FORM -7
[Regulation -9]

Quarterly Progress Report for Quarter ending December, 2024

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP14600-004/117/R-1606/2023	Name of Project/ Phase of Registered Project	NIRMANA
Name of Promoter	SKYWALK INFRASTRUCTURE PRIVATE LIMITED (RAJAN KUMAR VARMA)	Project Address	Khesra /Plot No.-473(P) , 512(P), Khata No.-15,19, Thana No.-18, Mauza-Yarpur,Patna
Name of Co-Promoter			
Project Registration valid up to	19-01-2026		
Starting date of Project or Phase of the Project	29-09-2023		
Type of Project or Phase of the Project	Residential		
Period of validity of Map by the Competent Authority	19-01-2026		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments Of Builder's Shares	Total Number of Apartments of Landlord's Shares
	1. 1 BHK-Nil 2. 2 BHK-9 3. 3 BHK-6 4. Shop- Nil 5. Bungalow-Nil 6. Plot etc-Nil	5016.00 5400.00	15	1.Booked/Allotted--4 2.Sold -0	1.Booked/Allotted--4 2.Sold -00

III. DISCLOSURE OF SOLD/BOOKD INVENTORY OF GARAGES		
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:15
	15	1. Booked/Allotted -4

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		2. Sold	Nil

IV.DETAILS OF BUILDING APPROVALS(If already filed along with Registration Application, then there is no need of further filling)

Sl.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.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(S) if any, required for the Project				

V. Construction Progress of the Project

Building/Wing/Layout Number.....(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	
2.	Basement (if any)	
3.	Podiums (if any)	
4.	Plinth	100%
5.	Stilt Floor	
6.	Slabs of Super Structure	80%
7.	Internal walls, internal Plaster, Flooring, Doors and Windows within Flats/ Premises.	20%
8.	Sanitary Fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	0%
11.	Installation of Lifts, water pumps, Fire Fighting Fitting and Equipments as per CFO NOC, Electrical fitting, 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.	0%

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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	Yes		
2.	Water Supply	Yes		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes		
4.	Storm Water Drains	Yes		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	Yes		
7.	Community Building	No		
8.	Treatment and Disposal of Sewage and Sullage Water	Yes		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation/ Rain Water Harvesting	Yes		
11.	Energy Management	Yes		
12.	Fire Protection and Fire Safety Requirements	Yes		
13.	Closed Parking	Yes		
14.	Open Parking	Yes		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes		
16	Others (Option to Add More)			

VIA. EXTERNAL AND INTERNAL DEVELOPMNT WORKS IN CASE OF PLOTTED DEVELOPMENT			
	Proposed	Yes/No of Actual work Done (As on date of certificate	Percentage Details
1.	Internal Road and foot paths		
2.	Water Supply		
3.	Sewerage Chambers Septic Tank		
4.	Drains		
5.	Parks, Land Scaping and Tree Planting		
6.	Street Lighting		
7.	Disposal of sewage & sullage water		
8.	Water conservation/Rain Water Harvesting		
9	Energy Management		

VII. GEO TAGGED AND DATE PHOTOGRAP OF THE BLOCKS (EACH BLOCK) OF THE PROJECT	
(A). -S.No.	Particulars
1.	Front Elevation
2.	Rear Elevation
3.	Side Elevation
(B)	Photograph of each floor

VIII. Financial Progress of the Project		
S.No.	Particulars	Amount (in Rs.)
(1)	(2)	(3)
1.	Project Account No.	Kotak Mahindra Bank(A/c no.-4949152929)

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		Kotak Mahindra Bank(A/c no.-4949153384) Kotak Mahindra Bank(A/c no.-4949153391)
2.	Estimated Cost of the Project including land cost at the start of the Quarter	Cost of Development-3,55,42,500.00 Cost of Land-88,56,000.00
3.	Amount received during the Quarter	22,70,000.00
4.	Actual Cost incurred during the Quarter	31,97,708.42
5.	Net amount end of the Quarter	1,08,862.09
6.	Total expenditure on Project till date	1,04,58,095.04
7.	Cumulative fund collected till the end of Quarter in question	91,26,000.00
8.	Cumulative Expenditure done till the end of Quarter in question	1,04,58,095.04

IX. DETAILS OF MORTGAGE OR CHARGES IF ANY CREATED

X. I MISCELLANEOUS

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

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Undertaking:

I/We solemnly affirm, declare and undertake that all the details stated above are true to the best of my/ our knowledge and noting 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 purpose this undertaking may serve.

Rajan Kumar Verma

Signature of Promoter
Name: Rajan Kumar Verma
Date : 31.01.2025

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