FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending 31st December of 2024 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U70109BR2022PTC056830
Name of the Promoter's Entity	RAJSHAHI BUILDCON PRIVATE LIMITED
Address of the Promoter's Entity:	C/O Pramila Sinha, F. No.- 201, Lakshita, Priyadarshi Nagar, DPS More, Bailey Road, Danapur, Patna, Bihar India- 801503
Total Experience of promoter in Real Estate Sector	1 Years
Total Experience in Real Estate After commencement of RERA	1 Years
No of Project done Before commencement of RERA	No Any
No of Project done After commencement of RERA	1. Valencia

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP03354-1/26/R-1157/2023
Name of Project	VALENCIA
Name of Promoter	RAJSHAHI BUILDCON PRIVATE LIMITED
Project Address	Mauza- Jalalpur, C. Survey Plot No.- 368 P, Khata No.- 151, Thana No.- 22, Tauzi No.- 5534, Thana- Danapur, Dist- Patna, Bihar
Name of Co-promoter	NA
Project Registration is valid up to	20/02/2026
Starting date of Project	20/02/2023
Type of Project	Residential/Group Housing
Name of the Competent Authority which sanctioned the project map	Nagar Parishad Danapur Nizamat

Period of validity of map by the Competent Authority	Five Years from the date of passing of MAP

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share –12	Total Number of Apartments in Landowner's share –12
VALENCIA	3 BHK	1072.00	6	1. **Booked - 08** 2. **AFS Executed-03** Percentage of booking- 66.66 % Percentage of AFS- 25 %	3. **Booked-0** 4. **AFS Executed-0** Percentage of booking- 0 % Percentage of AFS- 0 %
VALENCIA	2 BHK	840.00	6		
VALENCIA	3 BHK	932.00	6		
VALENCIA	3 BHK	1086.00	6		

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :
Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

- Note Since we have just received the format of Association of Alllottes, we are in the process of completing it and updating it as soon as possible.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO. /OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allotees	(B) Cancelled by Promoter
No Any	**No Any**

VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES/PARKING SPACES

Building / Block Number	Total Number of Sanctioned Garages/Parking Spaces	Total Number of Garages/Parking Spaces: 1. **Booked-**
VALENCIA	24	08

VII. DETAILS OF BUILDING APPROVALS					
Already filed along with Registration Application.					
S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Validity up to		Attach Copy
1.	Environment Clearance				
2.	Fire N.O.C.				
3.	Airport Authority of India NOC				
4.	Water Supply Permission				
5.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

Plan Case No.-134/22-23, Dated- 16.12.2022 (VALENCIA) (To be added 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/yyy) Format
1.	Excavation (if any)	**100%**	**Completed**
2.	Basements (if any)	**90%**	**Almost Completed**
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**90%**	**Almost Completed**
6.	Slabs of Super Structure	**88%**	**10-03-2025**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**15%**	**10-06-2025**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**5%**	**10-09-2025**

9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**30%**	**10-06-2025**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**10-12-2025**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**0%**	**05-01-2026**
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	**0%**	**05-01-2026**
13.	Finishing to entrance lobby/s plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	**0%**	**05-01-2026**
14.	Overall Percentage of Actual Work Done and final completion date	**40%**	**05-01-2026**

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA

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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	NA	
2.	Water Supply	Yes	60%	10-09-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	10-10-2025
4.	Storm Water Drains	No	NA	
5.	Landscaping & Tree Planting	No	NA	
6.	Street Lighting	No	NA	

7.	Community Buildings	No	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	No	NA	
9.	Solid Waste Management & Disposal	No	NA	
10.	Water Conservation / RainWater Harvesting	No	NA	
11.	Energy Management	No	NA	
12.	Fire Protection and FireSafety Requirements	Yes	0%	10-11-2025
13.	Closed Parking	Yes	70%	10-03-2025
14.	Open Parking	No	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	No	NA	
16.	Others (Option to AddMore)	No	NA	
17.	Overall Percentage of Actual Work Done and final completion date		30%	05-01-2026

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT
Not Applicable because our project is Residential/Group Housing.

XI. Financial Progress of the Project

S.No.	Particulars	Amount (in Rs.)
1	Project Account No.	41669692133
2	Estimated Cost of the Project including land cost at the start of the Quarter	759.45/- **(In Lakh)**
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) (In Lakh)	525.00/-
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5	Amount received during the Quarter (Allottee)	26,00,000.00/-
6	Actual Cost Incurred during the Quarter	39,12,211.00/-
7	Net amount at end of the Quarter 30%	1,61,254.00/-

	Net amount at end of the Quarter 70%	2,23,136.00/-
8	Total expenditure on Project **till date**	2,01,65,720.00/-
9	Cumulative fund collected till the end of Quarter in question	1,50,50,000.00/-
10	Cumulative expenditure done till the end of Quarter in question	2,01,65,720.00/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	38.41%

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

No Any

XIII. GEO TAGGED PHOTOGRAPHS
(EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT
The photograph must have date.

(A)	**S. No.**	**Particulars**
	1.	**Front Elevation.-** Attached Below
	2.	**Rear Elevation.-** Attached Below
	3.	**Side Elevation.-** Attached Below
	4.	**Photograph of each floor showing the progress of interior works**
	5.	**Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)**
(B)		**Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority**

