br>Sold - |
| | | | | | Percentage of booking<br>**70 %** | Percentage of booking |

## 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. | Slabs of Super Structure | 100% | |
| 7. | Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises. | 95% | 10-04-2025 |
| 8. | Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises | 90% | 11-05-2025 |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks. | 0% | 10-12-2025 |
| 10. | Externalplumbingandexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing. | 0% | 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 | 0% | 18-10-2025 |

| | | | |
|---|---|---|---|
| | requirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale.<br><br>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 | 0% | 12-11-2025 |
| 2. | Water Supply | YES | 0% | 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)OF THE PROJECT | | |
|---|---|---|---|
| (A) | Sr.No. | | Attached |
| | 1. | FrontElevation | Attached |
| | 2. | RearElevation | Attached |
| | 3. | SideElevation | Attached |
| (B) | | Photograph of each floor | 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 | 17,000,00.00 |
| 6. | Actual Cost Incurred during the Quarter | Rs- 22,05,344.20 |
| 7. | Net amount at end of the Quarter | Rs- 11,59,856.74 |
| 8. | Total expenditure on Project **till date** | Rs-3,21,36,314.26 |
| 9. | CumulativefundcollectedtilltheendofQuarterin Question | Nil |
| 10. | Cumulative expenditure done till the end of Quarter in question | Rs-3,21,36,314.26 |

| XI. | DETAILSOFMORTGAGEORCHARGEIFANYCREATED |
|---|---|
| | |
| | |

| XII.MISCELLANEOUS | | |
|---|---|---|
| **A** | ListofLegalCases(ifany)–OnProject/Promoter | |
| 1. | CaseNo. | Na |
| 2. | NameofParties | Na |
| 3. | NoofExecutionCaseagainstthisproject<br>CaseNo.<br>NameofParties | Na |
| 4. | NoofSuo-Motocasesagainstthis project<br>CaseNo.<br>NameofParties | Na |
| 5. | NoofCertificatecases/PDRcasesagainstthisproject<br>CaseNo.<br>NameofParties | Na |
| **B** | Sale/AgreementforSale during the Quarter | |
| 1. | SaleDeed | |
| 2. | AgreementforSale | |
| 3. | No.of possessions given to allottees | |
| **XIII.PERCENTAGEOFWORKALONGWITHMILESTONECHART** | | |
| Weather the project in progress is as per time schedule or lagging behind? | | |

**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: 15-10-2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR

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15/10/2024

सकलनाथ गुप्ता

मुद्रांक विक्रेता,

अनुमंडल कार्यालय पटना सदर

पटना कोषागार 31 AUG 2024 पटना

# MEMORANDUM OF ASSOCIATION (MOA)
# OF
# NIRUPADHI's SAMPATI RESIDENCY ALLOTTEES' ASSOCIATION

1. Name : NIRUPADHI'S SAMPATI RESIDENCY ALLOTTEES' ASSOCIATION.

2. REGISTERED OFFICE & ADDRESS:

The Registered Office of the Association will be at NIRUPADHI'S SAMPATI RESIDENCY Apartment. Address shall be NIRUPADHI'S SAMPATI RESIDENCY Apartment Owners Association, AG Colony-Friends Colony Road, Salempur Dumra, P.S. Shastri Nagar, Distt. Patna

**MEMORANDUM OF ASSOCIATION (MOA)**
**OF**
**NIRUPADHI's SAMPATI RESIDENCY ALLOTTEES' ASSOCIATION**

**1. Name : NIRUPADHI'S SAMPATI RESIDENCY ALLOTTEES' ASSOCIATION.**

**2. REGISTERED OFFICE & ADDRESS:**

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## 3. AREA OF OPERATION

Within the Nirupadhi's Sampati Residency Apartment complex, including the land appurtenant thereto constructed over the land measuring 14920 sq. feet more or less situated at Mauza- Salempur Dumra, Thana No. 10, Tauzi no. 5295 and 15108, Govt of Bihar Under Khata No.-4, Survey Plot No.-104 and 105, at present AG Colony-Friends Colony Road, Police Station Shastri Nagar, town and district Patna, by the Owners of Sampati Residency Apartment.

