SHREE OM SAI & SATYARISHI

Ref..... Date: 10.04.2023

ANNEXURE-A

Quarterly Progress Report for quarter ending March of 2023.

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP84615-1/51/R-1165/2021	Name of Project/Phase of Registered Project	SAI CREATIVE ENCLAVE
Name of Promoter	SHREE OM SAI AND SATYARISHI	Project Address	Near School Of Creative Learning, Nargadda, Danapur-Shivala Main Road, Danapur, Patna.
Name of Co-promoter			
Project Registration is valid up to	03.06.2027		
Starting date of Project or Phase of the Project	05.04.2021		
Type of Project or Phase of the Project	Mixed Development (Residential And Commercial)		
Period of validity of map by the Competent Authority	3 Years		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments - 391 NOS. Builder Share - 233 NOS. Landowner Share–158 NOS.
4	1. 1 BHK	110 NOS.	43,339.20	391 NOS.	1. Booked/ Allotted - 53 NOS.
	2. 2 BHK -	154 NOS.	1,14,488.00		
	3. 3 BHK –	120 NOS.	1,17,619.50		2. Sold - NIL
	4. SHOP	07 NOS	25,308.50		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
4	281	1. Booked/Allotted -	49 NOS.
		2. Sold -	NIL

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE

PARTNER

AMIT KUMAR
ARCHITECT
EMPL NO -AR/08/15
PATNA NAGAR NIGAM

Sanjay Kumar Jha & Associates INDIA

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IV. 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.				
3.	Water Supply Permission				
4.	NOC from Airport				
5.	Other Approval (s), if any, required for the Project.				

V. (A) Construction Progress of the Project for Block 'A'

1. Plan Case No. PMAA/PCRN/ JAMSAUT SHAHPUR /BLOCK-A, B, C- B+G+11, BLOCK-D- G+04/50/2020 (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)	100%
2.	Basements (if any)	80%
3.	Podiums (if any)	60%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	50%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	17%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	5%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	3%
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%

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE
PARTNER

AMIT KUMAR
ARCHITECT
EMPL NO -AR/08/15
PATNA NAGAR NIGAM

Sanjay Kumar JDA & A.C.

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V. (B) Construction Progress of the Project for Block 'B'

2. Plan Case No. PMAA/PCRN/ JAMSAUT SHAHPUR /BLOCK-A, B, C- B+G+11, BLOCK-D- G+04/50/2020 (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)	30%
2.	Basements (if any)	0%
3.	Podiums (if any)	0%
4.	Plinth	0%
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 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%

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE
PARTNER

AMIT KUMAR
ARCHITECT
EMPL NO -AR/08/15
PATNA NAGAR NIGAM

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V. (C) Construction Progress of the Project for Block 'C'

3. Plan Case No. PMAA/PCRN/ JAMSAUT SHAHPUR /BLOCK-A, B, C- B+G+11, BLOCK-D- G+04/50/2020 (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)	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	70%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	40%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	10%
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 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%

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE
PARTNER

AMIT KUMAR
ARCHITECT
EMPL NO -AR/08/15
PATNA NAGAR NIGAM

Sanjay Kumar & Associates Vidhi

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V. (D) Construction Progress of the Project for Block 'D'

4. Plan Case No. PMAA/PCRN/ JAMSAUT SHAHPUR /BLOCK-A, B, C- B+G+11, BLOCK-D- G+04/50/2020 (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)	20%
2.	Basements (if any)	0%
3.	Podiums (if any)	0%
4.	Plinth	0%
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%

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE
PARTNER

AMIT KUMAR
ARCHITECT
EMPL NO -AR/08/15
PATNA NAGAR NIGAM

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VI. Amenities and Common Area and External Infrastructure Development Works				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actualWork Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	50%	Casting of Non Tower Area
2.	Water Supply	NO	N/A	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	5%	Plantation of Trees
6.	Street Lighting	YES	0%	
7.	Community Buildings	YES	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation/Rain Water Harvesting	YES	0%	
11.	Energy Management	NO	N/A	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

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

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE

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VIII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	1866102000005128
2.	Estimated Cost of the Project including land cost at the start of the Quarter	5848.00 LAKH
3.	Amount received during the Quarter	2,80,55,469.85
4.	Actual Cost Incurred during the Quarter	2,72,57,118.75
5.	Net amount at end of the Quarter	5,79,774.29
6.	Total expenditure on Project **till date**	11,46,14,307.02
7.	Cumulative fund collected till the end of Quarter in question	15,15,81,058.10
8.	Cumulative expenditure done till the end of Quarter in question	11,46,14,307.02

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
Registered Mortgage-Khata No.- 332, 263, 390, 322, 342, Survey Plot No.- 1253, 1533, 1548, 1549, 1550, 1551, 1553, 1554, 1555, 1556 (P), Tauzi No. 5468, Plot Area – 93.34 decimal from SBI, SME Dakbunglow Branch.
Total Sanction Amount 5 Cr., In which 1.05 Cr. Disbursed within qtr.