XIV. MISCELLANEOUS

A	List of Legal Cases (if any)- Against Project / Promoter	
1.	Case No.	No Any
2.	Name of Parties	No Any
3.	No of Execution Cases against this project Case No. Name of Parties	No Any

4.	No of Suo - Moto cases against this project Case No. Name of Parties	No Any
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	No Any

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

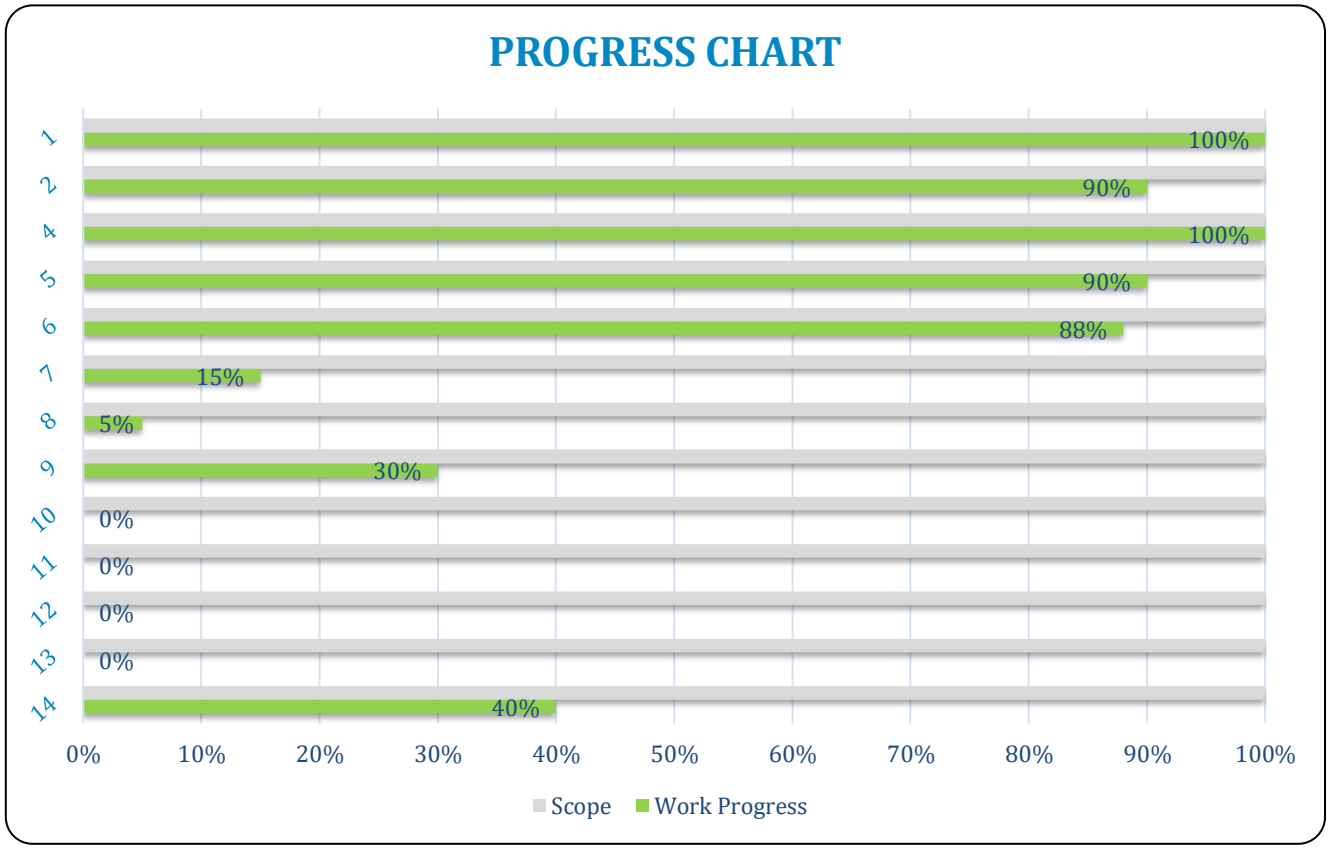
a. Whether the project is in progress as per time schedule or lagging behind?

Yes project is in progress as per time schedule

b. If yes, whether it would be completed on the completion date fixed as per RC.

Yes

c. If No, then Reason for delay:



XVI. BROCHURE /Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7

XVII.Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance

Name :- Pramila Sinha
Contact No :- 9431083075
Email id :- vijaykumar.lic@gmail.com
Address :- F. No.- 201, Lakshita, Priyadarshi Nagar, DPS More, Bailey Road, Danapur, Patna, Bihar India- 801503