## 4. PURPOSE AND OBJECTIVES

### A. Purpose:

The primary purpose of the association is to safeguard the interests of all allottees and facilitate communications per Section 11 (4) (e) RERA Act, 2016. Promoter is responsible for formation of this association.

### B. Objectives:

- To represent the collective interests of the allottees.
- To ensure transparency in dealings related to allotments.
- To engage with relevant authorities for infrastructural development etc.

## 5. Membership

There would be two committees in each Association of Allottees:

### i. General Body

All the allottees who have made bookings in the project would be members of the General Body by virtue of holding the status as Allottee.

### ii. Executive Committee

All the members of the association, the General Body, would elect office bearers of the Executive Committee, one president, one secretary and one treasurer from amongst them as office bearers. These office bearers would jointly constitute the executive committee and would be entitled to take up issues concerning allottees on their behalf. The elected office bearers would hold the post for a period of three years.

## 6. Time of formation

Promoter shall form this Association of Allottees within a period of three months as soon as majority of allottees have made booking i.e.. the number of

bookings exceeds half of the total number of units in a given real estate project.

## 7. Filling the vacant posts of office bearers

In case any post of the office bearers becomes vacant for any reason (resignation/death etc.) the same shall be filled within three months from the date of vacancy.

The vacant post will be filled for remainder term of the person who vacated the office.

Members of the association would vote for election of the vacant post in same manner in which an office bearer is to be elected as mentioned above.

## 8. Information about the association of allottees formed by the promoter as per Section 11 (4) (e) of RERA Act

**Name of the Project : SAMPATI RESIDENCY**

**Name of the Association : NIRUPADHI'S SAMPATI RESIDENCY ALLOTTEES ASSOCIATION.**

**Details of the Members of General Body (Details of Allottees)**

| Sr. No. | Name of the Allotee | Flat/shop/plot no. | Parking space Details | Mobile No. of allottee | Address of the allotee | Remarks |
|---|---|---|---|---|---|---|
| 1. | Vidya Chaudhary | 1A | B6 | 7903329119 | 57/2-3, Taldanga Housing Colony, P.S.- Chirkunda, Dhanbad | |
| 2. | Madhu Singh | 1F | B2 | 8986911836 | Flat No. 624 Orchid Residency, Sonari, Jamshedpur | |
| 3. | M P Singh | 2A | B8 | 9311906001 | Saran Niwas, Pharmaceutical Colony, Kankarbag, Patna | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 4. | Sanjay Kumar | 2B | B4 | 9931084260 | C/O Shanti Steel Company Anumandal Road Near Baba Asthan Rosera, Samastipur | |
| 5. | Priyanka | 2E | B6 | 7004824208 | Flat No. B2, Manju Mansion Near Patliputra Railway station, Gandhi Nagar Ashiananagar Patna | |
| 6. | Madhuri Singh | 2F | B3 | 8650505221 | Ram Kishan Amar villa appt. Flat no 202. Near Pani Tanki New Patliputra colony, Patna | |
| 7. | Adarsh Kumar | 3E | B9 | 8209587240 | Saran Niwas, Pharmaceutical Colony, Kankarbag, Patna | |

Details of the office bearers :-

| Sr. No. | Post | Name of the office bearer | Flat no | Mobile No. of office bearer | Address of office bearer | Remarks |
|---|---|---|---|---|---|---|
| 1. | President | Priyanka | 2E | 7004824208 | Flat No. B2, Manju Mansion, Gandhi Nagar, Patna | |
| 2. | Secretary | Madhuri Singh | 2F | 8650505221 | Ram Kishan Amar villa appt. F/no 202 New Patliputra colony Patna | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 3. | Treasurer | Madhu Singh | 1F | 8986911836 | Flat No. 624 Orchid Residency, Sonari, Jamshedpur | |

**Undertaking:**

**We solemnly affirm, declare and undertake that all the details stated above are true to the best of our knowledge and nothing material has been concealed here. 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.**

President
Nirupadhi's Sampati Residency Owners Association
**Signature of President**

Secretary
Nirupadhi's Sampati Residency Owners Association
**Signature of Secretary**

Nirupadhi Infrastructure Developers Pvt. Ltd.
Director
**Signature and Stamp of Promoter**

**Date:** 09.10.24

**Signature of Treasurer**

Nirupadhi's Sampati Residency Owners Association

**Stamp of Association of Allottees**