# FORM-7

## [REGULATION-9]

**Quarterly Progress Report for quarter ending Apr-Jun of 2024 (Year)**

| I. PARTICULARS OF PROMOTERS | |
|---|---|
| Promoter's Registration Number/CIN No. | U70109BR2022PTC056830 |
| Firm Address: | 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 Implementation of RERA | 1 Years |
| No of Project done Before Implementation of RERA | No Any |
| No of Project done After Implementation of RERA | 1. Valencia |

| II. PARTICULARS OF PROJECT | |
|---|---|
| Project Registration Number | BRERAP03354-1/26/R-1157/2023 |
| Name of Project/Phase of Registered 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 or Phase of the Project | 20/02/2023 |
| Type of Project or Phase of the Project | Residential/Group Housing |
| 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 – | Total Number of Apartments in Landowner's share – |
|---|---|---|---|---|---|
| VALENCIA | 3 BHK | 1072.00 | 6 | 1. **Booked/Allotted- 05**<br>2. **Sold-**<br>Percentage of booking- | 3. **Booked/Allotted-**<br>4. **Sold-**<br>Percentage of booking- |
| VALENCIA | 2 BHK | 840.00 | 6 | | |
| VALENCIA | 3 BHK | 932.00 | 6 | | |
| VALENCIA | 3 BHK | 1086.00 | 6 | | |

## IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

| Building / Block Number | Total Number of SanctionedGarages | Total Number of Garages: | |
|---|---|---|---|
| VALENCIA | No Garages available | 1. **Booked/Allotted -**<br>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. | | | | |
| 4. | NOC from Airport Authority of India | | | | |
| 5. | Other Approval(s), if any, required for the Project. | | | | |

## VI. Construction Progress of the Project

**Plan Case No.-134/22-23, Dated- 16.12.2022 (VALENCIA) (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/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 | **65%** | **10-03-2025** |
| 7. | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises. | **10%** | **10-06-2025** |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | **0%** | **10-09-2025** |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | **12%** | **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 CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC,<br>Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as my be required to complete project as per specifications in Agreement of Sale.<br><br>Any other activities. | **11%** | **05-01-2026** |

| 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/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 | |

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

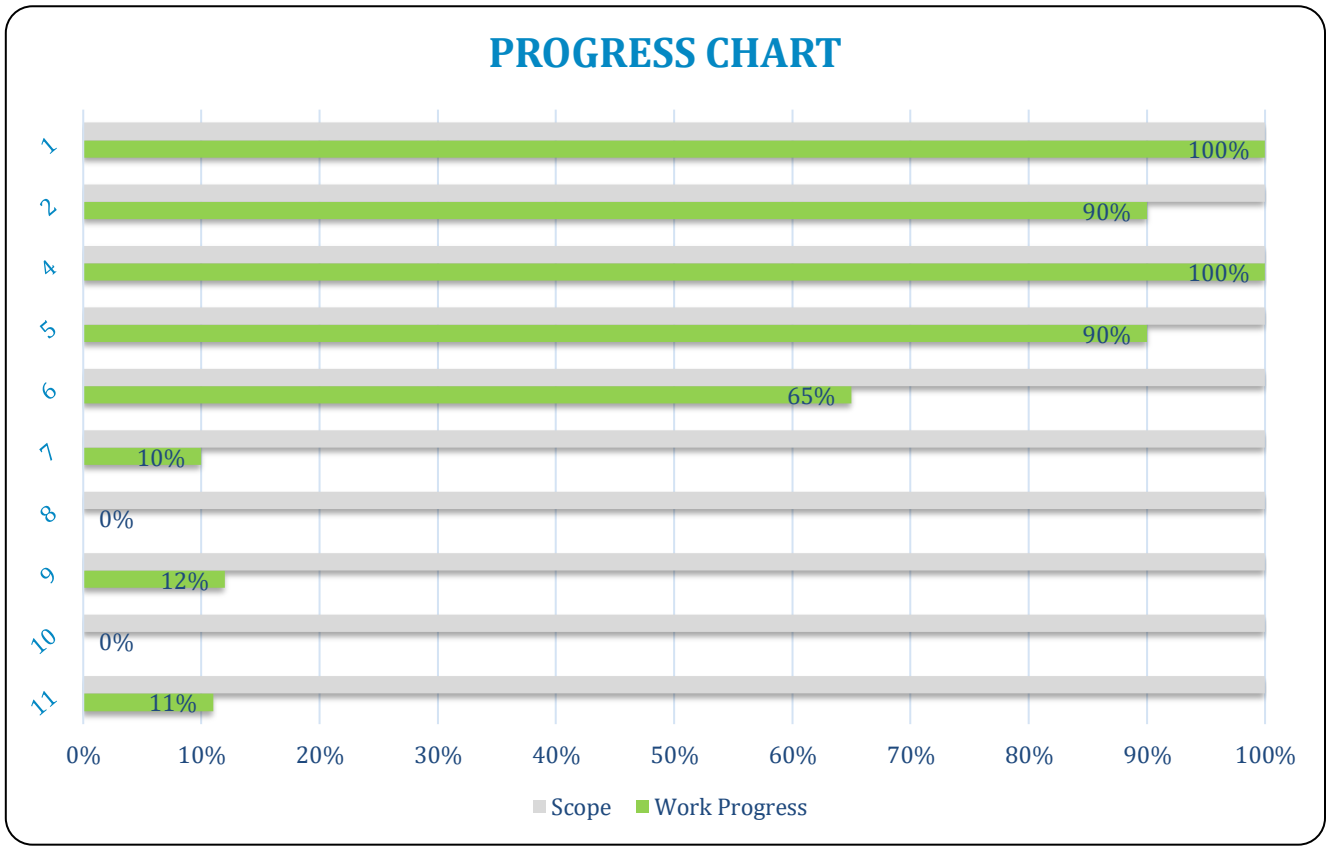
| IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT | | |
|---|---|---|
| **(A)** | **S. No.** | **Particulars** |
| | **1.** | **Front Elevation.-** Attached Below |
| | **2.** | **Rear Elevation.-** Attached Below |
| | **3.** | **Side Elevation.-** Attached Below |
| **(B)** | | **Photograph of each floor** |

| **X. 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) | 5,00,000.00/- |
| | Amount received during the Quarter (Promoter Self) | 0.00/- |
| 6 | Actual Cost Incurred during the Quarter | 5,03,116.00/- |
| 7 | Net amount at end of the Quarter 30% | 1,76,904.00/- |
| | Net amount at end of the Quarter 70% | 29,884.00/- |
| 8 | Total expenditure on Project **till date** | 1,07,92,212.00/- |
| 9 | Cumulative fund collected till the end of Quarter in question | 91,49,000.00/- |
| 10 | Cumulative expenditure done till the end of Quarter in question | 1,07,92,212.00/- |

| **XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED** |
|---|
| |

| XII. MISCELLANEOUS | | |
|---|---|---|
| A | List of Legal Cases (if any) | |
| 1. | Case No. | NA |
| 2. | Name of Parties | NA |
| 3. | No of Execution Cases against this project<br>Case No.<br>Name of Parties | |
| 4. | No of Suo - Moto cases against this project<br>Case No.<br>Name of Parties | |
| 5. | No of Certificate cases /PDR cases against this project<br>Case No.<br>Name of Parties | |
| B | Sale/Agreement for Saleduring the Quarter | |
| 1. | Sale Deed | 0 |
| 2. | Agreement for Sale | 02 |

| XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART |
|---|
| **Weather the project in progress is as per time schedule or lagging behind?** |


PROGRESS CHART
1
2
4
5
6
7
8
9
10
11
100%
90%
100%
90%
65%
10%
0%
12%
0%
11%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Scope
Work Progress

**Project Site Photographs**




GPS Map Camera
Patna, Bihar, India
H3W4+G2P, Kashyap Green City Rd, Mustafapur, Patna, Kothawan, Bihar 801503, India
Lat 25.595903°
Long 85.055091°
14/07/24 10:51 AM GMT +05:30
Google




**<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 :*