Project Site Photographs

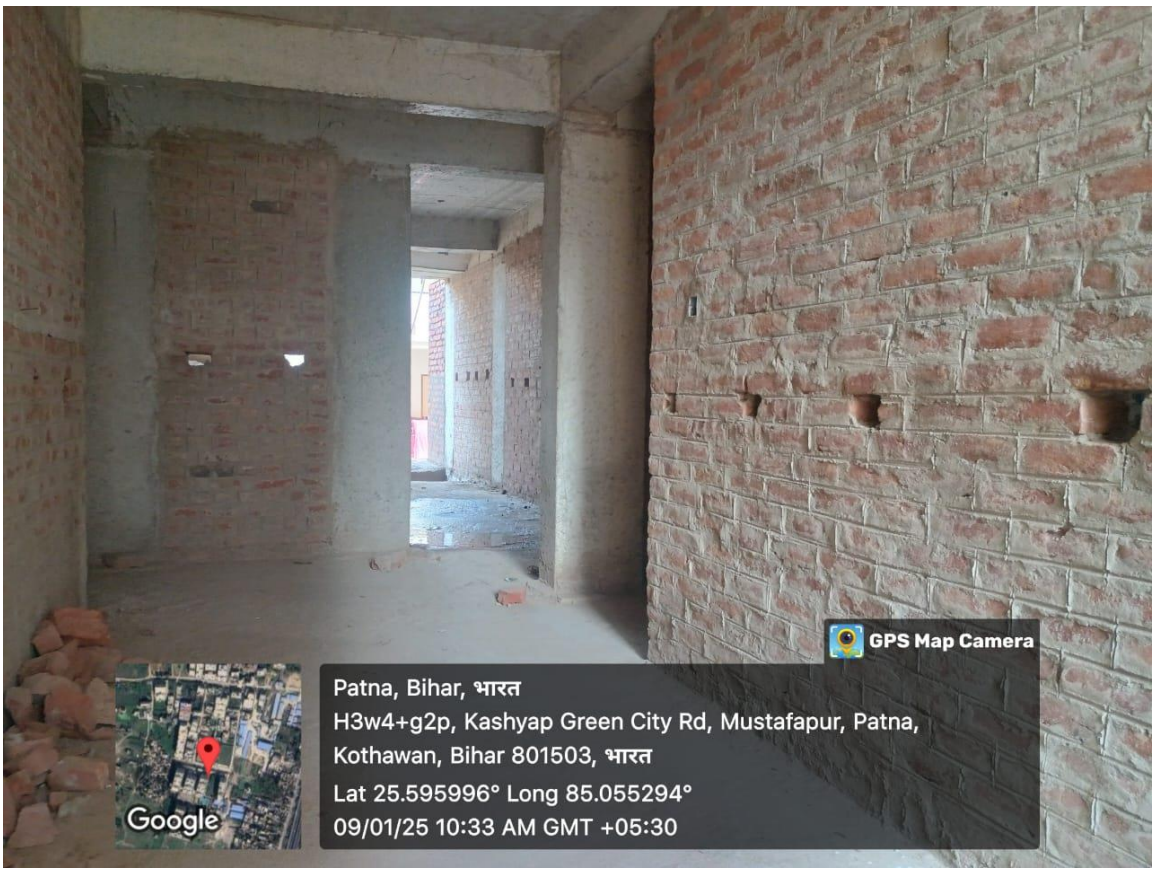


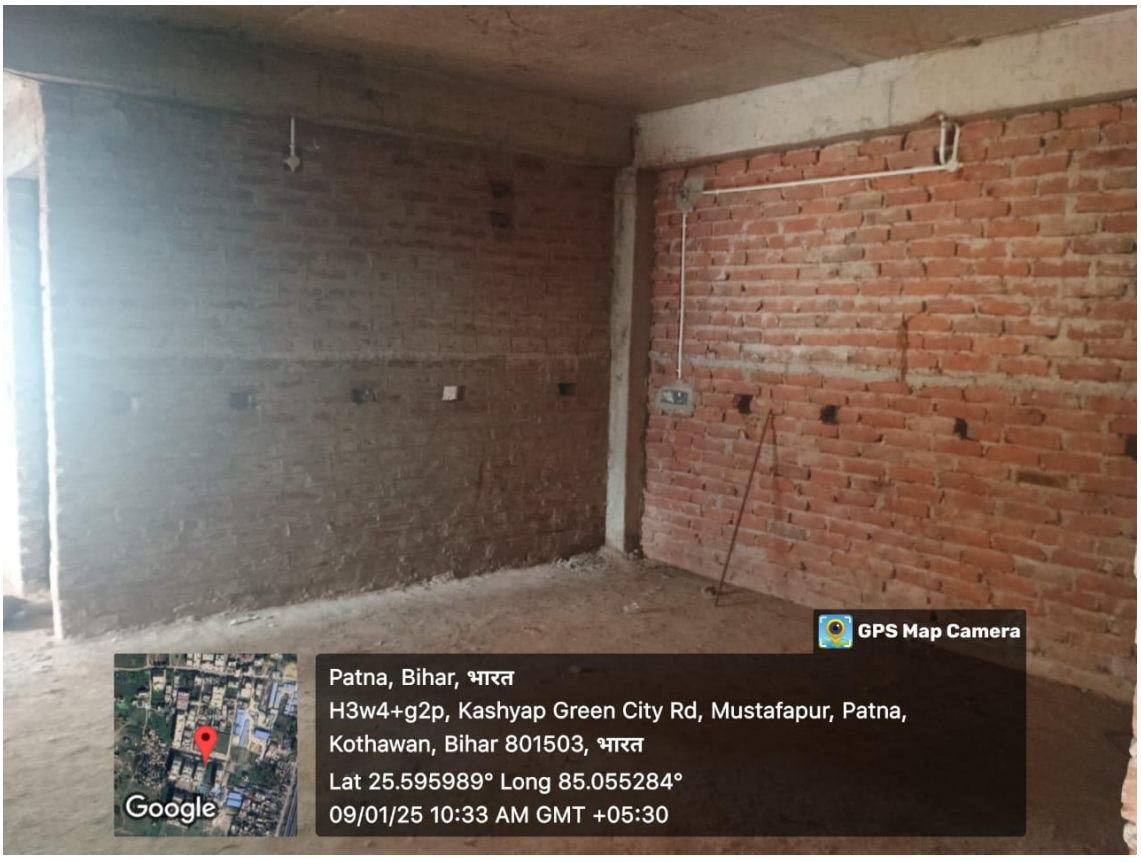

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Google

