

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024 (year)

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. U00500BR1999PTC008744	Name of Firm	SURYA BUILDCONS PRIVATE LIMITED
Firm Address :	O/28 ASHINA NAGAR COLONY , PHASE-1 ASHIANA , PATNA, BIHAR, INDIA - 800025		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA	05 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP84609-2/1064/R-806/2019	Name of Project/Phase of Registered Project	PRITHVI TOWER
Name of Promoter	SURYA BUILDCONS PRIVATE LIMITED	Project Address	VIJAY SINGH YADAV ROAD, KHAGAUL, PATNA(PLOT NO.- 209(P), KHATA NO.- 239, MAUZA- MUSTAFAPUR
Name of Co-promoter	N/A		
Project Registration is valid up to	15/05/2024		
Starting date of Project or Phase of the Project	31/10/2019		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	25/08/2024		

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Akhilesh P. Singh
MANAGING 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 - FLAT-15	Total Number of Apartments in Landowner's share - FLAT-14
	1. 1 BHK			29	1. Booked / Allotted -04	3. Booked/ Allotted-NIL
	2. 2 BHK, -	11	7822.00		2. Sold-NIL	Sold -NIL
	3. 3 BHK	18	16452.00			
	4. Shop					
	5. Bungalow					
	6. Plot etc.				Percentage of booking 26.66%	Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

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)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	04
	29	2. Sold	NIL

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	N/A			
2.	Fire N.O.C.	DIG HG & FS CUM STATE FIRE OFFICER, BIHAR, PATNA		22-05-2019	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

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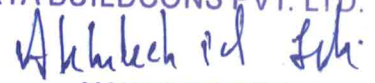
Akhilesh P. Singh
MANAGING DIRECTOR

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. PMAA/PRN/MUSTAFAPUR/KHAGAUL/B+G+6/34/2019

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% 100% 70%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50% 70%	30-01-2025 30-01-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80% 90% 60%	30-01-2025 30-01-2025 30-01-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	80% 100% 100%	15-02-2025

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MANAGING DIRECTOR

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 me be required to complete project as per Specifications in Agreement of Sale.	50%	28-02-2025
		100%	
		40%	30-01-2025
			28-02-2025
	Any other activities		28-12-2025

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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	20%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	50%	28-02-2025
4.	Storm Water Drains	YES	50%	28-02-2025
5.	Landscaping & Tree Planting	YES	0%	31-01-2025
6.	Street Lighting	YES	0%	28-02-2025

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Akhilendra P. R.
MANAGING DIRECTOR

7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	28-02-2025
9.	Solid Waste Management & Disposal	YES	0%	28-02-2025
10.	Water Conservation / Rain Water Harvesting	YES	0%	28-02-2025
11.	Energy Management	YES	0%	28-02-2025
12.	Fire Protection and Fire Safety Requirements	YES	50%	28-02-2025
13.	Closed Parking	YES	100%	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

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

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			

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A. K. Kulkarni
MANAGING DIRECTOR

7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	



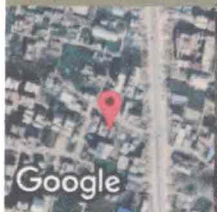
SURYA BUILDCONS.PVT. LTD.

Akhilesh N. Singh
MANAGING DIRECTOR

SURYA BUILDCONS PVT. LTD.
MANAGING DIRECTOR
Dr. K. K. Singh



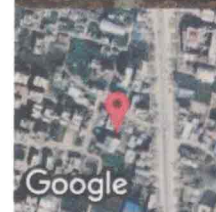
GPS Map Camera



Patna, Bihar, India
J22r+4pc, Danapur - Khagaul Rd, Opposite Radiant International
School, Mustafapur, Patna, Jamsaut, Bihar 801503, India
Lat 25.600085° Long 85.041638°
15/01/25 09:14 AM GMT +05:30



GPS Map Camera

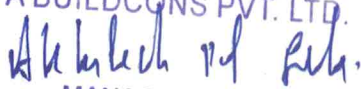


Patna, Bihar, India
J22r+4pc, Danapur - Khagaul Rd, Opposite Radiant International
School, Mustafapur, Patna, Jamsaut, Bihar 801503, India
Lat 25.599905° Long 85.041637°
15/01/25 09:15 AM GMT +05:30

