FORM-7 [REGULATION - 9]

Quarterly progress report for quarter ending D e c e m b e r of 2024

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deedno/LLP Details/Any other registration with MSME Or Govt. Bodies	**U45100BR2020PTC045829**	Name of Firm	**VASTI HOMES PRIVATE LIMITED**
Firm Address :	**NEAR MITHILA FLOUR MILL, VILL- SARA MAHAMAD, TOLA- SARA MAHAMAD, DARBHANGA – 846 009, BIHAR**		
Total Experience of promoter in Real Estate sector	03 YEARS		
Total Experience in Real Estate after Implementation of RERA	03 YEARS		
No of Project done BeforeImplementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NIL	

II. PARTICULARS OF PROJECT

Project Registration Number	**BRERAP51558-1/136/R-1448/2022**	Name of Project/Phase of Registered Project	**RAMBAHADUR RAY**
Name of Promoter	**VASTI HOMES PRIVATE LIMITED**	Project Address	**BALBHADRAPUR, LAHERIASARAI, THANA NO. 434, WARD NO.44**
Name of Co-promoter			
Project Registration is valid up to	**31/03/2026**		
Starting date of Project or Phase of the Project	**04/04/2022**		
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 years from date of Sanctioning of MAP		

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 - **11**	Total Number ofApartments in Landowner's share - **09**
RAMBAHADUR RAY	2 BHK 3 BHK	12 08	7308 5152	**20**	1. Booked / Allotted - **(11)** 2. Sold-	3. Booked/ Allotted - Sold -
					Percentage of booking	Percentageof booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	**11**
RAMBAHADUR RAY	**20**	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.	-	-	-	-
3.	Water Supply Permission	-	-	-	-
4.	NOC from Airport Authority of India	N.A	-	-	-
5.	Other Approval(s), if any, required for the Project.	-	-	-	-

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No._____(To beaded for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage ofActual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100% CASTING WORK OF BASEMENT	
3.	Podiums (if any)	NO PODIUM	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	**ALL Floor Slab Casted**	
7.	Internal walls, Internal Plaster,Floorings, Doors and Windows within Flats /Premises.	Brick work of All Floor Completed. Internal Plaster , Wall Putti work & Tiles work completed up to 4th Floor. Fixed Door & Windows up to 4th Floor,	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	All Completed	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	All Completed	
10	External plumbing and externalplaster, elevation, completion ofterraces with waterproofing of the Building/Wing.	All Completed	

11	Installation of Lifts, water pumps, Fire Fighting Fittingsand Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	WORK STARTED	

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTUREDEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentageof actual Work Done(As on dateof the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	NOT STARTED	
2.	Water Supply	YES	OWN BORING/SUBMERSIBLE COMPLETE	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	WORK STARTED	
4.	Storm Water Drains	YES	WORK STARTED	
5.	Landscaping & Tree Planting	YES	NOT STARTED	
6.	Street Lighting	YES	NOT STARTED	
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	YES	NOT STARTED	
11.	Energy Management	NO	-	
12.	Fire Protection and Fire Safety Requirements	YES	NOT STARTED	
13.	Closed Parking	NO	-	
14.	Open Parking	YES	NOT STARTED	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	WORK STARTED	
16.	Others (Option to Add More)	-	-	

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on dateof certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and footpaths	YES	40%	
2.	Water Supply	YES	80%	
3.	Sewerage Chambers SepticTank	YES	50%	
4.	Drains	YES		
5.	Parks, Land Scaping andTree Planting	NO		
6.	Street Lighting	NO		
7.	Disposal of sewage & sullage water	YES		
8.	Water conservation/RainWater Harvesting	YES		
9.	Energy Management	SOLAR PROPOSED		

IX. GEO TAGEGD 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.	**0723102000008761 (IDBI BANK)**
2.	Estimated Cost of the Project including land cost atthe start of the Project	-
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	
4.	Any Variation in Development Cost which is declaredat the start of the Project .	
5.	Amount received during the Quarter	**14,85,443/-**
6.	Total amount received against the project till date	**271,53,628/-**
7.	Actual Cost Incurred during the Quarter	**22,11,934/-**
8.	Net amount at end of the Quarter	
9.	Total expenditure on Project **till date**	**256,66,561/-**
10.	Cumulative fund collected till the end of Quarter in Question	
11.	Cumulative expenditure done till the end of Quarterin question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED		
NOT APLICABLE		
XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NIL
2.	Name of Parties	NIL
3.	No of Execution Cases against this project Case No. Name of Parties	NIL
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NIL
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NIL
B	**Sale/Agreement for Saleduring 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?		
*NO DELAY		

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.

VASTI HOMES PRIVATE LIMITED
Md. Aadil
DIRECTOR

Signature of Promoter
MOHAMMAD AADIL
(Director)
VASTI HOMES PVT LTD.

Date: 14/01/2025