FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	BRERAP124272/1231/R1111/2021	Name of Firm	KISHAN TRADER
Firm Address :	C/O – KISHAN TRADERS, PATUT ROAD RAGHOPUR BIHTA PATNA BIHAR 801103		
Total Experience of promoter in Real Estate sector	4 year		
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP12427-2/1231/R-1111/2021	Name of Project/Phase of Registered Project	KISHAN HOMES
Name of Promoter	KISHAN TRADER	Project Address	NEAR BAZAR SAMITI, PATUT ROAD, RAGHOPUR, BIHTA, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	13/04/2022		
Starting date of Project or Phase of the Project	28/01/2021		
Type of Project or Phase of the Project	Residential-cum-Commercial		

Period of validity of map by the Competent Authority	3 YEARS		

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. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.				1. Booked / Allotted -02 2. Sold-NIL	3. Booked/ Allotted - Sold -
					Percentage of booking	Percentage of booking

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	02
1	28	2. Sold -	NIL

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.				
3.	Water Supply Permission				
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. _____(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%	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	B+G+4-100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	BRICK WORK 90%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	80%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	65%	
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 requirements as me be required to complete project	Ground Floor	

	as per Specifications in Agreement of Sale. Any other activities		

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	YES	40%	
2.	Water Supply	YES	90%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	40%	
6.	Street Lighting	NO	0%	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	50%	
13.	Closed Parking	YES	50%	

14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	50%	
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads 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			

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	

	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	20011132000362
2.	Estimated Cost of the Project including land cost at the start of the Project	
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 .	
5.	Amount received during the Quarter	
6.	Actual Cost Incurred during the Quarter	
7.	Net amount at end of the Quarter	908018.67
8.	Total expenditure on Project **till date**	
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1BHK- 2 BHK - 3 BHK- 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
XV. BROCHURE /Prospectus		
XVI Grievance Redressal Officer **Name :** GURIYA KUMARI **Contact No :** 8210666457 **Email id :** BIPULDDNEWS@GMAIL.COM **Address :**		

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.

