FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Registration no. of the Partnership firm/LLP Identification number/Any other	CIN NO. U45201BR2021PTC050824	Name of the Promoter's Entity SMART CHOICE HOMES PRIVATE LIMITED	Remarks
Address of the Promoter's Entity :	101, 1ST FLOOR, CHANDRAKANTA APARTMENT, RAM SUCHIT MISHRA PATH, BORING ROAD, PATNA		
Total Experience of the promoter in Real Estate sector (In Completed years)	13 YEARS		
Total Experience in Real Estate Sector after Commencement of RERA (In Completed years)	2.5 YEARS		
No of Projects done before Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP72041-1/138/R-1449/2022	Name of Project	RADHE ENCLAVE
Name of Promoter	SMART CHOICE HOMES PRIVATE LIMITED	Project Address	DANAPUR JANAKPURI COLONY, MAUZA- DANAPUR SAHJADPUR, PATNA
Project Registration is valid up to	15/06/2026		
Starting date of Project	05/08/2022		
Type of Project	Residential		
Name of the Competent Authority which sanctioned the project map			
Period of validity of map as granted by the Competent Authority concerned	14-05-2025		

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Total Number of sanctioned apartments/ unit-wise	Total Numbers of apartments in Promoter's share-	Total Numbers of apartments in Promoter's share-	Total Numbers of apartments in Landowner's share	Total Numbers of apartments in Landowner's share
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	1-BHK	555.00	01				
	2-BHK	4743.00	07				
	3-BHK	9888.00	12	04			
	4-BHK and over						
	shop						
	Office Space						
	Bunglow						
	Plots (in case of plots specific area of plot must be mentioned)						
		Total Carpet Area		% of total Units	% of total Units	% of total Units	% of total Units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

The details of the Association of Allottees need to be provided in the proforma of Association of Allottees attached with this Form.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO./OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allottees	(B) Cancelled by Promoters
Flat No./Plot no./Shop No./Etc. :	Flat No./Plot no./Shop No./Etc. :
*whether notice and reminder of cancellation was Served to the promoters by Allottee/s Yes/No	*whether notice and reminder of cancellation has been Served to the Allottees by serving Yes/No

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VI. DISCLOSURE OF BOOKED INVENTORY OF GARAGES/PARKING SPACE

Building Wise / Block Number	Total Number of Sanctioned Garages/Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted
	20	04

VII. 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	Validity up to		Attach Copy
1.	Environment Clearance	N/A			
2.	Fire N.O.C.	N/A			
3.	Airport Authority of India N.O.C.	N/A			
4.	Water Supply Permission	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

VIII. PROGRESS OF THE PROJECT–INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartment/Plots/Bungalow, the details have to be filled for each Block separately

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)	0%	
2.	Basements (if any)	0%	
3.	Podiums (if any)		
4.	Plinth	100%	
5.	Stilt Floor		
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats	100% 100% 0% 0%	

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	/Premises.		
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20% 30%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 100% 0%	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	0% 0% 10%	
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	
13.	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities	0%	
14.	Overall Percentage of Actual work Done and Final Completion date		

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS – PEOGRESS RELATED TO AMENITIES AND COMMON AREA				
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/yy

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				y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	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	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			
17.	Overall Percentage of Actual Work Done and final Completion date			

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X.	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			

XI.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	2065102000006668
2.	Estimated Cost of the Project including land cost at the start of the Project	4,70,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	3,00,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	NO

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5.	Amount received during the Quarter	2,51,000=00
6.	Actual Cost Incurred during the Quarter	2,35,874=00
7.	Net amount at end of the Quarter	15,126=00
8.	Total expenditure on Project **till date**	1,75,91,228=00
9.	Cumulative fund collected till the end of Quarter in question	1,80,19,023=00
10.	Cumulative expenditure done till the end of Quarter in question	1,75,91,228=00
11.	Percentage of Expenditure incurred of the total Estimated development cost of the project	

XIII. GEO TAGGED AND DATE PHOTOGRAPH (EACH BLOCK/BUILDING/APARTMENT/PLOTS/BUNGLOW) OF THE PROJECT			
The photograph must have date.			
(A)	Sr. No.		
	1.	Photographs showing Front Elevation	Attach
	2.	Photographs showing Rear Elevation	Attach
	3.	Photographs showing Side Elevation (Both Sides)	Attach
	4.	Photograph of each floor showing the progress of interior works	
	5.	Photographs of Common Areas (Staircase, Lift Area, Terrace, parking, etc.)	
(B)	Sr. No.		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	

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XIV. MISCELLANEOUS	
A	List of Legal Cases (if any) – Against Project / Promoter
1.	(a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No) NO
2.	No of Execution Cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No) NO
3.	No of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No) NO

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4.	No of Certificate cases /PDR cases against this project (a) Case No. RERA/CC-485/2023 (b) Name of Parties UNIVERSAL INFRAHOMES LLP Order passed, if Yes, Whether complied (Yes/No)

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Weather the project in progress as per time schedule or lagging behind? Yes/No
b. If yes, whether it would be completed on the completion date fixed as per RC. Yes/No.
c. If No, then Reason for delay:

XVI. BROCHURE /Prospectus : Copy of the brochure/prospectus to be uploaded with Form-7

XVII Name of Grievance Redressal Officer nominated by the promoter whom allottee can contact in case of any query or grievance

Name : MUKESH KUMAR
Contact No : 9835058602
Email id : homessmartchoice@gmail.com
Address : 101, 1ST FLOOR, CHANDRAKANTA APARTMENT, RAM SUCHIT MISHRA PATH, BORING ROAD, PATNA

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.

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Director

Signature of Promoter

Name:

Date:

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----------

To,
The _____ (Name & Address of Promoter),
Smart choice Homes Pvt Ltd
101, chandrakanta Apartment

Subject: Certificate of Percentage of Completion of Construction Work of----------No. of Building(s)/---------- 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---1649-------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 ----------Block---------- District ---------- PIN ---------- admeasuring ---------- sq.mts. area being developed by [Promoter's Name]--Smart choice Homes Pvt Ltd

Sir,
I/ We--Smart choice Homes Pvt--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. --1649---------- of Division --Danapur---------- Village --Saharsapur---Block --Danapur Nagar Parishad-- District ---Patna---------- PIN --801502---------- admeasuring ---------- sq.mts.area being developed by [Promoter's Name]--Smart choice Homes Pvt Ltd Patna

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

(i) M/s/Shri/Smt. _____as L.S. / Architect;
(ii) M/s /Shri / ~~Smt.~~ Ratnesh Kumar Pandey as Structural Consultant
(iii) M/s /Shri / Smt. _____ as MEP Consultant
(iv) M/s /Shri / ~~Smt.~~ Arvind Kumar _____ 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.

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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)	0%	
2.	Basements(if any)	0%	
3.	Podiums(if any)		
4.	Plinth	100%	
5.	Stilt Floor		
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises		
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.	80%	
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		

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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	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	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	0%	
13.	Electric Meter Room	Yes	0%	
14.	Any Other Amenities			

Yours Faithfully,

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

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

Reg. Architect
S.K. Anandkar
03/ARCH/18/N.P.DN
CA/2003/30588

Smart Choice

Director