

Skylark Construction

Ref. : ca/05/letter/05

FORM-7

[REGULATION-9]

Date : 15/04/25

Quarterly progress report for quarter ending MARCH of 2025

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	DEED NO.564, DATE: 27.07.2017	Name of Firm	SKYLARK CONSTRUCTION
Firm Address :	Ground floor, Vasudeo City, opp Rajhans guest house, Benibabu Bagicha, Rajendra Path, Patna-800001		
Total Experience of promoter in Real Estate sector	7 Years		
Total Experience in Real Estate after Implementation of RERA	7 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential	
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	BRERAP41802-1/32/R-1162/2021	Name of Project/Phase of Registered Project	SAI NIWAS
Name of Promoter	SKYLARK CONSTRUCTION	Project Address	South Mandiri, Patna-1
Name of Co-promoter	Medhatiya Consruction Company Pvt. Ltd.		
Project Registration is valid up to	03 December' 2024		
Starting date of Project or Phase of the Project	08 July'2021		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4. Plotted project	Residential	
Period of validity of map by the Competent Authority	03 December'2024		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type	Carpet Area	Balcony Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - 8 Flats	Total Number of Apartments in Landowner's share - 8 Flats
Sai niwas	1. 1 BHK	-	442 Sqft	1 (One) Block	1. Booked / Allotted -12 Flats 2. Sold- Percent age of bookin g- 70 %	3. Booked/ Allotted - Sold - Percenta geof booking
	2. 1 BHK	-	442 Sqft			
	3. 1 BHK	-	442 Sqft			
	4. 1 BHK	-	442 Sqft			
	5. 1 BHK	-	442 Sqft			
	6. 2 BHK	-	850 Sqft			
	7. 2 BHK	-	850 Sqft			
	8. 2 BHK	-	850 Sqft			
	9. 2 BHK	-	850 Sqft			
	10. 2 BHK	-	850 Sqft			
	11. 2 BHK	-	892 Sqft			
	12. 2 BHK	-	892 Sqft			
	13. 2 BHK	-	892 Sqft			
	14. 2 BHK	-	892 Sqft			
	15. 2 BHK	-	892 Sqft			
	16. 2 BHK	-	750 Sqft			
	17. 2 BHK	-	750 Sqft			
	18. 2 BHK	-	750 Sqft			
	19. 2 BHK	-	750 Sqft			
	20. 2 BHK	-	750 Sqft			
	21. 2 BHK	-	834 Sqft			
	22. 2 BHK	-	834 Sqft			
	23. 2 BHK	-	834 Sqft			
	24. 2 BHK	-	834 Sqft			
	25. 2 BHK	-	834 Sqft			
	26. 2 BHK	-	834 Sqft			
	27. 3 BHK	-	1094 Sqft			
	28. 3 BHK	-	1094 Sqft			
	29. 3 BHK	-	1094 Sqft			
	30. 3 BHK	-	1094 Sqft			
	31. 3 BHK	-	1094 Sqft			
	32. 3 BHK	-	1094 Sqft			
	33. 3 BHK	-	1094 Sqft			

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	10 (Ten)
		1. Booked/Allotted	-
SAI NIWAS	45 (Forty five)	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	N/A			

2.	Fire N.O.C.	State Fire Officer , Bihar	18.04.2018	21.11.2019	Attached
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	Airports Authority of India		14.03.2019	Attached
5.	Other Approval(s), if any, required for the Project.	N/A			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P-/DUJRA-PRN-2B+G+5/039/2019 (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/yyyy) Format
1.	Excavation (if any)	100 %	
2.	Basements (if any)	90 %	
3.	Podiums (if any)	N/A	
4.	Plinth	N/A	
5.	Stilt Floor	90 %	
6.	Slabs of Super Structure	95 %	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	85 %	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50 %	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	85 %	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90 %	

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	20 %	
	requirements as me be required to complete project 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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths		40%	
2.	Water Supply		70%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)		50%	
4.	Storm Water Drains		0%	
5.	Landscaping & Tree Planting		0%	
6.	Street Lighting		0%	
7.	Community Buildings		N/A	
8.	Treatment and Disposal of Sewage and Sullage Water		0%	
9.	Solid Waste Management & Disposal		0%	

10.	Water Conservation / Rain Water Harvesting		0%	
11.	Energy Management		N/A	
12.	Fire Protection and Fire Safety Requirements		0%	
13.	Closed Parking		75%	
14.	Open Parking		50%	
15.	Electrical Meter Room, Sub-Station, Receiving Station		0%	
16.	Others (Option to Add More)			

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	N/A		
2.	Water Supply	N/A		
3.	Sewerage Chambers Septic Tank	N/A		
4	Drains	N/A		
5.	Parks, Land Scaping and Tree Planting	N/A		
6.	Street Lighting	N/A		
7.	Disposal of sewage & sullage water	N/A		
8.	Water conservation/Rain Water Harvesting	N/A		
9.	Energy Management	N/A		

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

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	148402000001396
2.	Estimated Cost of the Project including land cost at the start of the Project	6,75,30,600/-
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	26,50,000/-
6.	Actual Cost Incurred during the Quarter	34,79,728/-
7.	Net amount at end of the Quarter	34,79,728/-
8.	Total expenditure on Project till date	4,25,65,909/-
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	
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?		
Note: As per time schedule.		

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.

SKYLARK CONSTRUCTION
Ranjan Kumar Mertiya

Signature of Promoter ^{Partner}

Name: Ranjan Kumar Mertiya

Date: 15/04/2025

Skylark Construction

Ref. : SC/03/letter/25

Date : 20/01/2025

सेवा में,

नगर आयुक्त महोदय,
पटना नगर निगम।



विषय: प्लान केस सं० - P/DUJRA-PRN-2B+G+5/039/2019 तथा ऑटोमैप आवेदन संख्या - PMC BPAS-00159/2019-2020/BP में संशोधन/वृद्धि के संबंध में।

महाशय,

सविनय निवेदन पूर्वक कहना है कि भवन के नक्शे का प्लान केस सं० - P/DUJRA-PRN-2B+G+5/039/2019 तथा ऑटोमैप आवेदन संख्या - PMC BPAS-00159/2019-2020/BP की स्वीकृति तत्कालीन नगर आयुक्त महोदय द्वारा दिनांक: 25.01.2021 को प्रदान की गयी है, जो निम्न भूखंड पर निर्माणाधीन है:-

प्लॉट न० (CS)	: 806, 809
खाता न०	: 73, 43
मोहल्ला	: उत्तरी मंदिरी
वार्ड न०	: 26 A
थाना सं०	: 04
मौजा	: दुजरा

अप्रत्याशित परिस्थितियों के कारण हम स्वीकृत मानचित्र को संशोधित करने हेतु सभी आवश्यक अनुलग्नकों के साथ यह आवेदन समर्पित कर रहे हैं।

अतः महाशय से अनुरोध है कि संशोधन/वृद्धि हेतु इस आवेदन को स्वीकृत करते हुए इस आशय की सूचना देने की कृपा करें।

अनुलग्नक: यथोक्त !

आपका विश्वासी

SKYLARK CONSTRUCTION
Rajendra Kumar Singh
Partner

Rajendra Kumar Singh

Skylark Construction

Ref.: SC/038/Letter/24

Date: 15/11/2024

सेवा में,

नगर आयुक्त महोदय,
पटना नगर निगम।



विषय: प्लान केस सं० - P/DUJRA-PRN-2B+G+5/039/2019 तथा ऑटोमैप आवेदन संख्या - PMC BPAS-00159/2019-2020/BP में अवधि विस्तार के संबंध में।

महाशय,

सविनय निवेदन पूर्वक कहना है कि भवन के नक्शे का प्लान केस सं० - P/DUJRA-PRN-2B+G+5/039/2019 तथा ऑटोमैप आवेदन संख्या - PMC BPAS-00159/2019-2020/BP की स्वीकृति तत्कालीन नगर आयुक्त महोदय द्वारा दिनांक: 25.01.2021 को प्रदान की गयी है। बिहार भवन उपविधि - 2014 की कंडिका - 09 के अनुसार नक्शे की अवधि 03 (तीन) वर्ष है, जिसकी अवधि दिनांक: 25.01.2024 को समाप्त होती है।

महोदय नक्शा पारित होने के बाद बिहार रेरा से निबंधन प्राप्त कर हमने निर्माण कार्य प्रारंभ कर दिया था, परन्तु COVID विश्वमारी की वजह से निर्माण कार्य का रफ्तार काफी प्रभावित हुआ, इसके बावजूद भी भवन/प्रोजेक्ट का मुख्य निर्माण कार्य पूरा हो चुका है, सिर्फ फिनिशिंग का काम चल रहा है। साथ ही महोदय अवगत हैं - अधिसूचना संख्या - 645, दिनांक - 24.02.2022 से, जिसके आलोक में बिहार भवन उपविधि - 2014 यथा संशोधित 2022 की कंडिका - 09 के अनुसार नक्शे की अवधि 05 (पाँच) वर्ष कर दी गयी है।

उपरोक्त के आलोक में महोदय से आग्रह है कि हमारे उपरोक्त नक्शे की अवधि 05 (पाँच) वर्ष करने की कृपा करें साथ ही इस आशय की सूचना देने की कृपा की जाये। इसके लिए श्रीमान् का सदा आभारी रहूँगा।

आपका विश्वासी

SKYLARK CONSTRUCTION

Ranjan Kumar Tewari

Partner



Ground Floor, Vasudeo City, Opp. Raj Hans Guest House, Beni Babu Ka Bagicha, Rajendra Path, Patna - 800 001



0612 2320100



qcpatna@gmail.com



GPS Map Camera

Patna, Bihar, India

J48j+pxq, Sumitra Devi Path, South Mandiri, Sri

Krishna Nagar, Kidwaipuri, Patna, Bihar 800001, India

Lat 25.616682° Long 85.132492°

15/04/25 03:52 PM GMT +05:30



Google



GPS Map Camera

Patna, Bihar, India

Sai Niwas, Sumitra Devi Path, South Mandiri, Sri

Krishna Nagar, Kidwaipuri, Patna, Bihar 800001, India

Lat 25.616563° Long 85.132393°

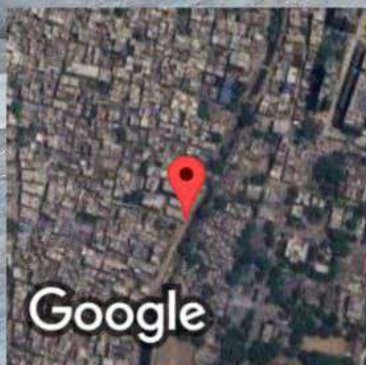
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GPS Map Camera



Patna, Bihar, India

J48j+pxq, Sumitra Devi Path, South Mandiri, Sri

Krishna Nagar, Kidwaipuri, Patna, Bihar 800001, India

Lat 25.616681° Long 85.132409°

15/04/25 03:54 PM GMT +05:30



GPS Map Camera



Patna, Bihar, India

J48j+pvg, South Mandiri, Sri Krishna Nagar,
Kidwaipuri, Patna, Bihar 800001, India

Lat 25.616723° Long 85.132258°

15/04/25 04:20 PM GMT +05:30