FORM-7

[REGULATION-9]

Quarterly progress report for quarter ending June of (2 0 2 4)

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:- U45309BR2020PTC049141	Name of Firm	BUILDMAX DEVELOPERS PVT. LTD.
Firm Address :	SECOND FLOOR 6 JYOTIPURAM COLONY ASHIANA DIGHA ROAD PATNA PATNA 800025 BIHAR		
Total Experience of promoter in Real Estate sector	7 Years		
Total Experience in Real Estate after Implementation of RERA	7 Year		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	N/a	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	2	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP11052-002/134/R-1630/2024	Name of Project/Phase of Registered Project	Vrindavan Residency
Name of Promoter	Ajit Singh	Project Address	Kothwan, Danapur,Patna, (Khesra/Plot No.:- 105(P), Khata No.:- 173, Thana No.-37 , Mauza-Kothwan
Name of Co-promoter	Abhishek Kumar Gautam		
Project Registration is valid up to			
Starting date of Project or Phase of the Project			
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority			

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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.	0 5 18 N/a N/a N/a	0 2917 14840.44		1. Booked / Allotted -1 2. Sold-	3. Booked/ Allotted - 1 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 -	1
Vrindavan Residency	23	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	NA			
2.	Fire N.O.C.	NA			
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.	NA			

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VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No. _____(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)	N/A	
2.	Basements (if any)	Yes	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
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	0%	

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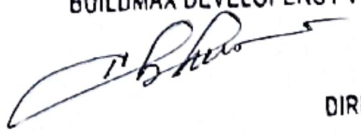
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	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.		

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

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

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	N/A	N/A	
2.	Water Supply	Yes	0%	
3.	Sewerage Chambers Septic Tank	Yes	0%	
4	Drains	Yes	0%	
5.	Parks, Land Scaping and Tree Planting	Yes	0%	
6.	Street Lighting	N/A	N/A	
7.	Disposal of sewage & sullage water	Yes	0%	
8.	Water conservation/Rain Water Harvesting	N/A	N/A	
9.	Energy Management	N/A	N/A	

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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.	120024005645
2.	Estimated Cost of the Project including land cost at the start of the Project	4,84,00,000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	4,84,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	N/a
5.	Amount received during the Quarter	15,49,700.00
6.	Actual Cost Incurred during the Quarter	31,70,144.00
7.	Net amount at end of the Quarter	8,79,493/-
8.	Total expenditure on Project **till date**	32,90,207.00
9.	Cumulative fund collected till the end of Quarter in question	25,99,700.00
10.	Cumulative expenditure done till the end of Quarter in question	32,90,207.00

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED:- N/a

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XII. MISCELLANEOUS:- N/a		
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 Sale during 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.

BUILDMAX DEVELOPERS PVT. LTD

Signature of Promoter DIRECTOR

Name: ABHISHEK KR. GAUTAM

Date: 15/07/2024.

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FORMNo.I
[SeeRegulation3]

ARCHITECT'SCERTIFICATE
(TobesubmittedatthetimeofRegistrationofOngoingProjectandforwithdrawalofMoney fromDesignatedAccount)

Date 15.07.2024

To,

BUILDMAX
DEVELOPERS PVT LTD
2nd Floor, Plot no – 05, Shiv shambhu Nagar
Near Laddu Gopal Sweets, Ashiana Digha
Road , Patna - 800014

Subject:-Certificate of Percentage of Work executed in the project having 1 - No. of Building(s) 1-Wing(s) of the Phase-1 bearing the Registration No. BRERAP11052-002/134/R-1630/2024 and being developed on the Khata No. 173, Plot No. 105(B) demarcated by its boundaries (latitude and longitude of the end points) of the land situated in Mohalla- Kothwan, Danapur,Patna, (Khesra/Plot No.:-105(P), Khata No.:-173, Thana No.-37 , Mauza-Kothwan, P.S.- Danapur, District Patna admeasuring – 726.95 sq.mts.,area being developed by the Promoter - BUILDMAX DEVELOPERS PVT LTD.

Sir,

I/We AJIT SINGH have under taken assignment as Architect/Licensed Survey or of certifying Percentage of execution of Work of the Vrindavan Residency• -----Building(s)/----------Wing(s) of the----------Phase of the Project, Situated on the plotbearing C.S.no...../SurveyNo...../PlotNo ***105(B)*** ***• Mohalla- Kothwan, Danapur,Patna, (Khesra/Plot No.:-105(P), Khata No.:-173, Thana No.-37 , Mauza-Kothwan, P.S.- Danapur, District Patna admeasuring – 726.95 sq.mts.,,, area being developed by the Promoter - BUILDMAX DEVELOPERS PVT LTD.***
of --

1. Following technical professionals area ppointed by Owner/Promoter:-
   (i) M/s/Shri/Smt AJIT SINGH as L.S./Architect;
   (ii) *M/s*/Shri/Smt ER. BRAJESH KUMAR SINHA as StructuralConsultant
   (iii) *M/s*/Shri/ Smt. PRASHANT GAURAV as Mechanical/Electrical/Plumbing Consultant(MEP)
   (iv) *M/s*/Shri/Smt VIKRAM KUMAR 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 RERAis as per table A herein below. The percentage of the work executed with respect to each of the activity of then t0 rephaseisdetailedinTable

AJIT SINGH
ARCHITECT
EMP. No.-CA/2012/56055
UDHD, BIHAR

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TABLE-A

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number_____(To beaded for each Building / Wing)		
S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	N/A
2.	Basements (if any)	Yes
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof 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.	0%

AJIT SINGH
ARCHITECT
EMP. No.-CA/2012/56055
UDHD, BIHAR

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V. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	N/A	N/A	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	N/A	
7.	Community Buildings	No	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	
9.	Solid Waste Management & Disposal	Yes	0%	
10.	Water Conservation / Rain Water Harvesting	N/A	N/A	
11.	Energy Management	N/A	N/A	
12.	Fire Protection and Fire Safety Requirements	No	N/A	
13.	Closed Parking	No	N/A	
14.	Open Parking	Yes	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	
16.	Others (Option to Add More)	N/A	N/A	

Yours Faithfully,

Signature &Name (INBLOCKLETTERS)of L.S/Architect

(Registration No./License No.....)

AJIT SINGH
ARCHITECT
EMP. No.-CA/2012/56055
UDHD, BIHAR

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VRINDAVAN RESIDENCY

Developers:- M/S **BUILDMAX DEVELOPERS PVT. LTD.,**

Mohalla- Kothwan, Danapur,Patna, (Khesra/Plot No.:-105(P), Khata No.:-173, Thana No.-37 , Mauza-Kothwan District Patna, within the Jurisdiction of Sub and Sadar Registry Office Danapur,

RERA NO. – BRERAP11052-002/134/R-1630/2024

Quarterly Report from 01/04/2024 to 30/06/2024

1.	**Quarterly up-to-date status of project (Physical and Financial)**	
	Status of the project: -	**Vrindavan Residency, DANAPUR, PATNA**
A	Status of construction of each building with photographs	• **Plinth works in progress.**
B	Status of construction of each Floor with photographs	**Attached**
C	Status of construction of internal infrastructure and common areas with photographs	**Attached**
D	Details of the fund received through booking or other means (equity, loan etc), money spent, balance available, the proposed plan for sourcing the funds etc	a) Amount received from booking of Flats **Rs. 15,49,700** b) Money spent on materials on abo mentioned Construction works is **Rs. 28,04,982.00** c) Money spent on contractors on abo mentioned Construction works is **Rs.3,65,000.00** d) Other administrative Expenses is **Rs. 162.00** e) Balance available is **Rs. 8,79,493.00** f) Proposed Plan for Sourcing the Funds by Raising Capital through Equity & fro Booking of Flats.
2.	**Quarterly up-to-date list of number and types of apartments or plots, as the case may be, booked**	
A	List of number and type of apartments or plots, booked (Opening balance, booked during the quarter and closing balance):	**Op. Booking =01** **Booked during the quarter =0** **Cl. Booking = 01**
B	List of number of garages (Covered only) booked (Opening balance, booked during the quarter and closing balance):	**Op. Booking =** **Booked during the quarter =0** **Cl. Booking =**
3.	**Quarterly up-to-date list of approvals taken and the approvals which are pending subsequent to commencement certificate**	**N.A.**
	Status of approvals: -	
A	Approvals received during the quarter	-
B	Approvals applied and expected date of receipt	-

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C	Approvals to be applied and date planned for application	-
D	Modifications, amendment or revisions, if any, issued by the competent authority with regard to any sanctioned plans, layout plans, specifications, license, permit or approval for the project	-

This certificate is being issued on specific request of MS/ BUILDMAX DEVELOPERS PVT. LTD.for RERA compliance. The certification is based on the information and records produced before me and are true to the best of my knowledge and belief.

For Gupta Sachdeva & Co
Chartered Accountants
FRN – 006706N

SHISHIR KUMAR
Partner
MRN – 421815

Place: Patna
Date: 15/07/2024

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