

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of December-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	BLD/04/2016	Name of Firm	Apex planners & Developers (P) Ltd "Jy" Mag Ugratara Developer
Firm Address :	Flat No-502, Balkrishna Enclave, Chitkora, Beyr More Road, Anishabad, Patna - 800002		
Total Experience of promoter in Real Estate sector	5 years		
Total Experience in Real Estate after Implementation of RERA	5 years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Nil	
No of Project done After Implementation of RERA	1. Residential 2. Commercial ✓ 3. Residential- cum Commercial 4. Plotted project	ONE	

II. PARTICULARS OF PROJECT

Project Registration Number	BRERA PS1751-1/927/R-668/2019	Name of Project/Phase of Registered Project	"Vishwagath Complex"
Name of Promoter	Apex planners & Developers (P) Ltd "Jy"	Project Address	Bahadurpur Sultanpur Khetra Plot No- 84, 85 (P)
Name of Co-promoter	Mag Ugratara Developer		Khatra No- 236, 246 Thana No- 10
Project Registration is valid up to	07/10/2024		Maurga - Bahadurpur Sub Division - Distt - Patna
Starting date of Project or Phase of the Project	09/10/2021		
Type of Project or Phase of the Project	1. Residential 2. Commercial ✓ 3. Residential- cum-Commercial 4. Plotted project		
Period of validity of map by the Competent Authority	3 years from Palsig dated (20/2/2019)		

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 P	Total Number of Apartments in L
(1) G-01	1. 1 BHK			1. Booked / Allotted -	3. Booked/ Allotted -
(2) G-03	2. 2 BHK, -			2. Sold- -	Sold -
(3) G-04	3. 3 BHK			Percentage of booking -	Percentage of booking -
(4) 4th floor	4. Shop ✓				
	5. Bungalow	① 183.40 SQ FT			
	6. Plot etc.	② 456.84 SQ FT	N/A		
		③ 352.67 SQ FT			
		④ 2566.87 SQ FT			

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:
		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. Letter NO
1.	NOC for Environment	- NA -			
2.	Fire N.O.C.	Office of the State Fire Officer - Cum - Director, Bihar, Patna		08/11/2017	3774
3.	Water Supply Permission	proposed			
4.	NOC from Airport Authority of India	Yes		NOC ID - PAT/EAST/B/ 090116/170126	
5.	Other Approval(s), if any, required for the Project.	- NA -			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P/Bahadurpur (To be filled for each Building / Wing)
PCN + B+G+7/354/2016

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% on dated 04/1/22	
3.	Podiums (if any)	- NA -	
4.	Plinth	100%.	
5.	Stilt Floor	- NA -	
6.	Slabs of Super Structure	100%.	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	10%.	6/7/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%.	06/7/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	70%.	06/7/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10%.	06/7/2025
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	0%.	06/7/2025

requirements as me be required to complete project as per Specifications in Agreement of Sale.	Boundary wall work is going on.	
Any other activities.	Internal & external plaster are in progress.	

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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	-NA-	-NA-
2.	Water Supply	Yes	0%.	06/7/2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%.	06/7/2025
4.	Storm Water Drains	No	-	-
5.	Landscaping & Tree Planting	proposed Tree planting	0%.	06/7/2025
6.	Street Lighting	Yes	0%.	06/7/2025
7.	Community Buildings	No	-	-
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%.	06/7/2025
9.	Solid Waste Management & Disposal	Yes	0%.	06/7/2025
10.	Water Conservation / Rain Water Harvesting	Yes	0%.	06/7/2025
11.	Energy Management	Yes	0%.	06/7/2025

12.	Fire Protection and Fire Safety Requirements	Yes	20%.	06/7/2025
13.	Closed Parking	Yes	80%.	06/7/2025
14.	Open Parking	Yes	20%.	06/7/2025
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	40%.	06/7/2025
16.	Others (Option to Add More)	No		

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	proposed	0%.	06/7/2025
2.	Water Supply	proposed	40%.	06/7/2025
3.	Sewerage Chambers Septic Tank	proposed	0%.	06/7/2025
4.	Drains	proposed	0%.	06/7/2025
5.	Parks, Land Scaping and Tree Planting	proposed	30%.	06/7/2025
6.	Street Lighting	Yes	0%.	06/7/2025
7.	Disposal of sewage & sullage water	proposed	0%.	06/7/2025
8.	Water conservation/Rain Water Harvesting	proposed	0%.	06/7/2025
9.	Energy Management	proposed	0%.	06/7/2025

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Under progress
	2.	Rear Elevation	proposed
	3.	Side Elevation	proposed
(B)		Photograph of each floor	Yes

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	Indian overseas Bank, Boring Road Patna, Atc-220002000000301
2.	Estimated Cost of the Project including land cost at the start of the Project	Land on Conversion, Estimated Cost: Rs- 8.00 Crores
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs- 8.00 Crore
4.	Any Variation in Development Cost which is declared at the start of the Project.	Approx Rs- 8.80 Crores
5.	Amount received during the Quarter	28,57,142 = 84
6.	Actual Cost Incurred during the Quarter	2,61,703 = 54
7.	Net amount at end of the Quarter	19,87,270 = 26
8.	Total expenditure on Project till date	3,51,12,236 = 68
9.	Cumulative fund collected till the end of Quarter in question	4,13,22,882 = 93
10.	Cumulative expenditure done till the end of Quarter in question	3,51,12,236 = 68

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
— No —

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		
1.	Sale Deed	No
2.	Agreement for Sale	Yes
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?		

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.

For Apex Planners & Developers (P) Ltd.
"JV"
SIVA UGRATARA DEVELOPER
(VISHWANATH COMPLEX)

[Signature]
Partner

Signature of Promoter

Name:

Date: