FORM-7

[REGULATION

-9]

Quarterly Progress Report for quarter ending Oct- Dec of 2024 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	Proprietor- Aadhar- 4215 1020 7807, GST No.- 10AARHR7612C1ZD
Firm Address:	Muhalla- Kharmanchak, Thana- Jogsar (TOP), Registry office and District- Bhagalpur
Total Experience of promoter in Real Estate Sector	2 Years
Total Experience in Real Estate After Implementation of RERA	2 Years
No of Project done Before Implementation of RERA	Not Applicable
No of Project done After Implementation of RERA	1. Dev Palace (Ongoing)

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP73842-1/32/R-1555/2023
Name of Project/Phase of Registered Project	DEV PALACE
Name of Promoter	RAJESH VERMA HUF/ VERMA INFRA
Project Address	Mohalla- Tilkamanjhi, Off Central Jail Road, Thana- Tilkamanjhi, Dist- Bhagalpur, Anchal- Jagdishpur, In Ward No.- 32, Holding No.- 236, 247, 233, 235, 246, 245, Khata No.- 230, 630, 651, Khesra No.- 638, 597 KA, 597 KHA, 637, 636 KA, KHA, 636 KA, 636 KHA, Under Bhagalpur Municipal Corporation Bhagalpur.
Name of Co-promoter	NA
Project Registration is valid up to	17/01/2026
Starting date of Project or Phase of the Project	16/03/2023
Type of Project or Phase of the Project	Residential/Group Housing

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

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Total Number of sanctioned apartments	Carpet Area	Total Number of Apartments in Promoter's share –	Total Number of Apartments in Landowner's share –
DEV PALACE	2 BHK	1	795	1. Booked /Allotted - 19 2. Sold-	3. Booked/ Allotted - 4. Sold-
DEV PALACE	3 BHK	1	1060		
DEV PALACE	3 BHK	1	1132		
DEV PALACE	2 BHK	4	2724		
DEV PALACE	2 BHK	2	1392		
DEV PALACE	2 BHK	4	3516		
DEV PALACE	2 BHK	2	1984		
DEV PALACE	3 BHK	2	1656	Percentage of booking-	Percentage of booking-
DEV PALACE	3 BHK	4	3728		
DEV PALACE	3 BHK	4	3816		
DEV PALACE	3 BHK	4	4212		
DEV PALACE	3 BHK	4	4076		
DEV PALACE	3 BHK	2	2228		
DEV PALACE	2 BHK	1	839		
DEV PALACE	2 BHK	1	934		
DEV PALACE	2 BHK	1	997		

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of SanctionedGarages	Total Number of Garages:	
DEV PALACE	No Garages available	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.				
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 Number- 237/22-23 (Dev Palace) (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)	**100%**	**Completed**
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**NA**	
6.	Slabs of Super Structure	**100%**	**Completed**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**90%**	**31-03-2025**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**10-01-2025**
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**50%**	**12-04-2025**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**10-06-2025**

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, 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. Any other activities.	**30%**	**12-12-2025**

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		
2.	Water Supply	Yes	50%	12-04-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	12-04-2025
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / RainWater Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and FireSafety Requirements	Yes	0%	12-04-2025
13.	Closed Parking	Yes	0%	12-04-2025

14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to AddMore)	No		

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.	60438915049
2	Estimated Cost of the Project including land cost at the start of the Project	1,049.45/- **(In Lakh)**
	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	350.00/- **(In Lakh)**
	Any Variation in Development Cost which is declared at the start of the Project.	
3	Amount received during the Quarter by allotee	0.00/-
	Amount received during the Quarter by promoter personal	0.00/-
4	Actual Cost Incurred during the Quarter	18,61,706.00/-
5	Net amount at end of the Quarter A/c 5049	20.06/-
	Net amount at end of the Quarter A/c 954	3,03,599.91/-
6	Total expenditure on Project **till date**	8,92,81,339.72/-
7	Cumulative fund collected till the end of Quarter in	9,74,14,432.00/-

	question	
8	Cumulative expenditure done till the end of Quarter in question	8,92,81,339,72/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
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
B	Sale/Agreement for Salеduring the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?


38, Tulsinagar Colony,
Bank Colony, Tilkamanjhi,
Bhagalpur, Bihar 812001,
25 Jan 2025 05:19 pm
clear sky
18.0 °C
Google

Project Site Photographs


Shiva Bhawan, Gumti No. 3, Bhikhanpur, Bhagalpur, Bihar 812002, India
clear sky
18.0 °C
Google
25 Jan 2025 05:17 pm

7222+JQJ, Tulsinagar Colony, Bank Colony, Tulasinagar Colony,
25 Jan 2025 05:26 pm
clear sky
18.0 °C
Google


Google
38, Tulsinagar Colony,
Bank Colony, Tilkamanjhi,
Bhagalpur, Bihar 812001,
25 Jan 2025 05:19 pm
clear sky
18.0 °C

Undertaking:

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



Proprietor
Date :