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NO
2.	Name of Parties	NO
B	Sale/Agreement for Saleduring the Quarter	
1.	Sale Deed	NOT YET
2.	Agreement for Sale	3

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE
PARTNER

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PATNA NAGAR NIGAM

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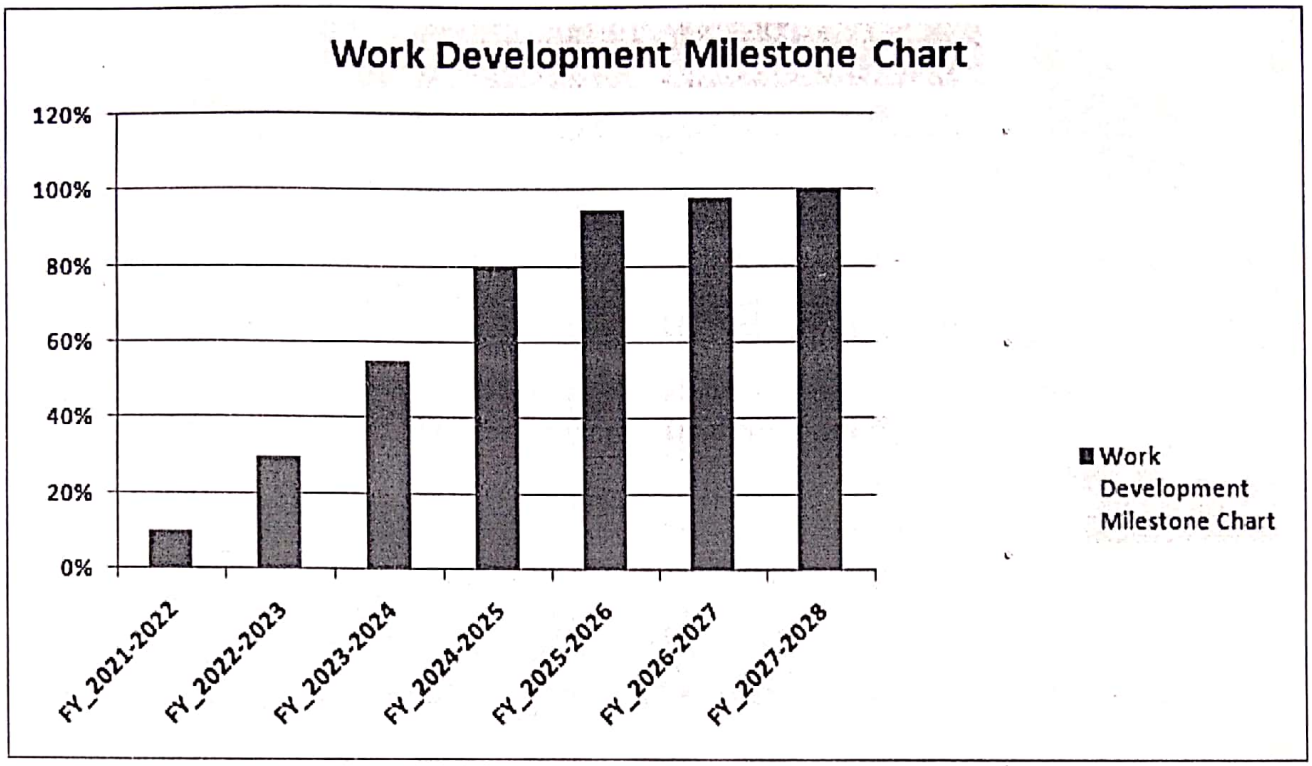
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

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



Project is in progress as per time schedule.

The registration is valid for a period of 06 years 3 months commencing from 05.04.2021 and ending with 30.06.2027.

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.

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE

PARTNER

Signature of Promoter

Name :

Date :

AMIT KUMAR
ARCHITECT
EMPL NO -AR/08/15
PATNA NAGAR NIGAM

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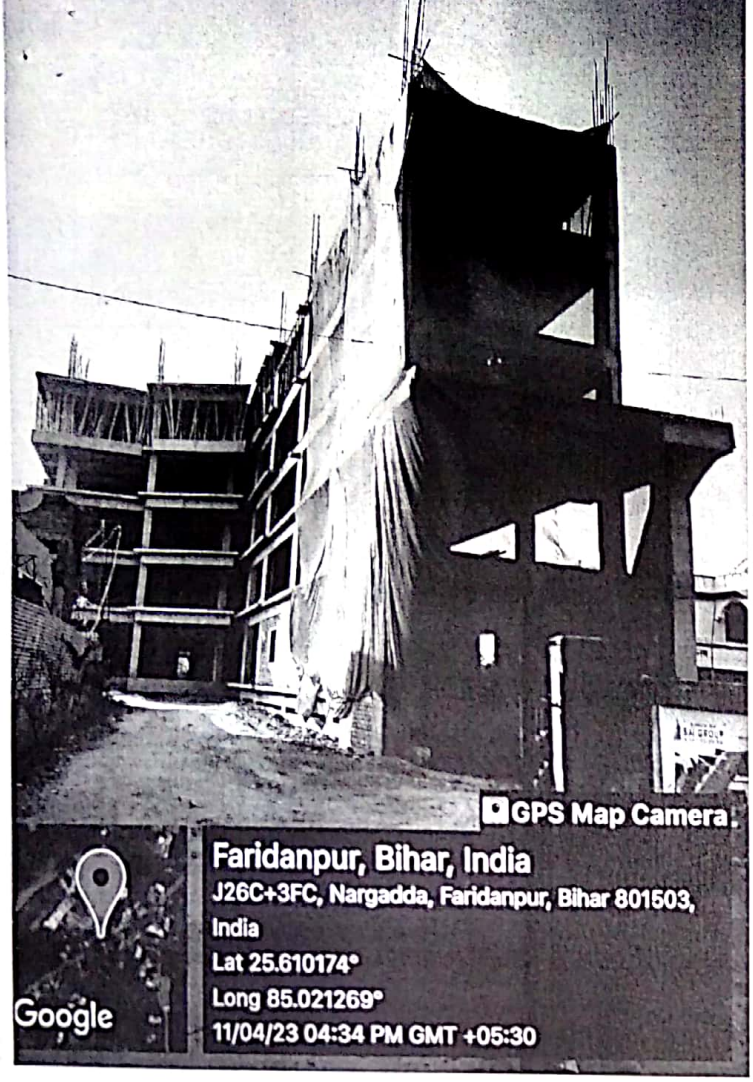

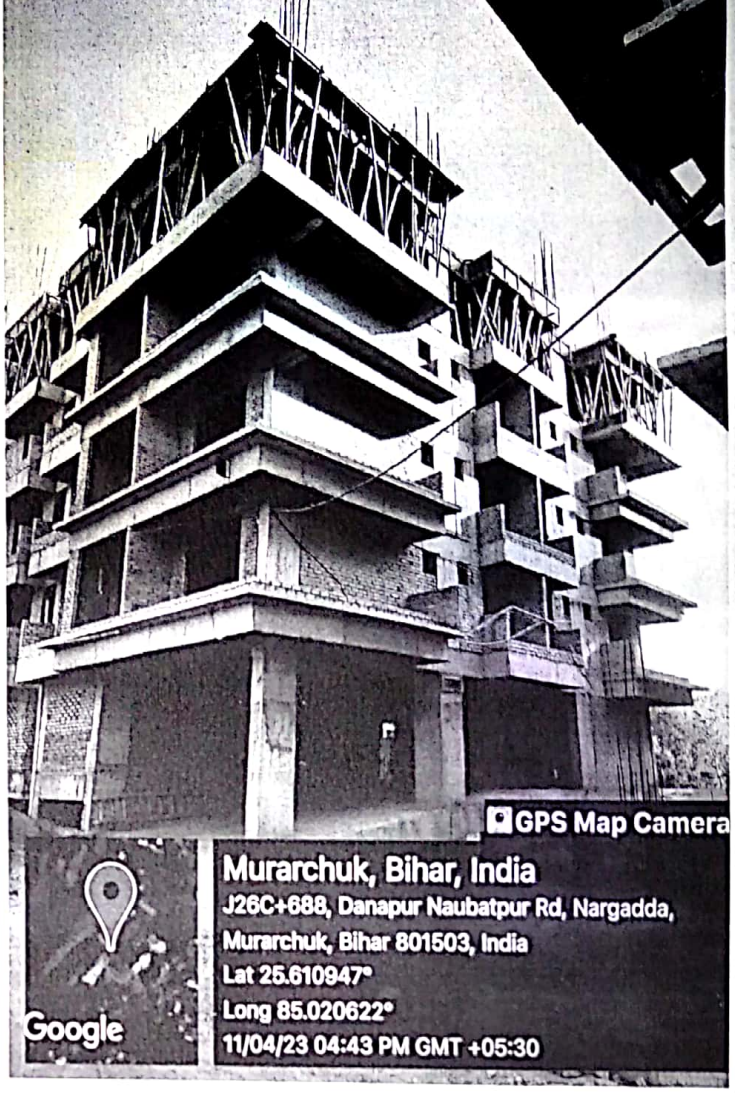

SHREE OM SAI & SATYARISHI-
SAI CREATIVE ENCLAVE

PARTNER

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EMPL NO -AR/08/15
PURNIA NAGAR NIGAM

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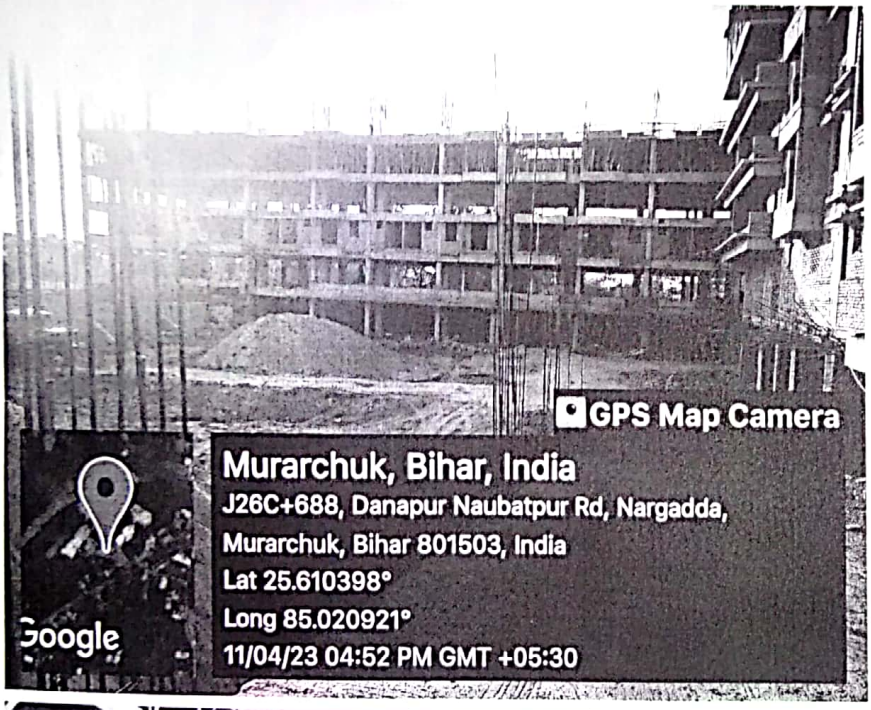

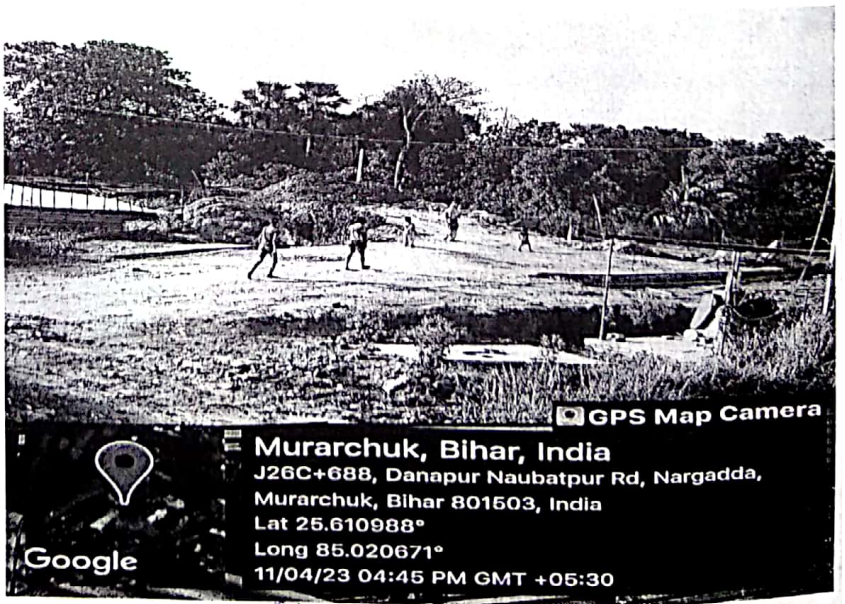

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SAI CREATIVE ENCLAVE

PARTNER

AMIT KUMAR
ARCHITECT
EMPL NO -AR/08/15
PATNA NAGAR NIGAM

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FORM NO. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 12.04.2023

To,
The M/s Shree Om Sai And Satyarishi,
R. J. Sai Kurir, R. K. Puram, Khagaul –Danapur Road,
Saguna More, Patna-801503.

Subject: Certificate of Percentage of Work executed in the project

Having project, Sai Creative Enclave, No. of Building(s) 4 Wing(s) of the Phase-1, bearing the Bihar RERA registration No. BRERAP84615-1/51/R-1165/2021 and being developed on the plot bearing CS No.___ Khata No.- 332, 263, 390, 322, 342, Survey Plot No.- 1253, 1533, 1548, 1549, 1550, 1551, 1553, 1554, 1555, 1556 (P) demarcated by its boundaries (latitude and longitude of the end points) of the land 25.612677 & 85.158875 situated in Nargada, Usri, Village-Jamsaut, Block- Danapur, Division- Danapur, District- Patna, PIN -801503. Admeasuring - 9637.70 sq.mts. area being developed by the promoter Shree Om Sai And Satyarishi.

Sir,
I, We Ar. Amit Kumar have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the Project, Sai Creative Enclave Building(s) 4 Wing(s) of the 1 Phase of the Project,Situated on the plot bearing C.S. No. ……/Survey Plot No. 1253, 1533, 1548, 1549, 1550, 1551, 1553, 1554, 1555, 1556 (P) of Village- Jamsaut, Block- Danapur, Division-Danapur, District- Patna, PIN- 801503, admeasuring 9637.70 sq.mts. area being developed by the promoter Shree Om Sai And Satyarishi.

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s /Shri/Smt. Amit Kumar as L.S. / Architect;
   (ii) M/s /Shri/Smt Brajesh Kumar as Structural Consultant
   (iii) M/s /Shri/Smt. Amit Kumar as Mechanical/Electrical/PlumbingConsultant (MEP)
   (iv) M/s/Shri/Smt. Er. Santosh Kumar as Site Supervisor

Based on site Inspection, with respect to reach 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 BRERAP84615-1/51/R-1165/2021 Under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

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Table A

Building / Wing Number 4 (to be prepared separately for each Building/Wing of the Project)

I. (A) Construction Progress of the Project for Block 'A'		
1. Plan Case No. PMAA/PCRN/ JAMSAUT SHAHPUR /BLOCK-A, B, C- B+G+11, BLOCK-D- G+04/50/2020 (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)	100%
2.	Basements (if any)	80%
3.	Podiums (if any)	60%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	50%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	17%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	5%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	3%
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%

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I. (B) Construction Progress of the Project for Block 'B'

1. Plan Case No. PMAA/PCRN/ JAMSAUT SHAHPUR /BLOCK-A, B, C- B+G+11, BLOCK-D- G+04/50/2020 (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)	30%
2.	Basements (if any)	0%
3.	Podiums (if any)	0%
4.	Plinth	0%
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%

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I. (C) Construction Progress of the Project for Block 'C'

1. Plan Case No. PMAA/PCRN/ JAMSAUT SHAHPUR /BLOCK-A, B, C- B+G+11, BLOCK-D- G+04/50/2020 (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)	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	70%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	40%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	10%
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 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%

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I. (D) Construction Progress of the Project for Block 'D'

1. Plan Case No. PMAA/PCRN/ IAMSAUT SHAHPUR /BLOCK-A, B, C- B+G+11, BLOCK-D- G+04/50/2020 (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)	20%
2.	Basements (if any)	0%
3.	Podiums (if any)	0%
4.	Plinth	0%
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%

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TABLE-B

Internal and External Development Work in respect of the entire Registered Phase.

II. Amenities and Common Area and External Infrastructure Development Works				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actualWork Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	50%	Casting of Non Tower Area
2.	Water Supply	NO	N/A	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	5%	Plantation of Trees
6.	Street Lighting	YES	0%	
7.	Community Buildings	YES	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation/Rain Water Harvesting	YES	0%	
11.	Energy Management	NO	N/A	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

Yours Faithfully,

AMIT KUMAR
ARCHITECT
EMPL NO -AR/08/15
PATNA NAGAR NIGAM

Signature & Name (IN BLOCK LETTERS) of L.S./Architect

(Registration No./license No .....AR/08/15.....)

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