FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of MARCH-2025 (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 "JV" Maa Ugratara Developer
Firm Address :	Flat No-502, Balkrishna Enclave, Chitkohra, Bevr 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	Nill	
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	BRERAP51751-1/927/R-668/2019	Name of Project/Phase of Registered Project	"Vishwanath Complex"
Name of Promoter	Apex Planners & Developers (P) Ltd "JV"	Project Address	Bahadurpur Sultangang Khesra/Plot No-804805 (P)
Name of Co-promoter	Maa Ugratara Developer		Khata No-236, 246 Thana No-10
Project Registration is valid up to	07/10/2024		Mauza-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 passing 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 Promoter's share -	Total Number of Apartments in Landowner's share -
① G-01 ② G-03 ③ G.04 ④ 4th floor	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop ✓ 5. Bungalow - 6. Plot etc.		①183.40 SqFT ②456.84 SqFT ③352.67 SqFT ④2566.87 SqFT	1 N-A 1	1. Booked / Allotted - NA 2. Sold- NA Percentage of booking NA	3. Booked/ Allotted - NA Sold - NA Percentage of booking NA

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	NOCID-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– 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)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%.	
2.	Basements (if any)	100%. as dated 4/1/22	
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.	45%.	6/7/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	30%.	06/7/25
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80%.	06/7/25
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	40%.	06/7/25
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	20%.	06/7/25

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	Boundry wall work is going on 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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	-No-	-NA-	-NA-
2.	Water Supply	Yes	40%	06/7/25
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	25%	06/7/25
4.	Storm Water Drains	-No-	-	-
5.	Landscaping & Tree Planting	proposed tree planting	20%	06/7/25
6.	Street Lighting	Yes	0%	06/7/25
7.	Community Buildings	-No-	-	-
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	10%	06/7/25
9.	Solid Waste Management & Disposal	Yes	0%	06/7/25
10.	Water Conservation / Rain Water Harvesting	Yes	0%	06/7/25
11.	Energy Management	Yes	0%	06/7/25

12.	Fire Protection and Fire Safety Requirements	Yes	20%.	06/7/25
13.	Closed Parking	Yes	80%.	06/7/25
14.	Open Parking	Yes	30%.	06/7/25
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	50%.	06/7/25
16.	Others (Option to Add More)	No	-	-

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	proposed	0%.	06/7/25
2.	Water Supply	proposed	40%.	06/7/25
3.	Sewerage Chambers Septic Tank	proposed	25%.	06/7/25
4	Drains	proposed	0%.	06/7/25
5.	Parks, Land Scaping and Tree Planting	proposed	30%.	06/7/25
6.	Street Lighting	Yes	0%.	06/7/25
7.	Disposal of sewage & sullage water	proposed	0%.	06/7/25
8.	Water conservation/Rain Water Harvesting	proposed	0%.	06/7/25
9.	Energy Management	proposed	0%.	06/7/25

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

X.	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 No - 220002000008301
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 Crores
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	45,53,571=42
6.	Actual Cost Incurred during the Quarter	23,13,775=57
7.	Net amount at end of the Quarter	19,87,270=26
8.	Total expenditure on Project **till date**	46,87,195=20
9.	Cumulative fund collected till the end of Quarter in question	1,69,32,544=26
10.	Cumulative expenditure done till the end of Quarter in question	3,70,05,435=77

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	- No -
3.	No. of possessions given to allottees	Nill.
XIII. 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.

Apex Planners & Developers (P) Ltd.
"JV"
Maa Ugratara Developer
(VISHWANATH COMPLEX)
Partner

Signature of Promoter

Name: Sanjay Kumar Sinha

Date: