FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending Apr-Jun of 2024 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	AAM-9771
Firm Address:	Behind Congress Maidan,Near Deorati Appartment,Kadam Kuan Patna, 800001
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	No Any
No of Project done After Implementation of RERA	1. MIRA REGENCY

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP31918-1/949/R-628/2019
Name of Project/Phase of Registered Project	MIRA REGENCY
Name of Promoter	UNIVERSAL GREEN HEIGHTS LLP.
Project Address	MOHHRRAMPUR,THANA-KANKARBAGH,PLOT NO-69,57,1340,1462, PATNA, DIST.- PATNA
Name of Co-promoter	NA
Project Registration is valid up to	31/12/2024
Starting date of Project or Phase of the Project	31/05/2019
Type of Project or Phase of the Project	Residential/Group Housing
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share –	Total Number of Apartments in Landowner's share –
Mira Regency	3 BHK	1095.44	36	1. Booked/Allotted- 15 2. Sold- 10 **Percentage of booking-**	3. Booked/Allotted- 15 4. Sold- 10 **Percentage of booking-**
Mira Regency	3 BHK	1096.52	1		
Mira Regency	3 BHK	1096.52	1		
Mira Regency	3 BHK	1096.52	1		
Mira Regency	3 BHK	1096.52	1		

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Mira Regency	No Garages available	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.
1.	NOC for Environment				
2.	Fire N.O.C.				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

VI. Construction Progress of the Project

1. Plan Case No.- P/Moharrampur-PRN-B+G+6/08/2018 (Mira Regency) (To be added 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%**	**Completed**
2.	Basements (if any)	**100%**	**Completed**
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**100%**	**Completed**
6.	Slabs of Super Structure	**100%**	**Completed**
7.	Internal walls Flats /Premises.	**100%**	**Completed**
8.	Internal Plaster & Putty within Flats /Premises	**100%**	**Completed**
9.	Floorings within Flats /Premises	**100%**	**Completed**
10.	Doors and Windows within Flats /Premises	**100%**	**Completed**
11.	Sanitary Fittings within the Flat/Premises	**100%**	**Completed**
12.	Electrical Fittings within the Flat/Premises	**100%**	**Completed**
13.	Staircases, Lifts Walls and Lobbies at each Floor level	**100%**	**Completed**
14.	Overhead and Underground Water Tanks.	**100%**	**Completed**
15.	External plumbing	**100%**	**Completed**
16.	External plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**100%**	**Completed**

17.	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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	**90%**	**10-08-2024**

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		
2.	Water Supply	Yes	100%	**Completed**
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	90%	10-8-2024
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and FireSafety Requirements	Yes	**90%**	10-08-2024
13.	Closed Parking	Yes	90%	10-08-2024
14.	Open Parking	No		

15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to AddMore)	No		

VIII. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT
Not Applicable because our project is Residential/Group Housing.

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

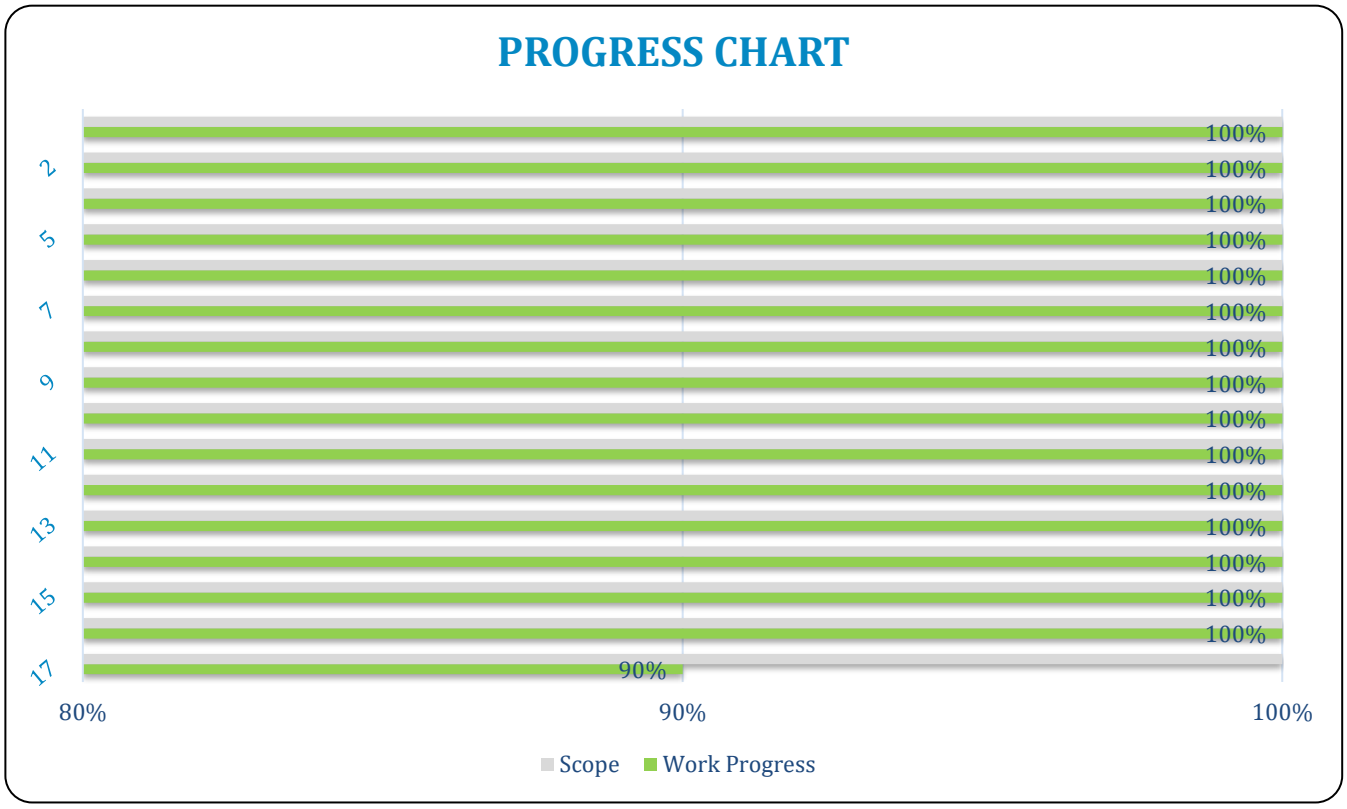
X. Financial Progress of the Project		
S.No. (1)	**Particulars (2)**	**Amount (in Rs.) (3)**
1	Project Account No.	634905600891
2	Estimated Cost of the Project including land cost atthe start of the Quarter	704.50/- **(In Lakh)**
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5	Amount received during the Quarter	91,90,476.00/-
6	Actual Cost Incurred during the Quarter	38,18,947.05/-
7	Net amount at end of the Quarter ICICI 70%	32,11,345.40/-
	Net amount at end of the Quarter ICICI 30%	24,74,992.54/-
8	Total expenditure on Project **till date**	11,74,10,062.99/-
9	Cumulative fund collected till the end of Quarter in question	12,23,54,285.92/-
10	Cumulative expenditure done till the end of Quarter in question	11,74,10,062.99/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Saleduring the Quarter	
1.	Sale Deed	10
2.	Agreement for Sale	02

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

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



Project in progress is as per time schedule

Project Site Photographs

Front Elevation




GPS Map Camera
Patna, Bihar, India
1, Kankarbagh Main Rd, Kankarbagh Colony More, Ghrounda, Patna, Bihar 800020, India
Lat 25.603287°
Long 85.145983°
06/07/24 10:15 AM GMT +05:30
Google

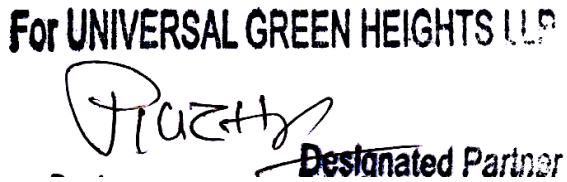

GPS Map Camera
Patna, Bihar, India
no1, 1, Kankarbagh Main Rd, Kankarbagh Colony More, Ghrounda, Patna, Lalji Tola, Bihar 800020, India
Lat 25.603276°
Long 85.146007°
06/07/24 10:15 AM GMT +05:30
Google

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.

Signature of Promoter

Universal Green Heights LLP.



Date :