SITA
CONSTRUCTIONS
We Build Homes, We Build Trust

FORM-7[REGULATION-9]

Quarterly progress report for quarter ending SEPTEMBER-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

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

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** 2. Sold- **NIL**	1.Booked/Alloted- **NIL** 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				

SITA CONSTRUCTIONS PATNA

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)	60%	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	28%	31-Jul-2024
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within lats/Premises.	NIL	31-Mar-2025
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NIL	30-Jun-2025
9	Staircases, Lifts Wells and Lobbies ateach Floor level, Over head and Under ground Water Tanks.	NIL	30-Jul-2025
10	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building / Wing.	NIL	30-Jul-2025
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	31-09-2025
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)			

VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF

(A)	Sr.No.		
	1	Front Elevation.	Attach
	2	Rear Elevation	Attach
	3	Side Elevation	Attach
(B)		Photograph of	N/A

SITA CONSTRUCTIONS PATNA

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	25,97,53,757.00
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	20,33,03,744.00
4	Any Variation in Development Cost which is declared at the start of the Project .	NO
5	Amount received during the Quarter	39,21,001.00
6	Actual Cost Incurred during the Quarter	24,20,084.96
7	Net amount at end of the Quarter	15,00,916.04
8	Total expenditure on Project till date	24,20,084.96
9	Cumulative fund Collected till the end of Quarter in question	39,21,001.00
10	Cumulative expenditure till the end of Quarter in question	24,20,084.96

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

Rishi Kumar

DATE : 15.10.2024
PLACE : PATNA

PARTNER

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 13-10-2024

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.mtr. 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 Paltiputra Station, Nasriganj, **Thana no.- 17, Mauza – Sikandarpur,** Danapur Patna **PIN-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 / Smt. **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.

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

Table-A

Building/ Wings Number TOWER (to be prepared separately for each building / wing of the project)

TOWER-I			
S.No.	Tasks/Activity(2)	Percentage of Actual Work Done (As on date of the Certificate)(3)	Expected Completion date in DD/MM/YYYY format
1	Excavation (if any)	100%	4-Mar-2024
2	Basements(if any)	60%	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	28%	31-Jul-2024
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within lats/Premises.	NIL	31-Mar-2025
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NIL	30-Jun-2025
9	Staircases, Lifts Wells and Lobbies ateach Floor level, Over head and Under ground Water Tanks.	NIL	30-Jul-2025
10	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building / Wing.	NIL	30-Jul-2025
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	31-09-2025

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)	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 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

Yours Faithfully,

Signature & Name (SUDHENDU RANJAN) of L.S/ Architect

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

SUDHENDU RANJAN
ARCHITECT
EMPANELMENT No
CA/2005/37011

ANKITA SINGH & COMPANY
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, Danapur, Patna-800012. During the period of 01.07.2024 to 30.09.2024 the project details are as follows:-

SI No.	Particulars	Amount
1	Project SBI A/c No.- Collection A/c Project SBI A/c No.- Project A/c	42987695189
2	Estimated Cost of the Project including land cost at the start of the Quarter	25,97,53,757/-
3	Amount received during the Quarter	39,21,001/-
4	Actual Cost Incurred during the Quarter	24,20,084.96/-
5	Net amount at end of the Quarter	15,00,916.04/-
6	Total Expenditure on Project till Date	24,20,084.96/-
7	Details of Mortgage or charge, if any, created on the Land and the projects.	NA

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 ANKITA SINGH & COMPANY
Chartered Accountants
FRN : 029887C

(CA ANKITA SINGH) Proprietor
M. N.: 451232
UDIN- **24451232BKAKHW5729**

Ankita Singh & Company INDIA

Place: Patna
Date: 14.09.2024

Address : 507, Hariom Commercial Complex, New Dakbunglow Road, Patna-800001, Bihar, INDIA (FRN-029887C)
Contact: acaankitasingh@gmail.com 7488165625, 7004664762