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	31210200000445
2.	Estimated Cost of the Project including land cost at the start of the Project	5,96,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,00,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project.	N/A
5.	Amount received during the Quarter	5,51,000=00
6.	Actual Cost Incurred during the Quarter	
7.	Net amount at end of the Quarter	8,43,155=00
8.	Total expenditure on Project till date	2,99,67,322=00
9.	Cumulative fund collected till the end of Quarter in question	74,34,251=00
10.	Cumulative expenditure done till the end of Quarter in question	2,99,67,322=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	

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MANAGING DIRECTOR

1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1 BHK- 2 BHK -11 3 BHK-18 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	
	FLAT NO.	FLAT TYPE
	201	2BHK
	205	3BHK
	402	3BHK
	502	3BHK
Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc		
XV. BROCHURE /Prospectus		
XVI Grievance Redressal Officer Name : AKHILESH PRASAD SINGH Contact No : 9431016623 Email id : suryabuildcons@gmail.com Address : AT+P.O.- SURYA VIHAR COLONY, ASHIANA NAGAR, PATNA.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.

SURYA BUILDCONS PVT. LTD.

Akhilesh Prasad Singh
MANAGING DIRECTOR

Signature of Promoter

Name: *Akhilesh Prasad Singh*

Date:

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 : 14.01.2025

To,
M/S Surya Buildcons Pvt. Ltd.
Surya Vihar Colony,
Ashina Nagar,
Patna - 800025

Subject: Certificate of Percentage of Completion of Construction Work of 1 (one) No. of Building(s)/ 1 (one) Wing(s) of the Phase bearing [Bihar RERA Registration Number] BRERAP84609-2/ 1064/R-806/2019 situated on the bearing Khata No.239, Survey Plot No. 209(P), demarcated by its boundaries (latitude and longitude of the end points) Lati. 25.600158° Longi. 85.041581° to the North, Lati. 25.600158° Longi. 85.041581° to the South, Lati. 25.600158° Longi. 85.041581° to the East, Lati. 25.600158° Longi. 85.041581° to the West of Division Danapur of the land PRITHVI TOWER village -MUSTAFAPUR, Block - Danapur, District- Patna, admeasuring 1163.08 sq.mts. area being developed by Surya Buildcons Pvt. Ltd.

Sir,

I, SHAILESH RANJAN have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the PRITHVI TOWER situated on the bearing Khata No. 239, Survey Plot No. 209(P), of Division DANAPUR Village MUSTAFAPUR, Block DANAPUR, District PATNA, admeasuring 1136.08 sq.mts. area being developed by Surya Buildcons Pvt. Ltd.

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

- | | |
|----------------------------------|--------------------------|
| (i) Shri SHAILESH RANJAN | as L.S. / Architect; |
| (ii) Shri. VIJAY KUMAR | as Structural Consultant |
| (iii) M/s /Shri / Smt. _____ | as MEP Consultant |
| (iv) Shri JAISHANKAR KUMAR SINGH | 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 BRERAP12732 003/59/R-1710/2024 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.

Sh. Shailash Ranjan
Sh. Shailesh Ranjan, M.I.E.
B.Sc. (Engg.), Civil Engineer
Emp No.-BR/UDHD/CE/23-0016
UDHD Patna (Bihar)

**Table-A
PRITHVI TOWER**

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1	Excavation(if any)	100%	COMPLETED
2	Basements(if any)	100%	COMPLETED
3	Podiums(if any)		
4	Plinth	100%	COMPLETED
5	Silt Floor	100%	COMPLETED
6	Slabs of Super Structure	100%	COMPLETED
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	COMPLETED
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	95%	25.02.2025
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%	25.02.2025
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	95%	25.02.2025
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/ splint protection, paving of areas appurtenant to Building/ Wing, Compound Wall and all other	90%	25.02.2025

Yours Faithfully,

Shailesh Ranyan

.. Shailesh Ranyan, M.I.E.
B.Sc. (Engg.), Civil Engineer

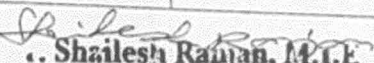
Emp No. BR/UDHD/CE/23-0016
UDHD Patna (Bihar)

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

(Registration No./License No. BR/UDHD/CE/230016)

TABLE B
Internal and External Development Works in respect of the entire Registered Phase.

Sl. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1	Internal Roads & Footpaths	NO	100%	COMPLETED
2	Water Supply	NO	100%	COMPLETED
3	Sewerage (Chamber, Line, Septic Tank, STP)	YES	90%	25.02.2025
4	Storm Water Drains	NO	90%	25.02.2025
5	Landscaping & Tree Planting	YES	90%	25.02.2025
6	Street Lighting	YES	90%	25.02.2025
7	Community Buildings	NO		
8	Treatment and Disposal of Sewage and Sullage Water	NO		
9	Solid Waste Management & Disposal	NO		25.02.2025
10	Water Conservation/Rain Water Harvesting	NO	100%	COMPLETED
11	Energy Management	NO		
12	Fire Protection and Fire Safety Requirements	YES	90%	25.02.2025
13	Electric Meter Room	NO	100%	COMPLETED
14	Any Other Amenities	NO	N/A	


Shailendra Kumar, M.T.E.
 B.Sc. (Engg.), Civil Engineer
 Emp No.-BR/UDHD/CE/23-0016
 UDHD Patna (Bihar)

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 : 14.01.2025

To,
M/S Surya Buildcons Pvt. Ltd.
Surya Vihar Colony,
Ashina Nagar,
Patna - 800025

Subject : Certificate of Cost Incurred for Development of PRITHVI TOWER for Construction of building(s) (Bihar RERA Registration Number) BRERAP84609-2/1064/R-806/2019 situated on the Plot bearing Khesra No. 209(P), Khata No. 239, Thana No. 36, Tauzi No. 5105, demarcated by its boundaries (latitude and longitude of the end points) Lati. 25.600158° Longi. 85.041581° to the North, Lati. 25.600158° Longi. 85.041581° to the South, Lati. 25.600158° Longi. 85.041581° to the East, Lati. 25.600158° Longi. 85.041581° to the West of Division DANAPUR, Village MUSTAFAPUR, Block- DANAPUR, District- PATNA, PIN-801503, admeasuring 1163.08 sq.mts. area being developed by Surya Buildcons Pvt. Ltd.

Ref: Bihar RERA Registration Number BRERAP84609-2/1064/R-806/2019

Sir,

I, Shailesh Ranjan have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, Bihar of PRITHVI TOWER situated on the plot bearing Survey Plot No. 209(P), of Division DANAPUR, Village- MUSTAFAPUR, Taluka -DANAPUR, District - PATNA, , admeasuring 1163.08 sq.mts. area being developed by Saaksh Construction And Developers Pvt. Ltd.

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

- | | |
|----------------------------------|--------------------------|
| (i) Shri SHAILESH RANJAN | as L.S. / Architect ; |
| (ii) Shri VIJAY KUMAR | as Structural Consultant |
| (iii) M/s /Shri/Smt _____ | as MEP Consultant |
| (iv) Shri JAISHANKAR KUMAR SINGH | as Quantity Surveyor * |

2. We have estimated the cost of the completion to obtain Occupancy 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 JAISHANKAR KUMAR SINGH Quantity Surveyor*

Shailesh Ranjan
.. Shailesh Ranjan, M.A.
B.Sc. (Engg.), Civil Engineer
Emp No. BR/UDHD/CE/23-0016
UDHD Patna (Bihar)

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. 5,00,00,000.00 (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 Occupancy Certificate / Completion Certificate for the building(s) from the PATNA METROPOLITAN AREA AUTHORITY being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.4,50,00,000.00 (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 Occupancy 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

PRITHVI TOVER

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sl. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 5,00,00,000.00
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. 4,50,00,000.00
3.	Work done in Percentage (as Percentage of the estimated cost)	Rs. 90%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 50,00,000.00
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N/A

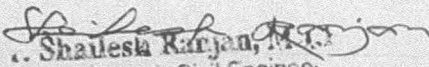

Shailesh Ranjan, M.E.
B.Sc. (Engg.), Civil Engineer
Emp No. BR/UDHD/CE/23-0016
UDHD Patna (Bihar)

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

Sl. No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	N/A
2.	Cost incurred as on _____ (based on the Estimated cost).	N/A
3.	Work done in Percentage (as Percentage of the estimated cost).	N/A
4.	Balance Cost to be Incurred (Based on Estimated Cost).	N/A
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	N/A

Yours Faithfully,

Shailish Ranjan
Shailish Ranjan, M.T.E.
 B.Sc. (Engg.), Civil Engineer
 Emp No. BR/UDHD/CE/23-0016
 (ER. Shailish Ranjan)
 Signature of Engineer.
 (Licence No. *ISR/UDHD/CE/230016*)

* Note :

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive