

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U45309BR2018PTC039725	Name of Firm	SOYAL CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED
Firm Address :	HOUSE NO-35/36, RAMNA ROAD, NEAR GAUDIA MATH, W.N-22, GAYA		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
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	BRERAP94116- 1/34/R-1566/2023	Name of Project/Phase of Registered Project	V.K TEJ TOWER
Name of Promoter	SOYAL CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED	Project Address	MAGADH COLONY, MAUZA- CHANDAULI, P.S. – MAGADH MEDICAL COLLEGE, GAYA
Name of Co-promoter	N/A		
Project Registration is valid up to	13/02/2028		
Starting date of Project or Phase of the Project	09/05/2023		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	22-01-2028		

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 -
BLOCK - A, B, C AND D	1. 1 BHK	03		45	1. Booked / Allotted -01	3. Booked/ Allotted-NIL
	2. 2 BHK, -	27			2. Sold-NIL	Sold -NIL
	3. 3 BHK	15				
	4. Shop					
	5. Bungalow					
	6. Plot etc.					
					Percentage of booking 0%	Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)
------	---------	----------------	--------------------

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK - A, B, C AND D	45	1. Booked/Allotted -	01
		2. Sold -	NIL

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. 460/22-23

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)	NO	
3.	Podiums (if any)	NO	
4.	Plinth	100%	
5.	Stilt Floor	80%	
6.	Slabs of Super Structure	38%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	38%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	18%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	38%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	18%	
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 requirements as me be required to complete project	18%	

	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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	18%	
2.	Water Supply	YES	18%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	18%	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	18%	

12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
16.	Others (Option to Add More)	NO		

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

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

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





X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	126621010000087
2.	Estimated Cost of the Project including land cost at the start of the Project	9,27,77,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,00,04,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	NIL
6.	Actual Cost Incurred during the Quarter	
7.	Net amount at end of the Quarter	
8.	Total expenditure on Project till date	12,00,000=00
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.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	

1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1 BHK-03 2 BHK -27 3 BHK-15 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
XV. BROCHURE /Prospectus		
XVI Grievance Redressal Officer Name : VIKASH KUMAR Contact No : 8434549674 Email id : vikashkumar19111981@gmail.com Address : HOUSE NO-35/36, RAMNA ROAD, NEAR GAUDIA MATH, WARD NO-22,GAYA		

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.

Vikash Kumar

Signature of Promoter

Name: VIKASH KUMAR

Date:15/4/25

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-----

To,
The ----- (Name & Address of Promoter),

V.K. Tej Tower

Subject: Certificate of Percentage of Completion of Construction Work of----- No.
of Building(s)/----- Wing(s) of the----- Phase of the Project
[Bihar RERA Registration Number] situated on the Plot bearing C.N. No/CTS
No./Survey No./ Final Plot No. -----demarcated by its boundaries (latitude
and longitude of the end points) ----- to the North ----- to the
South -----to the East ----- to the West of Division -----
----- village -----Block----- District ----- PIN ---
-----admeasuring ----- sq.mts. area being developed by
[Promoter's Name]-----

Sir,
I/ We ----- have undertaken assignment as Architect /Licensed Surveyor
of certifying Percentage of Completion of Construction Work of the -----
----- 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. -----
- of Division ----- Village -----Block -----
District ----- PIN ----- admeasuring -----
sq.mts.area being developed by [Promoter's Name]-----

1. Following technical professionals are appointed by Owner / Promoter:—

- (i) M/s/Shri/Smt. ----- as L.S. / Architect;
- (ii) M/s /Shri / Smt. ----- as Structural Consultant
- (iii) M/s /Shri / Smt. ----- as MEP Consultant
- (iv) M/s /Shri / Smt. ----- 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 ----- 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.

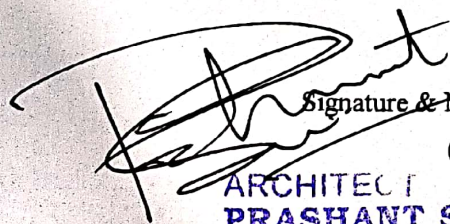


Table-A

Building/ Wing number ~~Block A~~ (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%,	Done
2.	Basements(if any)	No Basement	—
3.	Podiums(if any)	No Podium	—
4.	Plinth	90% done.	10/08/2025
5.	Stilt Floor	80%.	10/09/2025
6.	Slabs of Super Structure	90%	10/09/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	50%.	10/12/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10%.	10/01/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%.	10/01/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%.	10/03/2026
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%.	10/5/2026.

Yours Faithfully,



Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No.)

ARCHITECT
PRASHANT SINGH
 (B. Arch.)
 Council of Architecture
 Regd. No.-CA/2015/69700

TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

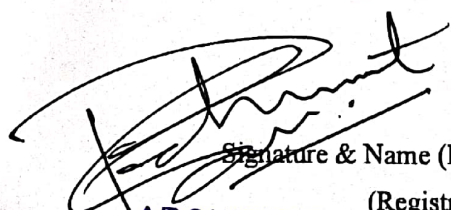
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads & Footpaths	yes	10 %.	10/3/2026
2.	Water Supply	yes	20 %.	10/8/2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	yes	0 %.	10/8/2025
4.	Storm Water Drains	yes	0 %.	10/8/2025
5.	Landscaping & Tree Planting	yes	0 %.	10/3/2026
6.	Street Lighting	No	—	—
7.	Community Buildings	No	—	—
8.	Treatment and Disposal of Sewage and Sullage Water	yes	0 %.	10/3/2026
9.	Solid Waste Management & Disposal	yes	0 %.	10/3/2026
10.	Water Conservation/Rain Water Harvesting	yes	0 %.	10/3/2026
11.	Energy Management	No	—	—
12.	Fire Protection and Fire Safety Requirements	No	—	—
13.	Electric Meter Room	yes	0 %.	10/4/2026
14.	Any Other Amenities	No	—	—

