

FORM-7
[REGULATION-9]

Quarterly Progress Report for the quarter ending March-2023

I. PARTICULARS OF PROJECT			
Project Registration Number and Date	BRERAP33009-1/848/R-658/2019 30.05.2019	Name of Project/Phase of Registered Project	DULAR ENCLAVE
Name of Promoter	SITA CONSTRUCTIONS	Project Address	JND Path, Mithila Colony, Nasriganj, Danapur-800012
Name of Co-promoter	-		
Project Registration is valid up to	28-02-2023		
Starting date of Project or Phase of the project	30-05-2019		
Type of Project or phase of the Project	Residential		
Period of validity of map by the Competent Authority	Valid till 26.03.2022 and shall extended for the period of 09 Month vide Letter No-596 dated 17.11.2021 of Urban Development and Housing Department, Patna		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS (ONLY BUILDER PROPORTION)				
Building/Block Number	Apartment/Flat Type	Carpet Area C-Carpet, B-Balcony	Total Number of Sanctioned Apartments/Flat	Total Number of Apartments/Flat
BLOCK-A	3BHK	C-1131, B-181	05 UNIT	Booked – 05, Sold - Nil
	3BHK	C-947, B-54	25 UNIT	Booked – 24, Sold - Nil
	3BHK	C-943, B-229	05 UNIT	Booked – 05, Sold - Nil
BLOCK-B	3BHK	C-965, B-240	10 UNIT	Booked – 10, Sold - Nil
	2BHK	C-785, B-62	20 UNIT	Booked – 11, Sold - Nil

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES (BUILDER PROPORTION)

Building/Block Number	Total Number of Sanctioned Garages including Land Owner Proportion	Total Number of Garages:
BLOCK-A	70(Seventy)	Booked-34, Sold- NIL
BLOCK-B	60(Sixty)	Booked-20, Sold- NIL

IV. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

Sl. 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	State Fire Officer-Cum-Director, Patna, Bihar	01.11.2017	09.11.2017	Annexure- A
3.	Water Supply Permission	N/A	-		
4.	N.O.C from Airport Authority of India	N/A	-		
5.	Other Approval(s), if any, required for the Project	N/A	-		



V. Construction Progress of the Project

Building **Block-A** (To beaded for each Building/ Wing)

Sl. No. (1)	Tasks /Activity (2)	Percentage of Actual Work Done (As on Date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basement (if any)	N/A
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within the Flats/ Premises.	100%
8.	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat/Premises	100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and underground water Tanks.	100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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 may be required to complete project as per specifications in Agreement of sale. Any other activities.	Installation of Lift is in Progress 95% Fire Fighting Work Completed. Rest of the work is in progress.





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V. Construction Progress of the Project

Building Block-B (To be filled for each Building/ Wing)

Sl. No. (1)	Tasks /Activity (2)	Percentage of Actual Work Done (As on Date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basement (if any)	100%
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within the Flats/ Premises.	100%
8.	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat/Premises	95%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and underground water Tanks.	95%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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 may be required to complete project as per specifications in Agreement of sale. Any other activities.	Installation of Lift is in Progress 95% Fire Fighting Work Completed. Rest of the work is in progress.





VI. Amenities and Common Area and External Infrastructure Development Works

Sl. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of Actual Work Done (As on Date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	YES	95%	
2	Water Supply	YES	100%	
3	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4	Storm Water Drains	YES	Almost completed	
5	Landscaping & Tree Planting	YES	Almost completed	
6	Street Lighting	YES	Almost completed	
7	Community Buildings	YES	Not yet Started	
8	Treatment & Disposal of Sewage & Sullage Water	NO	N/A	
9	Solid Waste Management & Disposal	NO	N/A	
10	Water Conservation / Rain Water Harvesting	YES	completed	
11	Energy Management	NO	N/A	
12	Fire Protection & Fire Safety Requirements	YES	100%	
13	Closed Parking	YES	100%	
14	Open Parking	NO	N/A	
15	Electrical Meter Room, Sub-Station, Receiving Station	YES	Almost completed	
16	Others (Option to Add More)		NIL	

VI. An EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO	PERCENTAGE OF ACTUAL WORK DONE (As on date of Certificate)	DETAILS
1.	Internal Roads and foot paths	NO	-	
2.	Water Supply	NO	-	
3.	Sewerage Chambers Septic Tank	NO	-	
4.	Drains	NO	-	
5.	Parks, Land Scaping and Tree Planting	NO	-	
6.	Street Lighting	NO	-	
7.	Disposal of sewage & sullage water	NO	-	
8.	Water conservation/ Rain Water Harvesting	NO	-	
9.	Energy Management	NO	-	





VII(A) GEO TAGGED AND DATE PHOTOGRAPHS OF THE BLOCKS (A-BLOCK) OF THE BUILDING(Elevation)	
Sl. No.	Particulars
1.	Front Elevation:  Latitude 00.0000° Longitude 00.0000° Local 11:46:40 AM Altitude -0 meters GMT 06:16:40 AM Wednesday, 12.04.2023
2.	Rear Elevation:  Latitude 00.0000° Longitude 00.0000° Local 11:42:34 AM Altitude -0 meters GMT 06:12:34 AM Wednesday, 12.04.2023
3.	Side Elevation:  Patna, Bihar, India J3M9+VFX, Mithila Colony, Danapur Nizamat, Patna, Bihar 801503, India Lat 25.63445° Long 85.068623° 14/04/23 12:39 PM GMT +05:30



VII. (A) GEO TAGGED AND DATE PHOTOGRAPHS OF THE BLOCKS (B BLOCK) OF THE BUILDING(Elevation)

Sl. No.	Particulars
1.	Front Elevation: 
2.	Rear Elevation: 
3.	Side Elevation: 

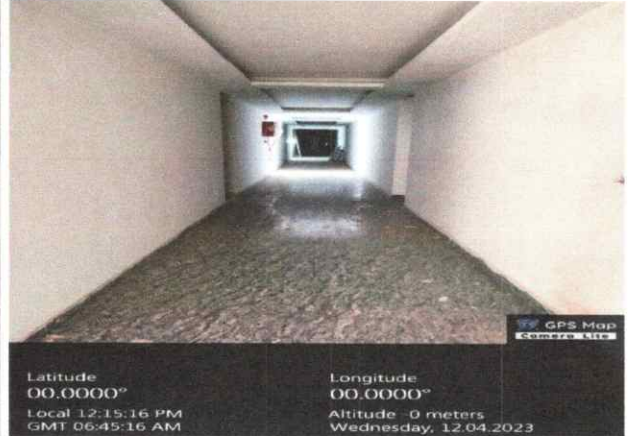


VII. (B) GEO TAGGED AND DATE PHOTOGRAPHS OF THE BLOCKS (A BLOCK) OF THE BUILDING (Each Floor)

Ground:



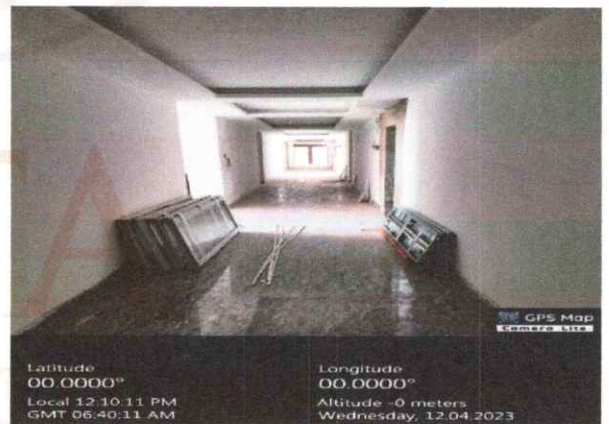
First Floor:



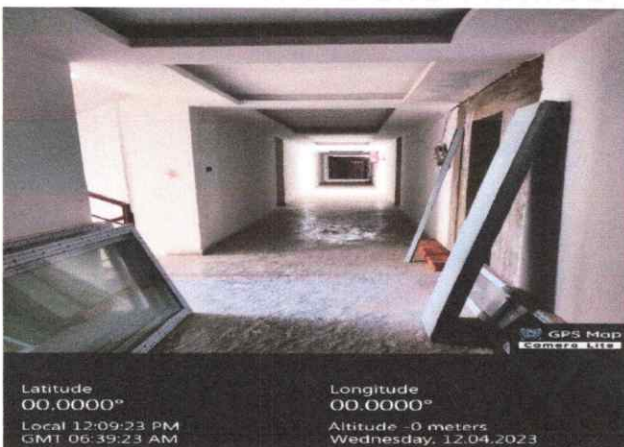
Second Floor:



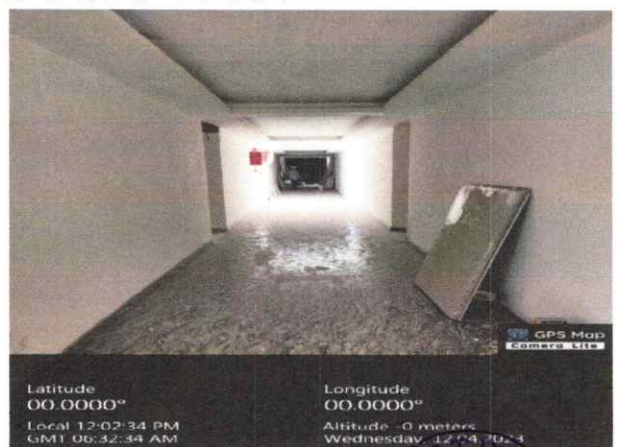
Third Floor:



Fourth Floor:

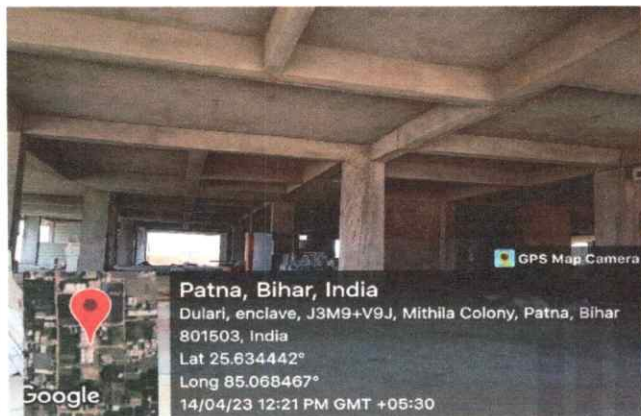


Fifth Floor:

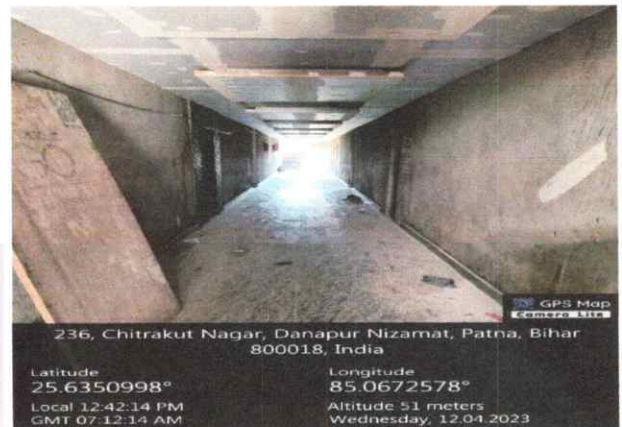


VII. (B) GEO TAGGED AND DATE PHOTOGRAPHS OF THE BLOCKS (B BLOCK) OF THE BUILDING (Each Floor)

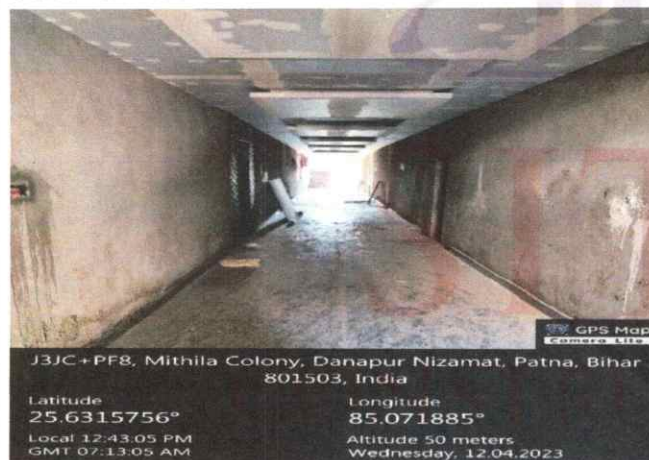
Ground:



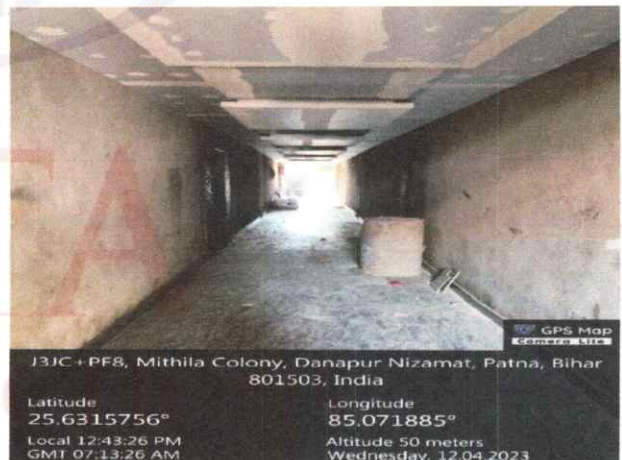
First Floor:



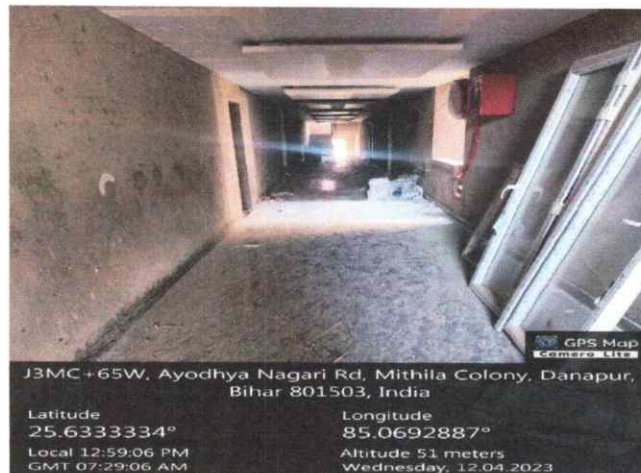
Second Floor:



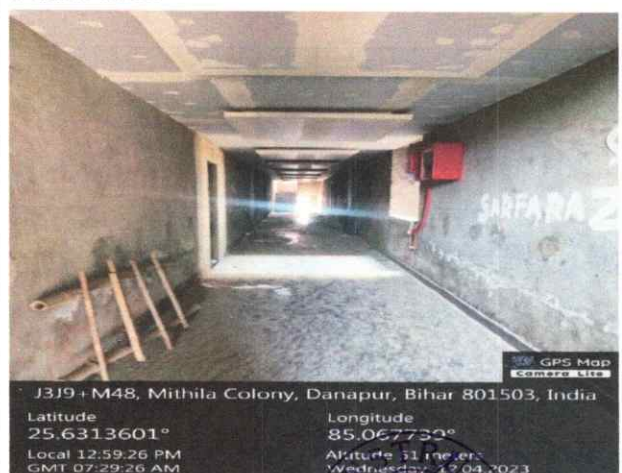
Third Floor:



Fourth Floor:



Fifth Floor:





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VIII. Financial Progress of the Project

Sl. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	918020111558531
2.	Estimated Cost of the Project including Land Cost at the start of the Quarter including Land Owner & Builder Proportion	₹40,00,00,000/- Approx.
3.	Amount Received During the Quarter	₹02,18,00,600/-
4.	Actual Cost Incurred during the Quarter	₹01,90,95,854/-
5.	Net Amount at the End of the Quarter	₹67,51,716/-
6.	Total Expenditure on Project till date	₹24,60,92,091/-
7.	Cumulative fund collected till the end of Quarter in question	₹24,74,56,538/-
8.	Cumulative expenditure done till the end of Quarter in question	₹24,60,92,091/-

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

NO

X. MISCELLANEOUS

A	List of Legal Cases (if any)	
1.	Case No.	----
2.	Name of the Parties	----
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL

XI. PERCENTAGE OF WORKS ALONG WITH MILESTONE CHART

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

Project Progress is on time.





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Undertaking:

I/We solemnly affirm, declare and undertake that all the details stated above are true to the best of my / our 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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Shishir Kumar

Signature of Promoter ^{Partner}

Name: -SHISHIR KUMAR

Date: - 14.04.2023



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