FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending September 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/R1546/2023	Name of Firm	UBAN REALTY HOMES
Firm Address :	BABAKARPUR,DANAPUT, PATNA		
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/R1546/2023	Name of Project/Phase of Registered Project	SUNRISE
Name of Promoter		Project Address	BABAKARPUR,DANAPUT, PATNA
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	Residential		
Period of validity of map by the Competent Authority	6 YEARS		

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 1. Booked / Allotted 2. Sold-	Total Number of Apartments in Landowner's share - 3. Booked/ Allotted Sold
ONE BLOCK	1. 1 BHK	1				
	2. 2 BHK,	4	3925			

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					Percentage of booking	Percentage of booking 0%
	3. 3 BHK	5	13538			

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:	
	10	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.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1.

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

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1.	Excavation (if any)	100%	
2.	Basements (if any)	90%	
3.	Podiums (if any)	0%	
4.	Plinth	100%	
5.	Stilt Floor	35%	
6.	Slabs of Super Structure	30%	
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 as per Specifications in Agreement of Sale. Any other activities	0%	

URBAN REALTY HOME

Partner

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/yyyy) 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		
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

URBAN REALTY
Partn

		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			

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	

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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	2219125/-
6.	Actual Cost Incurred during the Quarter	1553387.50/-
7.	Net amount at end of the Quarter	490000.50/-
8.	Total expenditure on Project **till date**	2797912/-
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.	NO
2.	Name of Parties	NO
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

URBAN PROPERTY HOMES

Partner

<table>
<tr>
<td>Total Number of sanctioned apartments
1 BHK-
2 BHK -
3 BHK-</td>
<td colspan="2">Details of allotment made so far with Flat number/ Bungalow - Plot etc
<table><tr><td>201</td><td>FLAT</td></tr><tr><td>203</td><td>FLAT</td></tr><tr><td>205</td><td>FLAT</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table></td>
<td colspan="2">Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
<table><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table></td>
</tr>
<tr><td colspan="4">XV. BROCHURE /Prospectus</td></tr>
<tr><td colspan="4">XVI Grievance Redressal Officer
Name : ABHISHEK KUMAR
Contact No :
Email id : abhishek4021997@gmail.com
Address : BABAKARPUR,DANAPUT, PATNA</td></tr>
</table>

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.

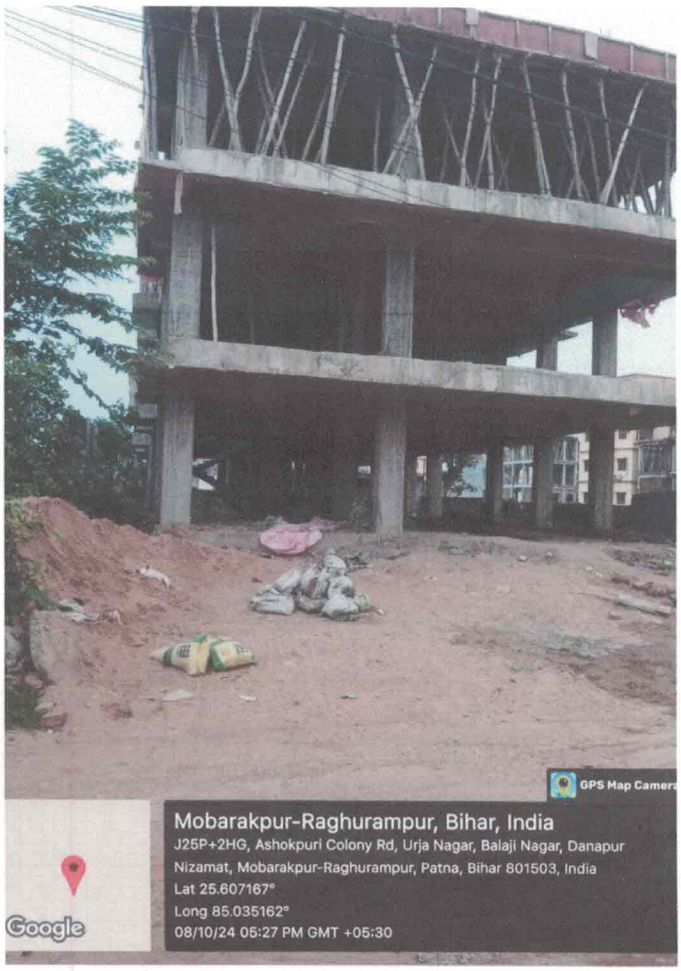
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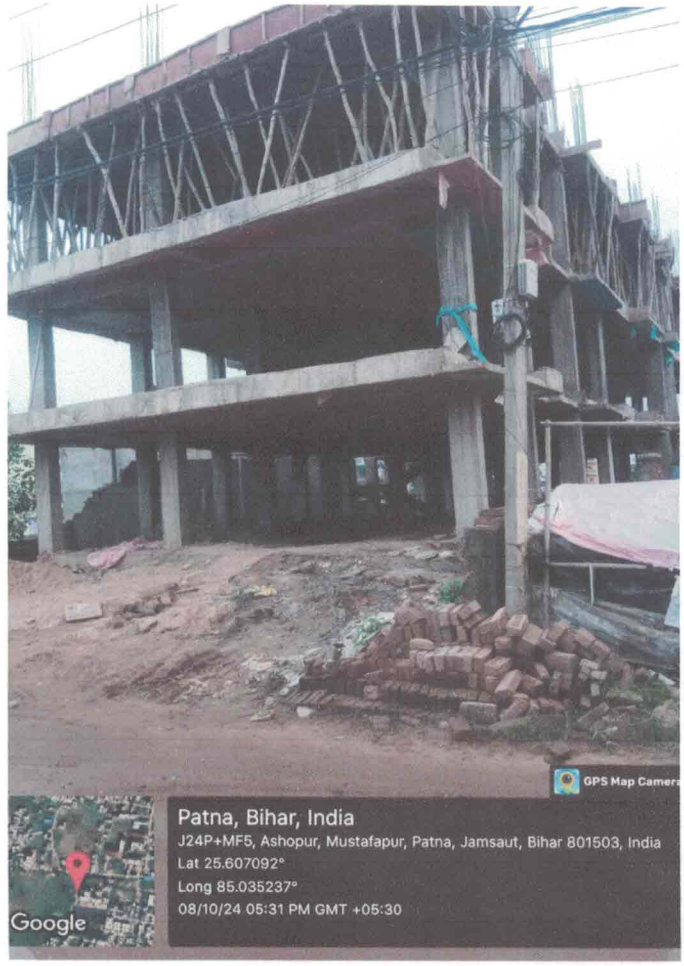
Partner

Signature of Promoter

Name: Abhishek Kumar

Date: 14/10/2024


GPS Map Camera
Mobarakpur-Raghurampur, Bihar, India
J25P+2HG, Ashokpuri Colony Rd, Urja Nagar, Balaji Nagar, Danapur Nizamat, Mobarakpur-Raghurampur, Patna, Bihar 801503, India
Lat 25.607167°
Long 85.035162°
08/10/24 05:27 PM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
J24P+MF5, Ashopur, Mustafapur, Patna, Jamsaut, Bihar 801503, India
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