FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of SEPTEMBER-2022 (year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP5175-1/927/R-668/2019	Name of Project/Phase of Registered Project	"Vishwanath Complex"
Name of Promoter	Apex Planners & Developers (P) Ltd. 'JV' Mag Upstairs Developer	Project Address	Bahadurpur sultanganj Khesra/Plot No-804805(P) Khata No-236,246, Thang No-10, Mauza-Bahadurpur Subdivision/Distt-patna.
Name of Co-promoter			
Project Registration is valid up to	07/10/2024		
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 passing dated (20/2/2019)		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
1. G1-01 2. G1-04 3. 4th Floor	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop ✓ - 5. Bungalow - 6. Plot etc. -	1. 183.40(SqFt) 2. 352.67(SqFt) 3. 2566.87(SqFt)		1. Booked/ Allotted - 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
	2 Garages	1. Booked/Allotted -	Allotted
		2. Sold -	

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. (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	NOCID-PAT/EAST/B/		
5.	Other Approval(s), if any, required for the Project.	NA	090116/170126		

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P/Bahadurpur-PCN+B+G+7/354/2016 (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)	Completed
2.	Basements (if any)	Two Basement Completed on dated 04/1/2022
3.	Podiums (if any)	NA
4.	Plinth	Completed
5.	Stilt Floor	NA.
6.	Slabs of Super Structure	G+5th dated 27/02/2023
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	—No—
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	—No—
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	—No—
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	—No—
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	—NO—

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	Boundry wall work is going on.

VI.	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	No		
2.	Water Supply	Yes		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes		
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	Proposed Tree Planting.		
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	Yes		
9.	Solid Waste Management & Disposal	Yes.		
10.	Water Conservation / Rain Water Harvesting	Yes		
11.	Energy Management	Yes.		
12.	Fire Protection and Fire Safety Requirements	Yes.		
13.	Closed Parking	No		

14.	Open Parking	-No-		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes.		
16.	Others (Option to Add More)	No		

VI	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths	proposed		
2.	Water Supply	proposed		
3.	Sewerage Chambers Septic Tank	proposed		
4	Drains	proposed		
5.	Parks, Land Scaping and Tree Planting	proposed		
6.	Street Lighting	No		
7.	Disposal of sewage & sullage water	Yes		
8.	Water conservation/Rain Water Harvesting	Yes		
9.	Energy Management	Yes		

VII.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	proposed
	2.	Rear Elevation	proposed

	3.	Side Elevation	proposed
(B)		Photograph of each floor	Yes

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	Indian overseas Bank, Boring Road, Patna A/c-220002000000301 IFSC-IOBA0002200
2.	Estimated Cost of the Project including land cost at the start of the Project	Land - conversion Estimated cost - 8 Cr.
3.	Amount received during the Quarter	30,50,000 =00
4.	Actual Cost Incurred during the Quarter	30,17,362 =00
5.	Net amount at end of the Quarter (In Bank)	2,46,908 =50
6.	Total expenditure on Project **till date**	3,25,77,272 =00
7.	Cumulative fund collected till the end of Quarter in question	2,40,91,109 =00
8.	Cumulative expenditure done till the end of Quarter in question	3,25,77,272 =00

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

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	— No —
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind?
Schedule

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.
MAA UGRATARA DEVELOPER
(VISHWANATH COMPLEX)

Signature of Promoter

Name Partner SANJAY KUMAR SINHA

Date: 23/3/2023