KISHAN TRADERS
गुड़िया कुमारी
Proprietor

Signature of Promoter

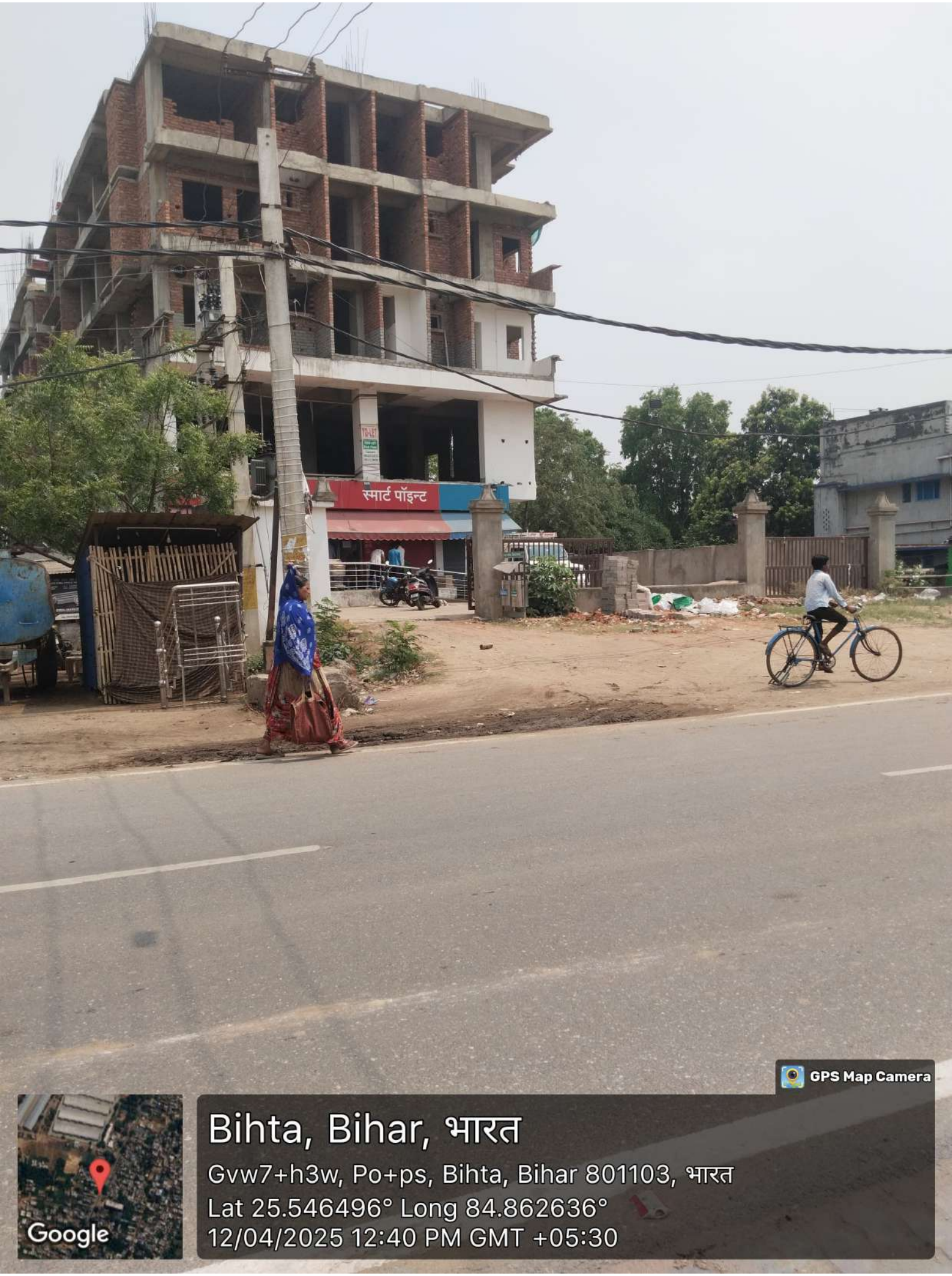
Name: Guriya Kumari

Date: 10/04/2025

ART POINT
स्मार्ट पॉइन्ट
TATA
GPS Map Camera
Raghopur, Bihar, India
Gvw6+9wf, Raghopur, Bihar 801103, India
Lat 25.545904° Long 84.862445°
09/01/25 03:38 PM GMT +05:30
Google

बाबा इन्जीनीयरींग वर्क्स
GPS Map Camera
Patna, Bihar, India
Gvw6+fx3, Main Road, Bihta, Raghopur, Patna, Raghopur,
Bihar 801103, India
Lat 25.546098° Long 84.862633°
09/01/25 03:35 PM GMT +05:30
Google

GPS Map Camera
Raghopur, Bihar, India
Gvw6+9wf, Raghopur, Bihar 801103, India
Lat 25.545961° Long 84.862432°
09/01/25 03:37 PM GMT +05:30
Google


स्मार्ट पॉइन्ट
GPS Map Camera
Bihta, Bihar, भारत
Gvw7+h3w, Po+ps, Bihta, Bihar 801103, भारत
Lat 25.546496° Long 84.862636°
12/04/2025 12:40 PM GMT +05:30
Google

SMART POINT
GPS Map Camera
राधोपूर, बिहार, भारत
Gvw7+f3h, राधोपूर, बिहार 801103, भारत
Lat 25.546116° Long 84.86276°
12/04/2025 12:41 PM GMT +05:30
Google

FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date 09-04-2025

To,
The Guriya kumari (Name & Address of Promoter),
C/O Kishan Traders, Patut Road
Raghopur, Bihta, Patna-801103

Subject: Certificate of Percentage of Completion of Construction Work of ---------- No. of Building(s)/---01--- Wing(s) of the---------- Phase of the Project [Bihar RERA Registration Number] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No---258---demarcated by its boundaries (latitude and longitude of the end points) ---------- to the North---------- to the South ----------to the East ---------- to the West of Division ---------- village Raghopur Block---Bihta--- District ---Patna--- PIN ---801103---admeasuring ---2955.62--- sq.mts. area being developed by [Promoter's Name]----------

Sir,
I/ We----------have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the ---------- Building(s)/----------Wing(s) of the ---------- Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. ---------- of Division ---------- Village ----------Block ---------- District ---------- PIN ---------- admeasuring ---------- sq.mts.area being developed by [Promoter's Name]----------

1. Following technical professionals are appointed by Owner / Promoter:—

(i) M/s/Shri/Smt. MANOJ KUMAR as L.S. / Architect;

(ii) M/s /Shri / Smt. ———— as Structural Consultant

(iii) M/s /Shri / Smt. ———— as MEP Consultant

(iv) M/s /Shri / Smt. ———— as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number under ____Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table-A

Building/ Wing number.....**(to be prepared separately for each building / wing of the project)**

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%.	
2.	Basements(if any)	100%.	
3.	Podiums(if any)	NA	
4.	Plinth	100%.	
5.	Stilt Floor	100%.	
6.	Slabs of Super Structure	B+G+4=100%.	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Brick Work 90%.	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	80%.	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%.	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	65%.	
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	Ground Floor	

TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads &Footpaths	YES	40%	
2.	Water Supply	YES	90%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	40%	
6.	Street Lighting	NO	0%	
7.	Community Buildings	NO	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NA	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation/Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	50%	
13.	Electric Meter Room	YES	50%	
14.	Any Other Amenities			

Manoj Kumar
(Architect)
Patna Municipal Corporation
Employment No. AR/04/15

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No.....)

FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date :09-04-2025

To,
The Guriya Kumari (Name & Address of Promoter),
C/O Kishan Traders, Patut Road
Raghopur, Bihta Patna 801103

Subject : Certificate of Cost Incurred for Development of [Project Name] KISHAN HOMES for Construction of Residential/Commercial building(s)/ 01 Wing(s) of the _____ Phase (Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No../C.N.No./CTSNo./SurveyNo./Final Plot No. 258 demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division _____ Village Raghopur Block Bihta District Patna PIN 801103 admeasuring 2955.62 sq.mts. area being developed by [Promoter]_____

Ref: Bihar RERA Registration Number BRERAP12427-2/1231/R-1111/2021

Sir,

I/ We_____ have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being Residential/Commercial Building(s)/ 01 Wing(s) of the _____ Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 258 of Division _____ Village Raghopur Taluka _____ District Patna PIN 801103 admeasuring _____ sq.mts. area being developed by [Owner/Promoter]

1. Following technical professionals are appointed by Owner / Promoter :—

(i) M/s /Shri/Smt _____ as L.S. / Architect ;
(ii) M/s /Shri/Smt Er. Vijay Kumar as Structural Consultant
(iii) M/s /Shri/Smt _____ as MEP Consultant
(iv) M/s /Shri/Smt _____ as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by _____ Quantity Surveyor* appointed by Developer/Engineer, and the assumption of

the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. _____(Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate / Completion Certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _____(Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from_____ (planning Authority) is estimated at Rs. _____(Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number_____ or called _____
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 414 Lakh
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 289.8 Lakh
3	Work done in Percentage (as Percentage of the estimated cost)	_____ % 70 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 124.2 Lakh
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. _____

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 414 Lakh
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. 289.8
3	Work done in Percentage (as Percentage of the estimated cost).	70 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 124.2 Lakh
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. _____

Er. Vijay Kumar
Structure Engineer
Lic No. SE/08/16/PMC

Yours Faithfully,

Signature of Engineer.

(Licence No. .....)

*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive