FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending September of 2024 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U45201BR2021PTC050824	Name of Firm	SMART CHOICE HOMES PRIVATE LIMITED
Firm Address :	101, 1ST FLOOR, CHANDRAKANTA APARTMENT, RAM SUCHIT MISHRA PATH, BORING ROAD, PATNA		
Total Experience of promoter in Real Estate sector	13 YEARS		
Total Experience in Real Estate after Implementation of RERA	2.5 YEARS		
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	BRERAP72041-1/138/R-1449/2022	Name of Project/Phase of Registered Project	RADHE ENCLAVE
Name of Promoter	SMART CHOICE HOMES PRIVATE LIMITED	Project Address	DANAPUR JANAKPURI COLONY, MAUZA-DANAPUR SAHJADPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	15/06/2026		
Starting date of Project or Phase of the Project	05/08/2022		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	14-05-2025		

Smart Choice Homes Private Limited

Director

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 - FLAT-10	Total Number of Apartments in Landowner's share - FLAT-10
	1. 1 BHK	01	555.00	20	1. Booked / Allotted -04 2. Sold-NIL	3. Booked/ Allotted -NIL Sold -NIL
	2. 2 BHK, -	07	4743.00			
	3. 3 BHK	12	9888.00			
	4. Shop				Percentage of booking 40%	Percentage of booking 0%
	5. Bungalow					
	6. Plot etc.					

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 -	04
	20	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	N/A			
2.	Fire N.O.C.	N/A			
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

Smart Choice Homes Private Limited

Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 32/22-23

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 /Premises.	50%	
8.	Sanitary Fittings 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 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	0%	

Smart Choice Homes Private Limited

Director

	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	0%	
2.	Water Supply	YES		
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%	

Smart Choice Homes Private Limited

Director

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)			

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			

Smart Choice Homes Private Limited

Director

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	

X. 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
5.	Amount received during the Quarter	8,00,000=00
6.	Actual Cost Incurred during the Quarter	7,75,624=00
7.	Net amount at end of the Quarter	24,376=00
8.	Total expenditure on Project **till date**	1,66,68,739=00
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	1,66,68,739=00

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

Smart Choice Homes Private Limited

Director

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	RERA/CC-485/2023 UNIVERSAL INFRAHOMES LLP
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	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
1 BHK-01 2 BHK -07 3 BHK-12 4 BHK- Shop- Bungalow - Plot etc		

XV. BROCHURE /Prospectus

Smart Choice Homes Private Limited

Director

XVI Grievance Redressal Officer

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.

Smart Choice Homes Private Limited

Director

Signature of Promoter

Name:

Date:

Radhe Enterprise





Smart Choice Homes Private Limited