Table-A

Building/ Wing number Block C (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	Done
2.	Basements(if any)	No Basement	—
3.	Podiums(if any)	No Podium	—
4.	Plinth	80%	10/8/2025
5.	Stilt Floor	80%	10/9/2025
6.	Slabs of Super Structure	40%	10/12/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	10/04/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	10/06/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	10/08/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	10/10/2026
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	10/2/2027

Yours Faithfully,



Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No.)

ARCHITECT
PRASHANT SINHA
 (B. Arch.)
 Council of Architecture
 Regd. No.-CA/2015/69700

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)	Projected date of completion (dd/mm/yyyy)
1	Internal Roads & Footpaths	yes	10%.	10/10/2026
2.	Water Supply	yes	0%.	10/6/2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	yes	0%.	10/6/2026
4.	Storm Water Drains	yes	0%.	10/6/2026
5.	Landscaping & Tree Planting	yes	0%.	10/6/2026
6.	Street Lighting	yes	0%.	10/6/2026
7.	Community Buildings	No	0%.	—
8	Treatment and Disposal of Sewage and Sullage Water	yes	0%.	10/10/2026
9.	Solid Waste Management & Disposal	yes	0%.	10/10/2026
10.	Water Conservation/Rain Water Harvesting	yes	0%.	10/10/2026
11.	Energy Management	No	—	—
12.	Fire Protection and Fire Safety Requirements	No	—	—
13.	Electric Meter Room	yes	0%.	10/12/2026.
14.	Any Other Amenities	No .	— .	

Table-A

Building/ Wing number Block B..... (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	0%	10/06/2025
2.	Basements(if any)	0% No Basement	_____
3.	Podiums(if any)	No Podium	_____
4.	Plinth	0%	10/08/2025
5.	Stilt Floor	0%	10/09/2025
6.	Slabs of Super Structure	0%	10/04/2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	10/08/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	10/10/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	10/10/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	10/12/2026
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	10/02/2027

Yours Faithfully,



Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No.)

ARCHITECT
PRASHANT SINHA
 (B. Arch.)
 Council of Architecture
 Regd. No.-CA/2015/69700

TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

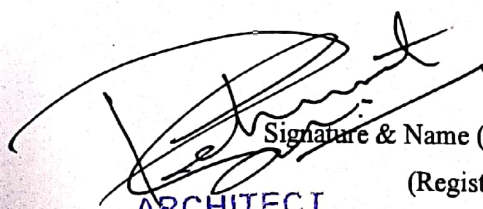
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1	Internal Roads & Footpaths	yes	0%.	10/8/2026
2.	Water Supply	yes	0%.	10/10/2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	yes	0%.	10/10/2026
4.	Storm Water Drains	yes	0%.	10/10/2026
5.	Landscaping & Tree Planting	yes	0%.	10/10/2026
6.	Street Lighting	yes	0%.	10/10/2026
7.	Community Buildings	No	—	—
8	Treatment and Disposal of Sewage and Sullage Water	yes	0%.	10/10/2026
9.	Solid Waste Management & Disposal	yes	0%.	10/10/2026
10.	Water Conservation/Rain Water Harvesting	yes	0%.	10/2/2027
11.	Energy Management	No	—	—
12.	Fire Protection and Fire Safety Requirements	No	—	—
13.	Electric Meter Room	yes	0%.	10/2/2027
14.	Any Other Amenities	No.	—	—

Table-A

Building/ Wing number Block D (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	0%.	10/6/2025
2.	Basements(if any)	No Basement	—
3.	Podiums(if any)	No Podium	—
4.	Plinth	0%.	10/8/2025
5.	Stilt Floor	0%.	10/9/2025
6.	Slabs of Super Structure	0%.	10/8/2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%.	10/12/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%.	10/2/2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%.	10/3/2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%.	10/4/2027.
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%.	10/6/2027.

Yours Faithfully,



Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No.)

ARCHITECT
PRASHANT SINHA
 (B. Arch.)
 Council of Architecture
 Regd. No.-CA/2015/69700

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)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads & Footpaths	yes	0%.	10/8/2026
2.	Water Supply	yes	0%.	10/2/2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	yes	0%.	10/3/2027
4.	Storm Water Drains	yes	0%.	10/3/2027
5.	Landscaping & Tree Planting	yes	0%.	10/3/2027
6.	Street Lighting	yes	0%.	10/3/2027
7.	Community Buildings	No.	—	—
8.	Treatment and Disposal of Sewage and Sullage Water	yes.	0%.	10/4/2027
9.	Solid Waste Management & Disposal	yes.	0%.	10/4/2027
10.	Water Conservation/Rain Water Harvesting	yes	0%.	10/6/2027
11.	Energy Management	No.	—	—
12.	Fire Protection and Fire Safety Requirements	No	—	—
13.	Electric Meter Room	yes	0%.	10/6/2027.
14.	Any Other Amenities	No.	—.	—.