FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending Jul-Aug of 2024-25 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U45309BR2017PTC034143
Firm Address:	MANIK SARKAR, GHAT ROAD, ADAMPUR, Bhagalpur
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	0
No of Project done After Implementation of RERA	1. VISHWANATH RAMA TOWER 2. SU-SAVITA APARTMENT 3. Ram Rekha Apartment

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP30708-3/112/R-1728/2024
Name of Project/Phase of Registered Project	Ram Rekha Apartment
Name of Promoter	MAA KUNDESHWARI CONSTRUCTION PRIVATE LIMITED
Project Address	Mohalla- Khanjarpur, Surya Narayan Singh Road, P.S- Kotwali Old, Barari New, Anchal- Jagdishpur, Dist- Bhagalpur, In Ward No.- 4 Old, 24 New, Holding No.- 7 Old, 33 New, Khata No.- 351, Khesra No.- 203 K, KH, G
Name of Co-promoter	NA
Project Registration is valid up to	30-11-2027
Starting date of Project or Phase of the Project	21-06-2024
Type of Project or Phase of the Project	Residential/Group Housing

Period of validity of map by the Competent Authority	Five Years from the date of passing of MAP

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (Including balcony Area) (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share – 07	Total Number of Apartments in Landowner's share – 04
Ram Rekha Apartment	2 BHK	341.00	3	1. **Booked--04** 2. **Sold--00**	3. **Booked--00** 4. **Sold--00**
Ram Rekha Apartment	3 BHK	470.00	1		
Ram Rekha Apartment	3 BHK	488.18	3		
Ram Rekha Apartment	3 BHK	500.77	3	Percentage of booking-57.41	Percentage of booking-00

• Note Since we have just received the format of Association of Allottees, due to non-availability of allottees, we are in the process of completing it and updating it as soon as possible.

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of SanctionedGarages	Total Number of Garages:	
Ram Rekha Apartment	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 Letter Number- 193/23-24 (Ram Rekha Apartment) (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)	**90%**	**15-09-2026**
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**90%**	**10-18-2027**
6.	Slabs of Super Structure	**75%**	**15-01-2026**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**20%**	**10-09-2026**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**10-12-2026**
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**20%**	**30-08-2027**
10.	External plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**15-07-2027**
11.	External plumbing.	**0%**	**20-04-2027**

12.	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.	**10%** **Pump is installed**	**30-11-2027**

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	50%	10-12-2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	**10-04-2027**
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 / RainWater Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and FireSafety Requirements	No		
13.	Closed Parking	Yes	0%	10-06-2026

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.

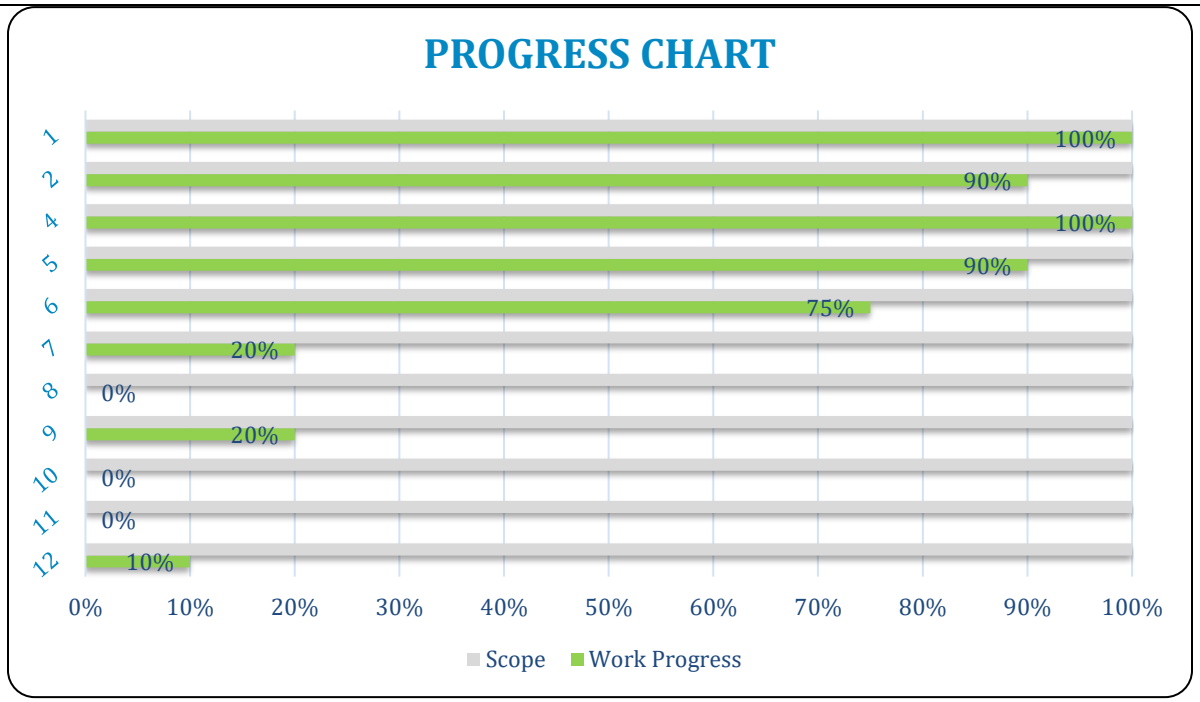
IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	**S. No.**	**Particulars**
	1.	**Front Elevation. -** Attached Below
	2.	**Rear Elevation. -** Attached Below
	3.	**Side Elevation. -** Attached Below
(B)		**Photograph of each floor**

X. Financial Progress of the Project

S.No.	Particulars	Amount (in Rs.)
1	Project Account No.	120027406117
2	Estimated Cost of the Project including land cost at the start of the Project (In Lakh)	184.00/-
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) (In Lakh)	86.00/-
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5	Amount received during the Quarter	12,50,000.00/-
6	Actual Cost Incurred during the Quarter	15,50,000.00/-
7	Net amount at end of the Quarter	12,298.00/-
8	Total expenditure on Project **till date**	32,00,000.00/-
9	Cumulative fund collected till the end of Quarter in question	21,00,000.00/-
10	Cumulative expenditure done till the end of Quarter in question	32,00,000.00/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any
NO Any

XII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	No Any
2.	Name of Parties	No Any
3.	No of Execution Cases against this project Case No. Name of Parties	No Any
4.	No of Suo - Moto cases against this project Case No. Name of Parties	No Any
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	No Any
B	Sale/Agreement for Saleduring the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	0
3.	No. of possessions given to allottees	0
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		



Apartment Type	Total Number of sanctioned apartments	Details of allotment made so far with Flat number/Bungalow/plot etc -		Cancellation of Flat allotment, If any with Flat number / Bungalow/Plot etc - –
2 BHK	3	Name	Flat No.	No Any
3 BHK	1	1 Shalini kumari	101	
3 BHK	3	2 Sujit Kumar	201	
3 BHK	3	3 Suryamani Singh	301	
		4 Archana kumari W/O Rajesh Kumar Singh	303	

XV. BROCHURE /Prospectus - Attached Below

XVI Grievance Redressal Officer

Name: KAUSHAL KISHORE
Contact No: 9570806090
Email id: kumarkoshal06@gmail.com
Address: MANIK SARKAR, GHAT ROAD, ADAMPUR

Project Site Photographs











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
Ram Rekha Apartment

Partner
Date : 15-04-2024