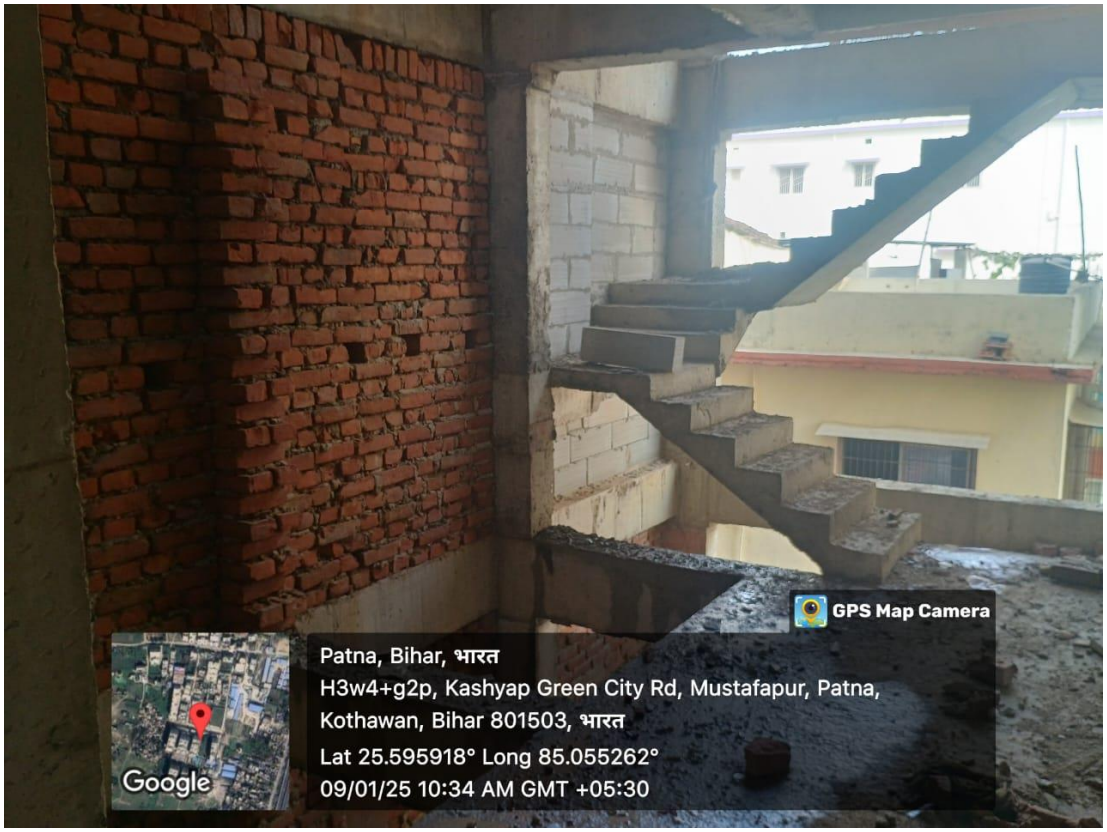

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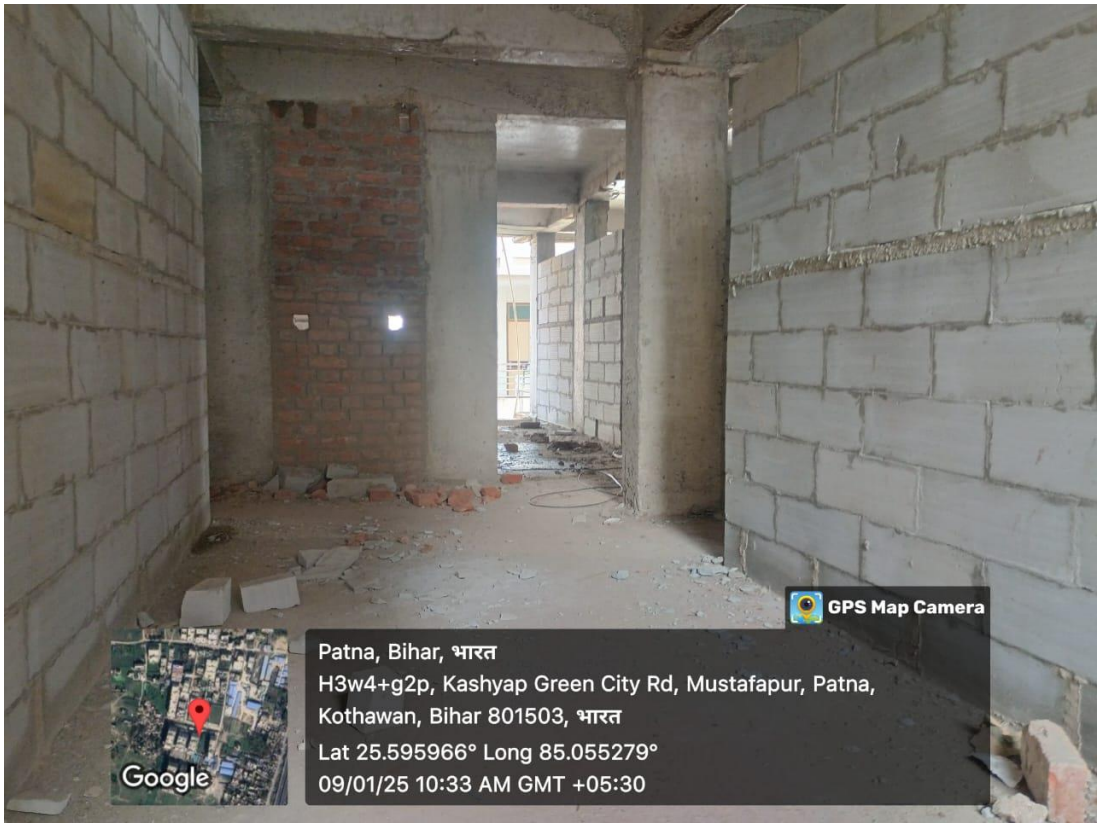

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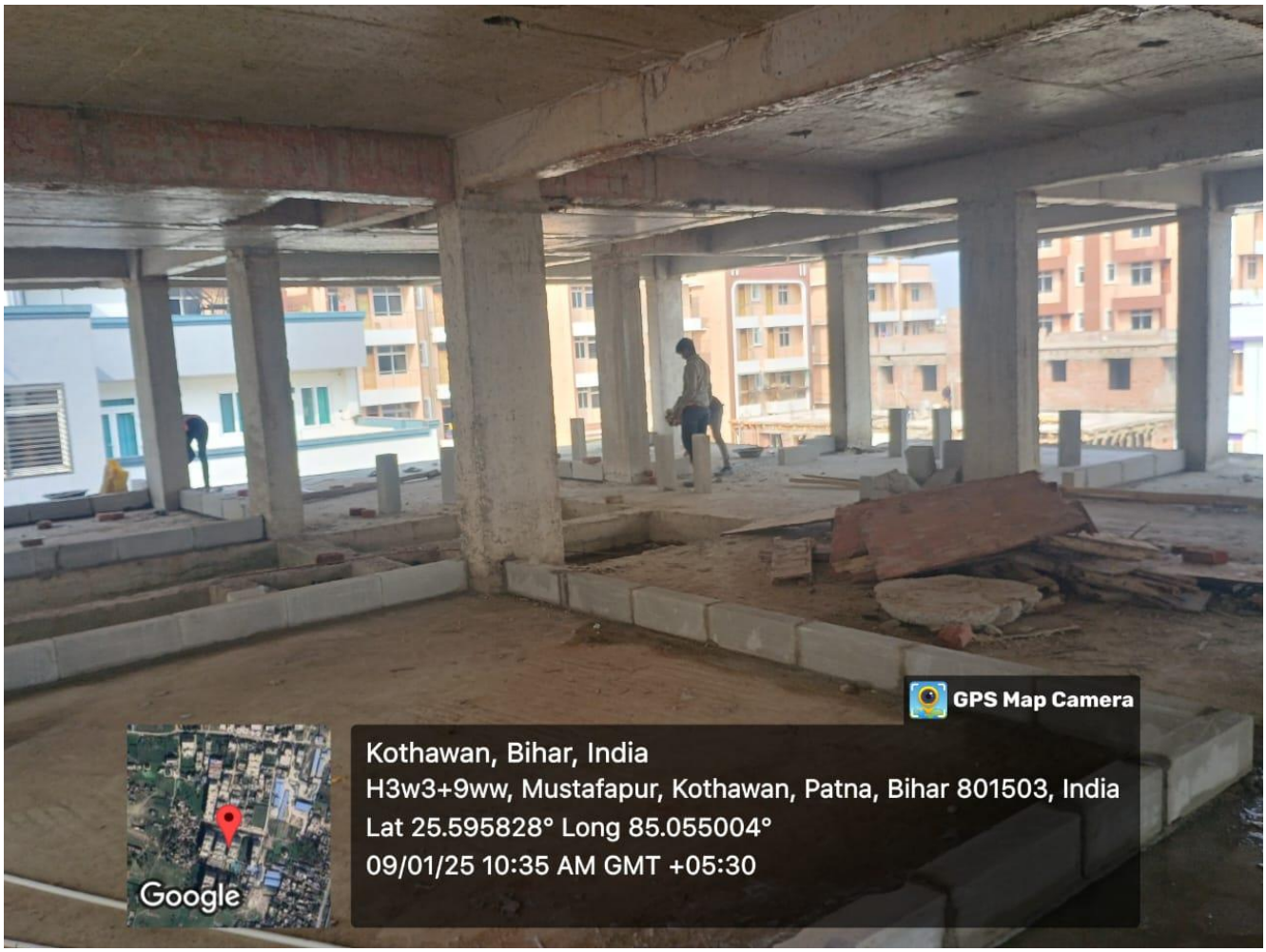

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<u>Undertaking</u>:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our 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.

Signature of Promoter

Poamila sinha

Name: Rajshahi Buildcon Private Limited

Date :

RERA Approved
BRERAP03354-1/26/R-1557/2023

Rajshahi Buildcon Pvt. Ltd.

VALENCIA

B+G+6

— Opp. Kashyap Green City (Phase-I) —
Kothawan, Danapur, Patna

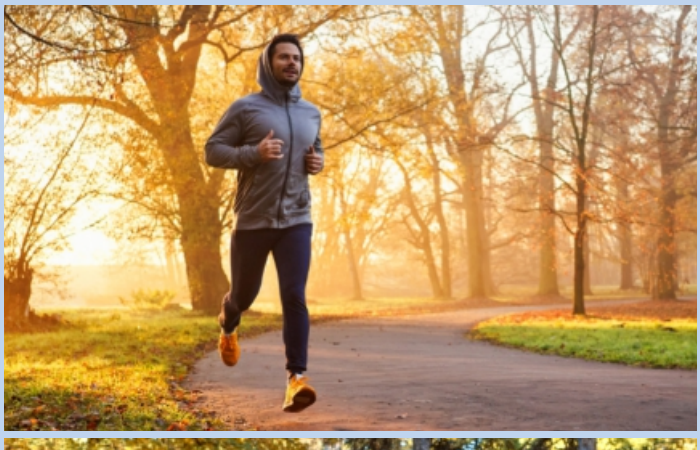
Specious 2/3 BHK Super Deluxe Flats



Rajshahi Buildcon Pvt. Ltd.





