SITA
CONSTRUCTIONS
We Build Homes, We Build Trust

# FORM-7[REGULATION-9]

**Quarterly progress report for quarter ending DECEMBER-2024**

| **I. PARTICULARS OF PROMOTERS** | | | |
|---|---|---|---|
| Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. | **DEED NO.- 31 DATE -21.08.2015** | **Name of Firm** | **SITA CONSTRUCTIONS** |
| Firm Address : | B-231, PRABHAWATI NIWAS, S.K.PURI, SAHDEO MAHTO MARG, PATNA 800001 | | |
| Total Experience of promoter in Real Estate sector | **09 YEARS** | | |
| Total Experience in Real Estate after Implementation of RERA | **09 YEARS** | | |
| No of Project done Before Implementation of RERA | 1. Residential | **NIL** | |
| | 2. Commercial | **NIL** | |
| | 3. Residential- | **NIL** | |
| | cum-Commercial | **NIL** | |
| | 4. Plotted project | **NIL** | |
| No of Project done After Implementation of RERA | 1. Residential | **1** | |
| | 2. Commercial | **NIL** | |
| | 3. Residential- | | |
| | cum-Commercial | **1** | |
| | 4. Plotted project | **NIL** | |

| **II. PARTICULARS OF PROJECT** | | | |
|---|---|---|---|
| Project Registration Number | **BRERAP33009-004/168/R-1691/2024** | Name of Project/Phase of Registered Project | **DULAR ENCLAVE BLOCK-C & D (EWS)** |
| Name o Promoter | **MR. SHISHIR KUMAR** | PROJECT ADDRESS | **JND PATH, MITHILA COLONY, SIKANDARPUR, DANAPUR , PATNA** |
| Name of Co-promoter | | | |
| Project Registration is valid upto | 21.08.2026 | | |
| Starting Date of Project Phase of the Project | 15.05.2024 | | |
| Type of Project or Phase of the Project | 1. Residential | YES | |
| | 2. Commercial | NO | |
| | 3. Residential-cum-Commercial | NO | |
| | 4. Plotted Project | NO | |
| Period of validity of map by the Competent Authority | **2 YEARS 3 MONTHS** | | |

SITA CONSTRUCTIONS PATNA

Shishir kumar

**Office :** Badi Patan Devi Gali, Maharajganj, P.O.-Gulzarbagh, P.S. Alamganj, Patna 800 007
Mob. : 8709595001, 9934745079, 9334112051, E-mail : shishir31in@gmail.com

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## II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

| Building/ Block No | Apartment Type | | Carpet Area (In Sq.Ft.) | Total No. of Sanctioned Apartment | Total No. of Apartments in Promoter's Share | Total No. of Apartments in Landowner's Share- |
|---|---|---|---|---|---|---|
| DULAR ENCLAVE BLOCK C & D (EWS) | 1BHK | 7 | 3745 | 92 | 1.Booked/Alloted- **9**<br>2. Sold- **NIL** | 1.Booked/Alloted- **NIL**<br>2. Sold- **NIL** |
| | 2BHK | 19 | 17854 | | | |
| | 3BHK | 54 | 61649 | | | |
| | 4BHK | 12 | 18306 | | | |
| | | | | | Percentage of Booking - **10%** | Percentage of Booking- **0%** |

## III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

| Building/BlockNumber | Total Number of Sanctioned Garages | Total Number of Garages: | |
|---|---|---|---|
| | | 1.Booked/Allotted - 09 | |
| DULAR ENCLAVE BLOCK C & D (EWS) | 92 | 2. Sold - NIL | |

## IV. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, the 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** | **ALREADY ATTACHED WITH REGISTRATION APPLICATION** | | | |
| 2 | NOC for Environment | | | | |
| 3 | Fire N.O.C | | | | |
| 4 | Water Supply Permission | | | | |
| 5 | NOC from Airport Authority of India | | | | |

Shishir Kumar

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## V.CONSTRUCTION PROGRESS OF THE PROJECT

1. Building /Wing /Layout Number (To be added for each Building/Wing)

**TOWER-I**

| S.No. | Tasks/Activity(2) | Percentage of Actual Work Done (As on date of the Certificate)(3) | Expected Complition date in DD/MM/YYYY format |
|---|---|---|---|
| 1 | Excavation (if any) | 100% | 4-Mar-2024 |
| 2 | Basements(if any) | 100% | 25-Apr-2024 |
| 3 | Podiums (if any) | N/A | N/A |
| 4 | Plinth | 100% | 25-May-2024 |
| 5 | Stilt Floor | 100% | 20-Jun-2024 |
| 6 | Slabs of Super Structure | 60% | 31-Jul-2025 |
| 7 | Internal walls, Internal Plaster, Floorings, Doors and Windows within lats/Premises. | 5% | 31-Mar-2026 |
| 8 | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | NIL | 30-Jun-2026 |
| 9 | Staircases, Lifts Wells and Lobbies ateach Floor level, Over head and Under ground Water Tanks. | NIL | 30-Jul-2026 |
| 10 | External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building / Wing. | NIL | 30-Jul-2026 |
| 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 are as appurtenant to Building/Wing, Compound Wall and all other requirement sasmy be required to complete project as per Specifications in Agreement of Sale. | NIL | 30-Jul-2026 |
| 12 | Any other activities. | | |

## VI. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

| S.No. | CommonAreas andFacilities | Proposed (Yes/No) | Percentage of actual Work Done(As on date of the Certificate) | Details |
|---|---|---|---|---|
| 1 | Internal Roads & Footpaths | YES | 0% | 31-Aug-2025 |
| 2 | Water Supply | YES | 0% | 31-Aug-2025 |
| 3 | Sewerage (Chamber, Line, Septic Tank, STP) | YES | 0% | 31-Dec-2025 |
| 4 | Storm Water Drains | YES | 0% | 31-Dec-2025 |
| 5 | Landscaping & Tree Planting | YES | 0% | 31-Dec-2025 |
| 6 | Street Lighting | YES | 0% | 31-Dec-2025 |
| 7 | Community Buildings | YES | 0% | 31-Dec-2025 |
| 8 | Treatment and Disposal of Sewage | YES | 0% | 31-Dec-2025 |
| 9 | Solid Waste Management & | YES | 0% | 31-Dec-2025 |
| 10 | Water Conservation/Rain Water | YES | 0% | 31-Dec-2025 |
| 12 | Fire Protection and Fire Safety | YES | 0% | 28-Feb-2026 |
| 13 | Closed Parking | YES | 0% | 28-Feb-2026 |
| 14 | Open Parking | N/A | 0% | |
| 15 | Electrical Meter Room, Sub- | YES | 0% | 28-Feb-2026 |
| 16 | Others (Option to AddMore) | | | |

SITA CONSTRUCTIONS PATNA

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| VII GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE | | | |
|---|---|---|---|
| (A) | Sr.No. | | |
| | 1 | Front Elevation. | Attach |
| | 2 | Rear Elevation | Attach |
| | 3 | Side Elevation | Attach |
| (B) | | Photograph of each floor | N/A |

| VIII. FINANCIAL PROGRESS OF THE PROJECT | | |
|---|---|---|
| **S.No.** | **Particulars** | **Amount(InRs.)** |
| 1 | Project Account No. | 42987695189 |
| 2 | Estimated Cost of the Project including land cost at the start of the Project | 259,753,757.00 |
| 3 | Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) | 203,303,744.00 |
| 4 | Any Variation in Development Cost which is declared at the start of the Project . | NO |
| 5 | Amount received during the Quarter | 4,004,080.00 |
| 6 | Actual Cost Incurred during the Quarter | 5,289,262.56 |
| 7 | Net amount at end of the Quarter | 215,733.48 |
| 8 | Total expenditure on Project till date | 7,709,347.52 |
| 9 | Cumulative fund Collected till the end of Quarter in question | |
| 10 | Cumulative expenditure till the end of Quarter in question | |

**IX. Details of Mortgage or Charge if any Created**

**NO**

**X.MISCELLANEOUS**

| A | List of Legal Cases (ifany) | |
|---|---|---|
| 1 | CaseNo. | NO |
| 2 | Name of Parties | N/A |

| B | Sale/Agreement for Sale during the | |
|---|---|---|
| 1 | Sale Deed | NIL |
| 2 | Agreement for Sale | NIL |

**XI.PERCENTAGE OF WORK ALONG WITH MILESTONE CHART**

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

## Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true tothe best of my/our knowledge and nothing material has been concealed here from. Iam/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.

**FOR SITA CONSTRUCTIONS**

SITA CONSTRUCTIONS PATNA

**PARTNER**

DATE 10.01.2025
PLACE : PATNA

**Office :** Badi Patan Devi Gali, Maharajganj, P.O.-Gulzarbagh, P.S. Alamganj, Patna 800 007
Mob. : 8709595001, 9934745079, 9334112051, E-mail : shishir31in@gmail.com

**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 10-01-2025

To,
The **SITA CONSTRUCTIONS,**
Ground Floor, B-231, Prabhawati Niwas,
S.K. Puri, Boring Road,
P.O. & P.S. – S.K. Puri, Patna- 800001

**Subject:** Certificate of Percentage of Completion of Construction Work of **"DULAR ENCLAVE"** No. of Building(s)/ Wing(s) of the Phase of the Project having **BRERAP33009-004/168/R-1691/2024** situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. **514,516,662,663,664, & 667** demarcated by its boundaries (latitude and longitude of the end points) 25.634402 to the North - to the South to the East to the West of 85.068393 Division –Sikandarpur Patna village Sikandarpur Block Danapur District Patna PIN 800012 admeasuring – 3514.54 sq.mts. area being developed by Promoter's Name – **SITA CONSTRUCTIONS**.

Sir,

**I/ We Sudhendu Ranjan** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **SITA CONSTRUCTIONS** Project **"DULAR ENCLAVE BLOCK- C & D (EWS)"** Building(s)/ Wing(s) of the - Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. 514,516,662,663,664, & 667 of JND Path, Mithila Colony, West to Patliputra Station, Nasariganj, Thana No 17, Mauza – Sikandarpur, Danapur, Patna 800012 admeasuring 3514.54 Sq. Mtr. area being developed by **SITA CONSTRUCTIONS**.

1. Following technical professionals are appointed by Owner / Promoter:—
   (i) M/s/Shri/Smt. **SUDHENDU RANJAN** as L.S. / Architect;
   (ii) M/s /Shri **SHAILENDRA SHARAN** as Structural Consultant
   (iii) M/s /Shri / Smt. **SUDHENDU RANJAN** as MEP Consultant
   (iv) M/s /Shri / Smt. **PRADIP 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 **BRERAP33009-004/168/R-1691/2024** 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.

## TABLE - A

1. Building /Wing /Layout Number (To be added for each Building/Wing)

| S.No. | Tasks/Activity(2) | Percentage of Actual Work Done (As on date of the Certificate)(3) | Expected Complition date in DD/MM/YYYY format |
|---|---|---|---|
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| 2 | Basements(if any) | 100% | 25-Apr-2024 |
| 3 | Podiums (if any) | N/A | N/A |
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| 9 | Staircases, Lifts Wells and Lobbies ateach Floor level, Over head and Under ground Water Tanks. | NIL | 30-Jul-2026 |
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| 12 | Any other activities. | | |

## VI. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

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| 2 | Water Supply | YES | 0% | 31-Aug-2025 |
| 3 | Sewerage (Chamber, Line, Septic Tank, STP) | YES | 0% | 31-Dec-2025 |
| 4 | Storm Water Drains | YES | 0% | 31-Dec-2025 |
| 5 | Landscaping & Tree Planting | YES | 0% | 31-Dec-2025 |
| 6 | Street Lighting | YES | 0% | 31-Dec-2025 |
| 7 | Community Buildings | YES | 0% | 31-Dec-2025 |
| 8 | Treatment and Disposal of Sewage and Sullage Water | YES | 0% | 31-Dec-2025 |
| 9 | Solid Waste Management & Disposal | YES | 0% | 31-Dec-2025 |
| 10 | Water Conservation/Rain Water Harvesting | YES | 0% | 31-Dec-2025 |
| 12 | Fire Protection and Fire Safety Requirements | YES | 0% | 28-Feb-2026 |
| 13 | Closed Parking | YES | 0% | 28-Feb-2026 |
| 14 | Open Parking | N/A | 0% | |
| 15 | Electrical Meter Room, Sub-Station, Receiving Station | YES | 0% | 28-Feb-2026 |
| 16 | Others (Option to AddMore) | | | |

Yours Faithfully

SUDHENDU RANJAN
ARCHITECT
EMPANELMENT No
CA/2005/37011
UDHD, GOVERNMENT OF BIHAR

BASANT KUMAR SINGH AND CO
CHARTERED ACCOUNTANTS

# TO WHOM SO EVER IT MAY CONCERN

On the basis of books of accounts and other available records, this is to certify that **SITA CONSTRUCTIONS Project "DULAR ENCLAVE BLOCK-C & D (EWS)"** having its registered office at Flat No. – B-231, Ground Floor, S.K. Puri, Boring Road, Patna in the state of Bihar-PIN-800001 **(PAN: ACRFS3890B)** confirms that the firm has carried out construction at **"DULAR ENCLAVE BLOCK-C & D (EWS)",** JND Path, Mithila Colony, Nasriganj, Danapur, Patna-800012. During the period of 01.10.2024 to 31.12.2024 the project details are as follows:-

**Project Name – DULAR ENCLAVE BLOCK-C & D (EWS)**
**Project SBI A/c No.- Collection A/c 42987695189**

| SL NO | Particulars | Amount |
|---|---|---|
| 1 | Estimated Cost of the Project including land cost at the start of the Quarter | 25,97,53,757.00 |
| 2 | Amount received during the Quarter | 40,04,080.00 |
| 3 | Actual Cost Incurred during the Quarter | 52,89,262.56 |
| 4 | Net amount at end of the Quarter | 2,15,733.48 |
| 5 | Total Expenditure on Project till Date | 77,09,347.52 |
| 6 | Details of Mortgage or charge, if any, created on the Land and the projects. | NIL |

We are issuing this certificate at the request of the Firm. This certificate is not intended for general circulation of publication and it is not to be reproduced or used for any other purpose without our prior written consent, we have not physically verified the above-described assets.

**FOR BASANT KUMAR SINGH & CO.**
Chartered Accountants
FRN : 036805C

Basant Singh

(BASANT KUMAR SINGH)
Proprietor
M. N.: 479010
UDIN:-25479010BMHXMH2429
Place: Patna
Date: 10.01.2025

BASANT KUMAR SINGH AND CO. ★ INDIA ★

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507, Hariom Commercial Complex, New Dakbunglow Road, Patna- 800001, Bihar, INDIA (FRN- 036805C)