FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending September 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 3. Plotted project	N/a	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 3. 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 1. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority			

BUILDMAX DEVELOPERS PVT. LTD

DIRECTOR

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 -4 2. Sold-	3. Booked/ Allotted - Sold -
					Percentage of booking	Percentage of booking

BUILDMAX DEVELOPERS PVT. LTD

DIRECTOR

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees. :-**NA**			
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: 1. Booked/Allotted -	4
Vrindavan Residency	23	1. 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			

BUILDMAX DEVELOPERS PVT. LTD

DIRECTOR

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	15%	
6.	Slabs of Super Structure	5%	
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%	
	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	NA	

BUILDMAX DEVELOPERS PVT. LTD

DIRECTOR

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	
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	

BUILDMAX DEVELOPERS PVT. LTD

DIRECTOR

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	

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)

BUILDMAX DEVELOPERS PVT. LTD

DIRECTOR

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	10,00,000.00
6.	Actual Cost Incurred during the Quarter	15,26,284.00
7.	Net amount at end of the Quarter	7,56,203/-
8.	Total expenditure on Project **till date**	48,16,491.00
9.	Cumulative fund collected till the end of Quarter in question	35,99,700.00
10.	Cumulative expenditure done till the end of Quarter in question	48,16,491.00

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

BUILDMAX DEVELOPERS PVT. LTD

DIRECTOR

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?		

BUILDMAX DEVELOPERS PVT. LTD

DIRECTOR

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1. 1 BHK:-0 2. BHK, -5 3. BHK:-18 4. BHK- 00 5. Shop-NA Bungalow 6. Plot etc:-NA	Details of allotment made so far with Flat number/ Bungalow - Plot etc Booked / Allotted -4	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc NA
XV. BROCHURE /Prospectus:-Attached		
XVI Grievance Redressal Officer Name : -Abhishek Gautam Contact No : 9504566003 Email id : buildmax21@gmail.com Address :-Second floor, Jyotipuram Colony,Ashiana Digha :-800025		

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: 15/10/2024

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 01/07/2024 to 30/09/2024

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	• **- Roof slab casting in progress** • **- Waterproofing and insulatio work ongoing** • **- Preparation for ground floor construction imminent.**
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. 10,00,000** b) Money spent on materials on abo mentioned Construction works is **Rs. 5,22,000.00** c) Money spent on contractors on abo mentioned Construction works is **Rs.9,59,000.00** d) Other administrative Expenses is **Rs. 45,284.00** e) Balance available is **Rs. 7,56,203.00** 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 =3** **Cl. Booking = 04**
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	-
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: 09/10/2024

FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date :- 30/09/24.

To,
The BUILDMAX DEV. PVT. Ltd. (Name & Address of Promoter),
2nd Floor, Plot no- 05, Shivshambhu Nagar,
Near Laddu Gopal Sweets, Ashiana Digha Road, Patna-14.

Subject : Certificate of Cost Incurred for Development of [Project Name] VRINDAWAN RESIDENCY. for Construction of B+G+4. building(s)/ 01 Wing(s) of the 01. Phase (Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No../C.N.No./CTSNo./SurveyNo./Final Plot No. 105(P) 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 Danapur Village Kothwan Block 01. District Patna. PIN 801503. admeasuring 726.95 sq.mts. area being developed by [Promoter] Buildmax dev. Pvt. Ltd.

- BRERAP11052-002/134/R-1630/2024.

Ref: Bihar RERA Registration Number BRERAP11052-002/134/R-1630/2024.

Sir,

I/ We ER. KUMAR UJJWAL. have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being _____ Building(s)/ 01. Wing(s) of the 01 Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 105(P) of Division Danapur Village Kothwan Taluka Danapur District Patna. PIN 801503 admeasuring 726.95 sq.mts. area being developed by [Owner/Promoter]

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

(i) M/s /Shri/Smt Ar. AJIT SINGH as L.S. / Architect ;
(ii) M/s /Shri/Smt kumar Ujjwal. as Structural Consultant
(iii) M/s /Shri/Smt Prashant Gaurav. as MEP Consultant
(iv) M/s /Shri/Smt Shiksh kumar as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by _____ Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. _____(Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _____(Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from_____ (planning Authority) is estimated at Rs. _____(Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number_____ or called _____
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 3,63,59,267-71/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 63,80,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	% 17.547%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,56,203/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. 7,10,000/-

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	13,50,000/- Rs.
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. 4,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost).	33.33 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 9,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. 2,50,000/-

Yours Faithfully,

Signature of Engineer.

(Licence No. ..

UDHD Bihar Reg. No-
BR/UDHD/SE/23-0069

FORMNo.1
[SeeRegulation3]

ARCHITECT'SCERTIFICATE

(TobesubmittedatthetimeofRegistrationofOngoingProjectandforwithdrawalofMoney fromDesignatedAccount)

Date30.09.2024

To,

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

Subject:-CertificateofPercentageofWorkexecutedintheprojecthaving 1-No.ofBuilding(s) 1-Wing(s)ofthePhase-1bearingtheRegistrationNo.BRERAP11052-002/134/R-1630/2024andbeingdevelopedontheKhataNo. 173,PlotNo.105(B)demarcatedbyitsboundaries(latitudeandlongitudeoftheendpoints)ofthelandsituatedin 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., areabeingdevelopedbythePromoter-BUILDMAX DEVELOPERS PVT LTD.

Sir,

I/We AJIT SINGH haveundertakenassignmentasArchitect/Licensed SurveyorofcertifyingPercentageofexecutionofWorkofthe Vrindavan Residency• ------Building(s)/----------Wing(s)ofthe ---------- PhaseoftheProject, Situated on the plot bearing 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. Followingtechnicalprofessionalsareappointedbyowner/Promoter:-·
   (i) M/s/Shri/Smt AJIT SINGH asL.S./Architect;
   (ii) *M/s*/Shri/Smt ER. KUMAR UJJWAL as StructuralConsultant
   (iii) *M/s*/Shri/ Smt.PRASHANT GAURAV asMechanical/Electrical/PlumbingConsultant(MEP)
   (iv) *M/s*/Shri/SmtVIKRAM KUMAR asSiteSupervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real EstateProject,I certify thatason thedateof thiscertificate,the PercentageofWork done foreachofthebuilding/WingoftheRealEstateProjectasregisteredvidenumber _____under BiharRERAis as per table A herein below. The percentage of the work executed with respect toeachoftheactivityof then t0 rephaseisdetailedinTable

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

TABLE-A

IV. Construction Progress of the Project		
1. Building/Wing /Layout Number_____(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)
1.	Excavation(if any)	N/A
2.	Basements(if any)	Yes
3.	Podiums(if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	15%
6.	Slabs of Super Structure	5%
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 requirements as may be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%

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

V. AmenitiesandCommonAreaandExternalInfrastructureDevelopmentWorks)				
S.No.	CommonAreasandFacilities	Proposed(Yes/No)	Percentage ofactualWorkDone(AsondateoftheCertificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	InternalRoads &Footpaths	N/A	N/A	
2.	WaterSupply	Yes	0%	
3.	Sewerage (Chamber,Line,SepticTank,STP)	Yes	0%	
4.	StormWaterDrains	Yes	0%	
5.	Landscaping&TreePlanting	Yes	0%	
6.	StreetLighting	No	N/A	
7.	CommunityBuildings	No	N/A	
8.	TreatmentandDisposalofSewageandSullageWater	Yes	0%	
9.	SolidWasteManagement&Disposal	Yes	0%	
10.	WaterConservation/RainWater Harvesting	N/A	N/A	
11.	EnergyManagement	N/A	N/A	
12.	FireProtectionandFireSafetyRequirements	No	N/A	
13.	ClosedParking	No	N/A	
14.	OpenParking	Yes	0%	
15.	Electrical Meter Room, Sub-Station,ReceivingStation	Yes	0%	
16.	Others(OptiontoAddMore)	N/A	N/A	

YoursFaithfully,

Signature&Name(INBLOCKLETTERS)ofL.S/Architect(Registration No./LicenseNo .....

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