FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **DECEMBER of 2023 (Financial Year-2023-2024)**

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	**BRERAP33139-1/40/R-1574/2023**	Name of Firm	**UNIVERSAL BUILDICON**
Firm Address :	211,EMARAT FIRDAUS EXIBITION ROAD OPP BIG BAZAR		
Total Experience of promoter in Real Estate sector	7 YEARS		
Total Experience in Real Estate after Implementation of RERA	2 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
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	**BRERAP33139-1/40/R-1574/2023**	Name of Project/Phaseof Registered Project	SHOBHA RESIDENCY
Name of Promoter	**UNIVERSAL BUILDICON**	Project Address	MAUZA- DILAVARPUR, NEAR DONARCHOWK, KHATA NO-1,431,535, Plot No.-407,413,414,415,696,705, 706,707,708, BLOCK-BAHADUR, DARBHANGA
Name of Co-promoter			
Project Registration is valid up to	01/01/2025		
Starting date of Project or Phase of the Project	02/06/2023		
Type of Project or Phase of theProject	1. Residential 2. Commercial 3. Residential- cum-Commercial 4, Plotted project	Residential/Group Housing	
Period of validity of map by theCompetent Authority			

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 -	Total Number of Apartments in Landowner's share -
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.				1. Booked / Allotted- NILL 2. Sold-	3. Booked/ Allotted - Sold -
					Percentage of booking	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	
		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				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
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/yyyy) Format
1.	Excavation (if any)	100%	COMPLETED
2.	Basements (if any)	40%	WORK IN PROGRESS
3.	Podiums (if any)	N/A	
4.	Plinth	50%	WORK IN PROGRESS
5.	Stilt Floor	N/A	
6.	Slabs of Super Structure	0%	WORK IN PROGRESS
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	WORK IN PROGRESS
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	WORK IN PROGRESS
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	WORK IN PROGRESS
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	WORK IN PROGRESS
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and 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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	10%	WORK IN PROGRESS

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT 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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO	N/A	
2.	Water Supply	YES	60%	WORK IN PROGRESS
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	WORK IN PROGRESS
4.	Storm Water Drains	NO	N/A	
5.	Landscaping & Tree Planting	NO	N/A	
6.	Street Lighting	NO	N/A	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	NO	N/A	
10.	Water Conservation / Rain Water Harvesting	NO	N/A	
11.	Energy Management	NO	N/A	
12.	Fire Protection and Fire Safety Requirements	YES	0%	WORK IN PROGRESS
13.	Closed Parking	YES	20%	WORK IN PROGRESS
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO	N/A	
16.	Others (Option to Add More)	NO	N/A	

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 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. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	922020002293834
2.	Estimated Cost of the Project including land cost atthe start of the Project	14,81,00,000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	8,57,00,000/-
4.	Any Variation in Development Cost which is declaredat the start of the Project.	3,57,00,000/-
5.	Amount received during the Quarter	CUSTOMER RECEIVED- 0.00/- DIRECTOR FUND- 8,35,000.00/- LABILITIES- 0.00/-
6.	Actual Cost Incurred during the Quarter	12,15,926.00/-
7.	Net amount at end of the Quarter	NILL
8.	Total expenditure on Project **till date**	1,36,93,745.00/-
9.	Cumulative fund collected till the end of Quarter in question	0.00/-
10.	Cumulative expenditure done till the end of Quarterin question	1,36,93,745.00/-

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 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?		

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.

UNIVERSAL BUILDICON

Partner

Signature of Promoter

Name:

Date: