FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	BRERAP04528-1/08/R-1546/2023	Name of Firm	URBAN REALTY HOMES
Firm Address :	507, RC WESTERN MALL, RPS MORE, BAILEY ROAD, DANAPUR, PATNA, BIHAR-801503		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 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. PARTICULARS OF PROJECT

Project Registration Number	BRERAP04528-1/08/R-1546/2023	Name of Project/Phase of Registered Project	SUNRISE
Name of Promoter		Project Address	507, RC WESTERN MALL, RPS MORE, BAILEY ROAD, DANAPUR, PATNA, BIHAR-801503
Name of Co-promoter			
Project Registration is valid up to	20-01-2028		
Starting date of Project or Phase of the Project	15-01-2023		
Type of Project or Phase of the Project	1. Residential		
Period of validity of map by the Competent Authority	6 YEARS		

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - 10	Total Number of Apartments in Landowner's share - 10
ONE BLOCK	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	1 10 09	453.00 5796.00 7428.00		1. Booked / Allotted -3 2. Sold-	3. Booked/ Allotted - Sold -
					Percentage of booking	Percentage of booking

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
	20	1. Booked/Allotted - 2. Sold -	

V. 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				
2.	Fire N.O.C.	YES			
3.	Water Supply Permission				
4.	NOC from Airport Authority of India	YES			
5.	Other Approval(s), if any, required for the Project.				

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

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)	95%	
3.	Podiums (if any)	0	
4.	Plinth	100%	
5.	Stilt Floor	40%	
6.	Slabs of Super Structure	35%	
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/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project	0	

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	as per Specifications in Agreement of Sale. Any other activities		

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO		
2.	Water Supply	YES		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	NO		
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	YES		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	NO		
11.	Energy Management	YES		

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12.	Fire Protection and Fire Safety Requirements	YES		
13.	Closed Parking	YES		
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		
16.	Others (Option to Add More)	NO		

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

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IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	RETENTION: 3339050001694 COLLECTION: 3339050001693
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	11,54,720.98/-
6.	Actual Cost Incurred during the Quarter	10,98,983/-
7.	Net amount at end of the Quarter	5,45,738.48/-
8.	Total expenditure on Project till date	38,96,895/-
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII.	MISCELLANEOUS	
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	
2.	Name of Parties	

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3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
3.	No. of possessions given to allottees	

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?

XIV UNITS ALLOCATION DETAILS

Total Number of sanctioned apartments	Details of allotment made so far with Flat number/ Bungalow - Plot etc		Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
1BHK- 2 BHK - 3 BHK- 4 BHK- Shop- Bungalow - Plot etc	201	FLAT	
	203	FLAT	
	205	FLAT	

XV. BROCHURE /Prospectus

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Abhijit Kumar

XVI Grievance Redressal Officer
Name: ABHISHEK KUMAR
Contact No:
Email id: abhishek4021997@gmail.com
Address: 507, RC Western Mall, RPS More, Bailey Road, Patna, Danapur 801503

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.

Urban Realty Homes
Partner

Signature of Promoter

Name: Abhishek Kumar

Date: 11/01/25


GPS Map Camera
Patna, Bihar, India
J24p+mf5, Ashopur, Mustafapur, Patna, Jamsaut,
Bihar 801503, India
Lat 25.607087° Long 85.035448°
11/01/25 12:54 PM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
J24p+mf5, Ashopur, Mustafapur, Patna, Jamsaut,
Bihar 801503, India
Lat 25.607107° Long 85.035443°
11/01/25 12:54 PM GMT +05:30
Google


GPS Map Camera
Google
Patna, Bihar, India
J24p+mf5, Ashopur, Mustafapur, Patna, Jamsaut,
Bihar 801503, India
Lat 25.607019° Long 85.03521°
11/01/25 12:49 PM GMT +05:30

FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date-31/12/2024

To,

URBAN REALTY HOMES

507, RC WESTERN MALL, RPS MORE, BAILEY ROAD,

DANAPUR, PATNA, BIHAR-801503

Subject: Certificate of Percentage of Completion of Construction Work of 40% No. of Building(s)/ One Wing(s) of the One Phase of the Project [**BRERAP04528-1/08/R-1546/2023**] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No 247 demarcated by its boundaries (latitudeand longitude of the end points) RAJU KUMAR SINGH to the North BRANCH ROAD to the South BRANCH ROAD to the East PART PLOT to the West of Division Danapur village Block Danapur District Patna PIN 801503 admeasuring 688.21 sq.mts. area being developed by **URBAN REALTY HOMES**

Sir,

I/ We Manoj Kumar have undertaken assignment as Architect /Licensed Surveyor

of certifying Percentage of Completion of Construction Work of the 40% Building(s)/ One Wing(s) of the One Phase of the Project,situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No., 247

of Division Danapur Village Block Danapur District Patna PIN 801503 admeasuring 688.21

sq.mts.area being developed by **URBAN REALTY HOMES**

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

(i) M/s/Shri/Smt. Manoj Kumar as L.S. / Architect;

(ii) M/s /Shri / Smt. Vijay Kumar as Structural Consultant

(iii) M/s /Shri / Smt. Krishna Gopal Prasad as MEP Consultant

(iv) M/s /Shri / Smt. Jitendra Kumar as Site Supervisor

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 **BRERAP04528-1/08/R-1546/2023** 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.

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

Table-A

Building/ Wing number One (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.	*(if any)	100%	
2.	Basements(if any)	95%	
3.	Podiums(if any)	0%	
4.	Plinth	90%	
5.	Stilt Floor	40%	
6.	Slabs of Super Structure	35%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	10%	
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,

Manoj Kr (MANOJ KUMAR)

Signature & Name (IN BLOCK LETTERS) of the Architect MANOJ KUMAR

(Registration No./License No .....) (Architect)

CoA No.-CA/2002/29414

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	NO		
2.	Water Supply	YES		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES		
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	YES		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	Yes.		
10.	Water Conservation/Rain Water Harvesting	Yes.		
11.	Energy Management	YES		
12.	Fire Protection and Fire Safety Requirements	YES		
13.	Electric Meter Room	YES		
14.	Any Other Amenities	NO		

Manoj

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414