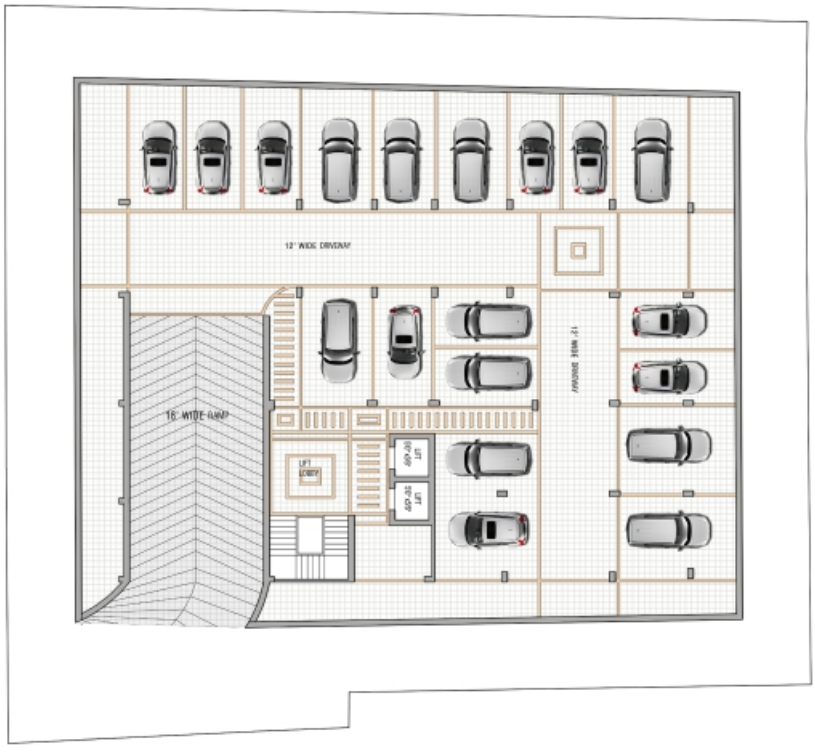


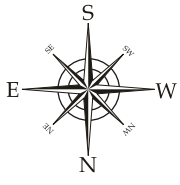




VALENCIA

Basement Floor Plan



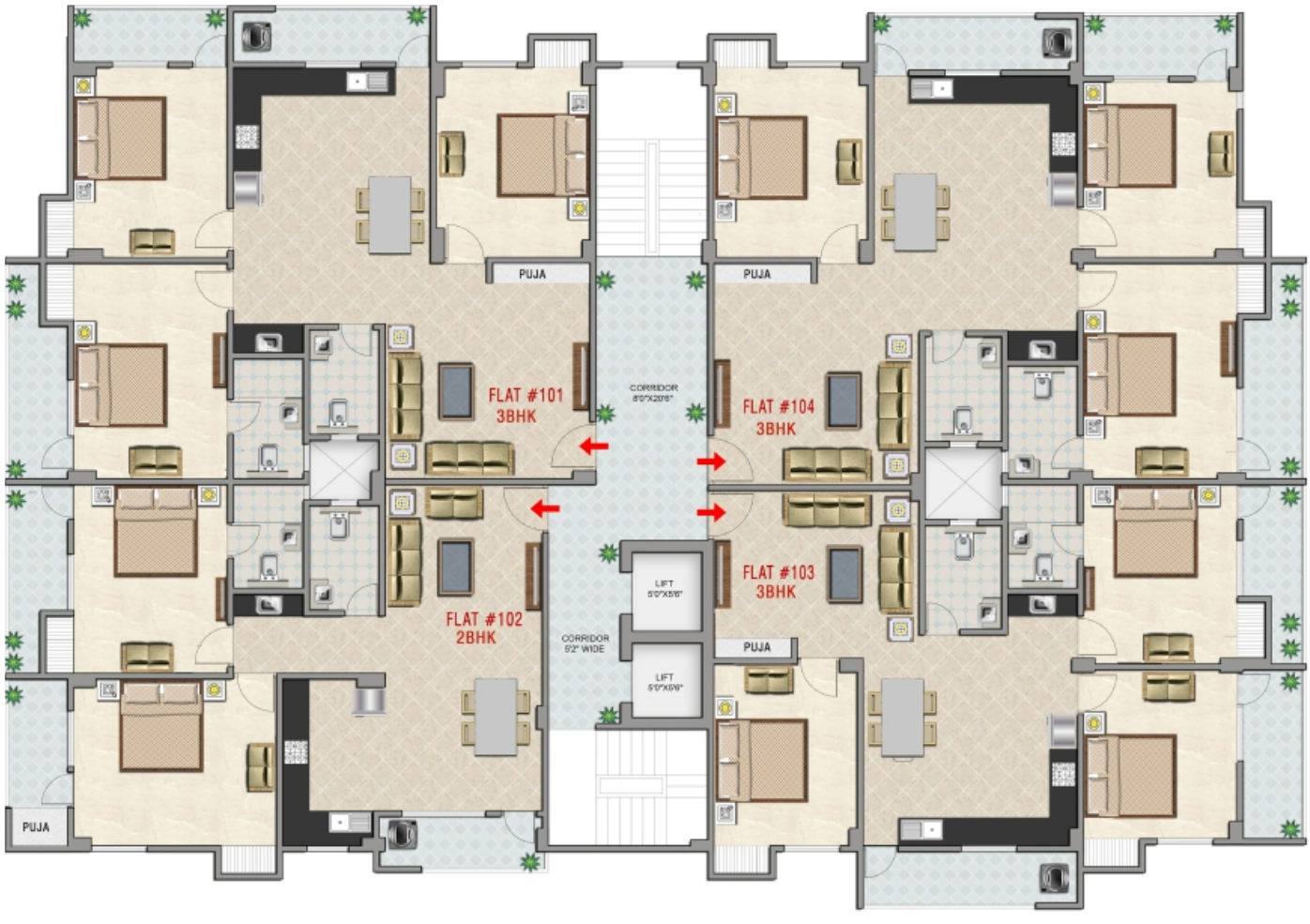


Ground Floor Plan



Rajshahi Buildcon Pvt. Ltd.

Typical Floor Plan



Flat # 101
(3 BHK)

Carpet Area	**1072.00** sq.ft.
Balcony Area	**167.00** sq.ft.
B/U Area	**1300.00** sq.ft.
Saleable Area	**1700.00** sq.ft.

3 Bedrooms, 2 Toilet
3 Balconies with Utility

Flat # 102
(2 BHK)

Carpet Area	**840.00** sq.ft.
Balcony Area	**102.00** sq.ft.
B/U Area	**1015.00** sq.ft.
Saleable Area	**1330.00** sq.ft.

2 Bedrooms, 2 Toilet
3 Balconies with Utility

Flat # 103
(3 BHK)

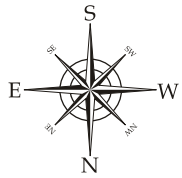
Carpet Area	**932.00** sq.ft.
Balcony Area	**100.00** sq.ft.
B/U Area	**1135.00** sq.ft.
Saleable Area	**1475.00** sq.ft.

3 Bedrooms, 2 Toilet
3 Balconies with Utility

Flat # 104
(3 BHK)

Carpet Area	**1086.00** sq.ft.
Balcony Area	**162.00** sq.ft.
B/U Area	**1310.00** sq.ft.
Saleable Area	**1730.00** sq.ft.

3 Bedrooms, 2 Toilet
3 Balconies with Utility



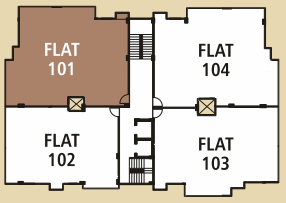
VALENCIA



Flat # 101

(3 BHK)

Carpet Area	**1072.00** sq.ft.
Balcony Area	**167.00** sq.ft.
B/U Area	**1300.00** sq.ft.
Saleable Area	**1700.00** sq.ft.

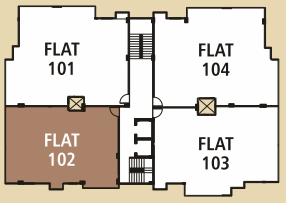


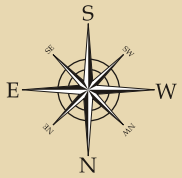


Flat # 102

(2 BHK)

Carpet Area	**840.00** sq.ft.
Balcony Area	**102.00** sq.ft.
B/U Area	**1015.00** sq.ft.
Saleable Area	**1330.00** sq.ft.





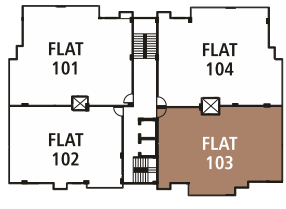
Rajshahi Buildcon Pvt. Ltd.



Flat # 103

(3 BHK)

Carpet Area	**932.00** sq.ft.
Balcony Area	**100.00** sq.ft.
B/U Area	**1135.00** sq.ft.
Saleable Area	**1475.00** sq.ft.

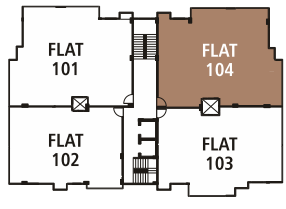


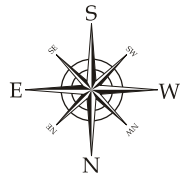


Flat # 104

(3 BHK)

Carpet Area	**1086.00** sq.ft.
Balcony Area	**162.00** sq.ft.
B/U Area	**1315.00** sq.ft.
Saleable Area	**1730.00** sq.ft.





STANDARD SPECIFICATION

STRUCTURE:

RCC Frame Structure building with Seismic Zone-IV (earthquake resistant) with red brick work in cement motor as per design & specification of structural consultant.

Reinforcement: TATA steel 550D/ Jindal Panther/ JSW Neo Steel.

DOORS AND WINDOWS:

- Decorative main door
- Both sides laminated wooden flush door with covered wooden frame (chaukhat)
- White UPVC window frame with clear 5mm glass and Iron/steel grill
- Tops of Windows and Balconies covered with Granite

KITCHEN:

- Verified floor tiles of size 32"x 32"
- Working platform granite slab
- Dado 2 ft. height ceramic tiles above working platform
- Steel sink with hot & cold mixture
- RO point
- Geyser point
- Exhaust fan point
- Provision for dishwasher/washing machine in the utility area

FLOORING:

- 4'x2' Vitrified tiles from Johnson/RAK/Kajaria, etc. in all area of the flat
- Common area & stair furnished with Granite & Vitrified tiles
- Elevator area covered with Granite

BATHROOM:

- Fitting: Chrome plated fitting of Koehler/Roca or equivalent
- Hot and cold- water provision with concealed diverter
- Anti-skid ceramic floor tiles
- Dado ceramic tiles up to 8 ft. all around
- Sanitary ware of Koehler
- Geyser point in all bathroom
- Counter basin in dinning and wall hung commode in one bathroom

INTERNAL WALL FINISH:

- All internal walls be finished with cement plaster, three coat wall putty from JK White.
- Cornice work on ceiling.

EXTERNAL WALL FINISH:

- All external walls be finished with three coats of wall putty with smooth surface & texture & weather coat paint as per design.

ELECTRICAL:

- All internal wiring in copper conductor using canceled PVC conduits
- Intercom point in drawing room provided in each flat
- All electrical switches and accessories of std. make (fans and other fixtures not included)
- Adequate lighting point sockets etc. outlets provided in each flat
- Electrical provision of chimney, washing machine, dishwasher, microwave, grinder, refrigerator and invertor

AC POINT:

- Internal pipeline & wiring for AC in all room & living area.

WATER SUPPLY:

- One borewell facility with overhead tank as per norms.

PARKING SPACE:

- Car parking space finished with parking titles.

GENERATOR:

- Silent generator of Kirloskar and equivalent adequate capacity for common lights, water pump and 600W per flat.

POWER SUPPLY:

- Domestic electric connection from personal 200KW Transformer.

LIFT:

- Otis/Kone/ ISI marked branded 2 nos. lifts for 6 passengers each.

OPTIONAL PAID FACILITY:

- Wooden flooring in master bedroom & Modular kitchen & interiors.

SERVICES & AMENITIES

24x7 Water Supply

CCTV Camera

2 Passenger Lifts

24x7 Power Backup

Heat Treatment

Water Proofing

Fire Safety

Own Transformer

Car Parking

Intercom

Video Door Phone

Gymnasium

Society Hall

Kids Play Zone

Puja Space in every flats

Car Charging Point

Jogging Track

Sitting area for the elderly person

Lobby well decorated ground floor lobby

Utility Space

Down Payment Plan

As per Mutual agreement between Developer and Buyer.

Construction Linked Plan

- At the time of booking - 10%
- After Completion of Ground Floor Casting - 15%
- After Completion of 1st Floor Casting - 10%
- After Completion of 2nd Floor Casting - 10%
- After Completion of 3rd Floor Casting - 10%
- After Completion of 4th Floor Casting - 10%
- After Completion of 5th Floor Casting - 10%
- After Completion of 6th Floor Casting - 10%
- After Brick Work & Plaster - 10%
- At the time of Hand over - 05%

Note:

a) Full and final settlement of the account will be done before one month of possession
b) 12% interest will be charged on delayed payment
c) Registration and Govt. tax charge is to be given by the purchaser
d) Cancellation charges 10% of flat value
e) Charges for any Modification & Addition : at actual rate

OTHER FIXED CHARGES: Additional fixed charges of Rs 5 lakhs will have to pay the prospective owners (development charge with power backup, Fire-fighting, Lifts, electricals etc.)

LOCATION

Not to scale

Distance from **Valencia**	
Bailey Road	1.5 Km
Aqua Water Park	2.6 Km
Rupaspur Thana	2.6 Km
Danapur Rly Station	3.0 Km
DAV School, Khagaul	3.0 Km
St. Karen's Sec. School	3.3 Km
Patliputra Rly Station	3.8 Km
Saguna More	4.5 Km
AIIMS	5.0 Km
IGIMS	5.2 Km
Airport	6.5 Km



DETAILS OF PROJECT: Project Completion Date : 30/10/2025

Rajshahi Buildcon Pvt. Ltd.

201, Lakshita Apartment, Priyadarshi Nagar
DPS More, Bailey Road, Danapur, Patna 801503

70708 95140, 92630 88426
rajshahibuildcon@gmail.com

Architect :
M. K. & Associates
202-B, Gharounda Complex, Jagdeo Path More
Bailey Road, Patna 800001, Tel. : 9431063329

All specification, designs, layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. They are purely conceptual and not a legal offence.

Note : Extra charges for cupboards, shelves, electrical points, power plugs, telephone points and modifications or alterations other than agreement.