PROJECT NAME –P.S COMPLEX

PROMOTER NAME –PINNACLE ENGICON PRIVATE LIMITED

RERA REGISTRATION NO. BRERAP21217-1/131/R-1447/2022

QUARTERLY PROGRESS REPORT FOR RERA, BIHAR

Period – OCT TO DEC 2024

2024

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December 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. U45200BR2013PTC021176	Name of Firm	PINNACLE ENGICON PRIVATE LIMITED
Firm Address :	NOHSA BAGHICHA, NEAR ROYAL GREEN APARTMENT, PHULWARI SHARIF, PATNA 801505		
Total Experience of promoter in Real Estate sector			
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	BRERAP21217-1/131/R-1447/2022	Name of Project/Phase of Registered Project	P. S COMPLEX
Name of Promoter	PINNACLE ENGICON PRIVATE LIMITED	Project Address	NEW MAURYA VIHAR, KHAGAUL, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	12/06/2027		
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	25/04/2025		

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-25, SHOP-27	Total Number of Apartments in Landowner's share - FLAT-13, SHOP-16
	1. 1 BHK			FLAT-38 SHOP-43	1. Booked / Allotted -NIL	3. Booked/ Allotted-NIL
	2. 2 BHK, -	18	10672.02		2. Sold-NIL	Sold -NIL
	3. 3 BHK	20	14585.00			
	4. Shop	43	6241.76		Percentage of booking 0%	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:	
	48	1. Booked/Allotted -	NIL
		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.	DIG HG & FS CUM STATE FIRE OFFICER		12-12-2020	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	AAI		13-03-2019	
5.	Other Approval(s), if any, required for the Project.	N/A			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. PMAA/PCRN/SAIDPUR/DANAPUR/B+G+06/33/2020

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)	100%	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	40%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 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 as per Specifications in Agreement of Sale. Any other activities	0% 0% 0% 0% 0% 0%	

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	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	YES	0%	
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		
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
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	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.	7213935160
2.	Estimated Cost of the Project including land cost at the start of the Project	9,35,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	7,00,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	00=00
6.	Actual Cost Incurred during the Quarter	00=00
7.	Net amount at end of the Quarter	00=00
8.	Total expenditure on Project **till date**	00=00
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 1 BHK- 2 BHK, -18 3 BHK-20 4 BHK- Shop- 43 Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc NO BOOKING	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : ZUBAIR AZAM

Contact No :7258871339

Email id : shabbirazam7@gmail.com

Address : NOHSA BAGHICHA, NEAR ROYAL GREEN APARTMENT, PHULWARI SHARIF, PATNA 801505

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.

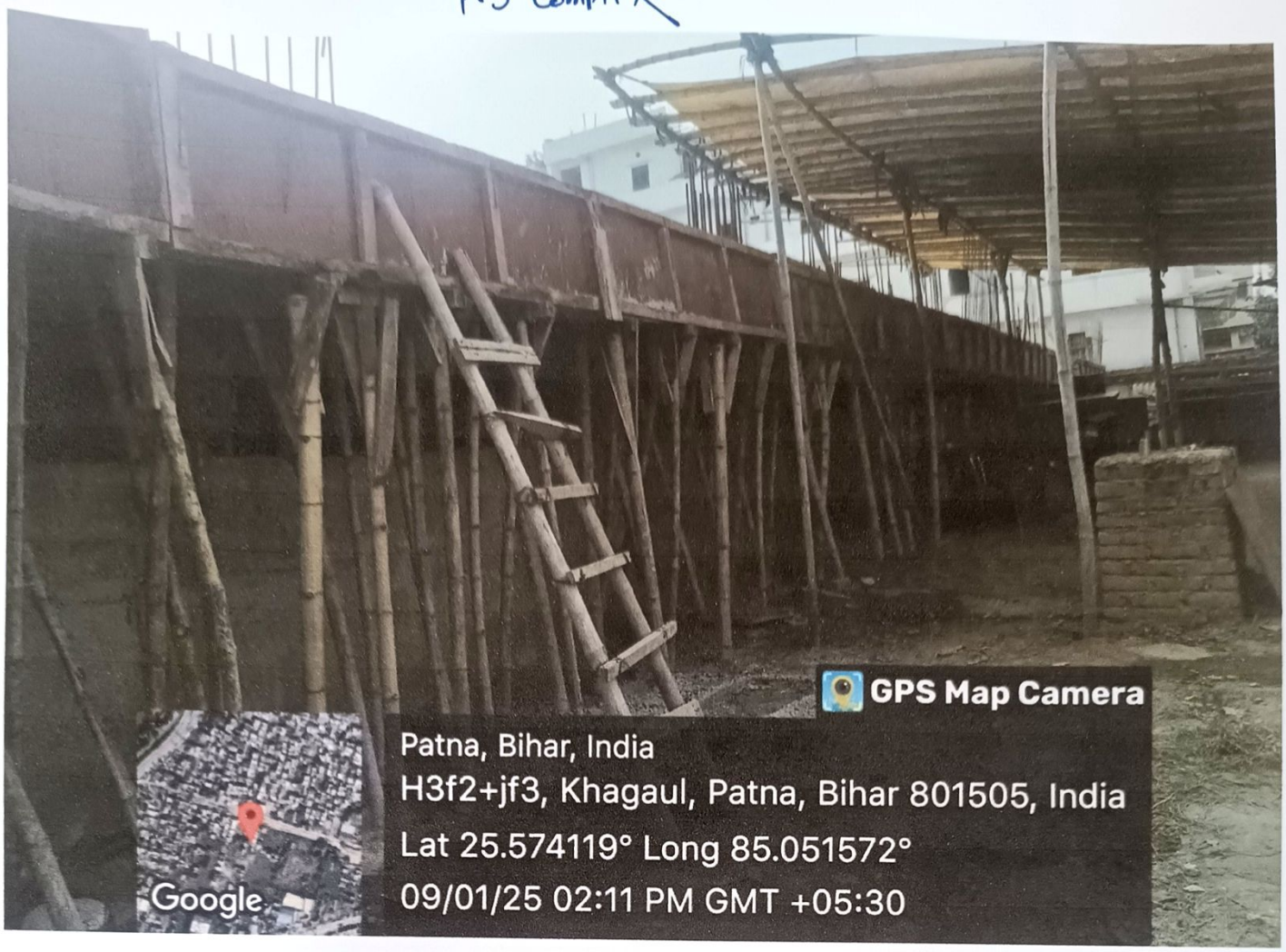


Signature of Promoter

Name: ZUBAIR AZAM

Date:

P.S Complex


GPS Map Camera
Patna, Bihar, India
H3f2+jf3, Khagaul, Patna, Bihar 801505, India
Lat 25.574119° Long 85.051572°
09/01/25 02:11 PM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
H3f2+mfj, Khagaul, Patna, Bihar 801505, India
Lat 25.574314° Long 85.051331°
09/01/25 02:09 PM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
H3f2+mfj, Khagaul, Patna, Bihar 801505, India
Lat 25.574232° Long 85.051215°
09/01/25 02:10 PM GMT +05:30
Google


GPS Map Camera
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09/01/25 02:09 PM GMT +05:30
Google

Pinnacle
ENGICON PVT LTD

Near. Royal Green Apartment
Nohsa Baghicha, Phutwari Sharif, Patna-801505
Mob. : +91 9430947688, 9430947689, 9430947691
E-mail : pinnacleengicon@gmail.com

Reff. ..... Date .....

BOARD RESOLUTION

Date: 01-12-2024
Place: PATNA

The Board of Directors of **M/s Pinnacle Engicon Private Limited** met today at the registered office of the company, and the following resolutions were passed unanimously:

1. Acknowledgment of the Death of Mr. Shabbir Azam
"RESOLVED THAT the Board of Directors expresses deep sorrow at the passing of Mr. Shabbir Azam (DIN: 06694064) on 21-11-2024, and acknowledges his invaluable contribution to the company during his tenure as a director."

2. Transfer of Shares to Legal Heir
"RESOLVED THAT the 50% shareholding held by late Mr. Shabbir Azam in **M/s Pinnacle Engicon Private Limited** be transferred to his legal heir, Mrs. Tabassum Ehsan (W/o Shabbir Azam), in accordance with the provisions of the Companies Act, 2013, and the Articles of Association of the company, subject to submission of necessary legal documentation, including the death certificate of Mr. Shabbir Azam, an indemnity bond, and supporting affidavits by Mrs. Tabassum Ehsan."

3. Appointment of New Director
"RESOLVED THAT Mrs. Tabassum Ehsan (W/o Shabbir Azam), the legal heir of the deceased director, be and is hereby appointed as an Additional Director of the company with effect from 20-11-2024, in accordance with Section 161 of the Companies Act, 2013, and the Articles of Association of the company, subject to regularization in the forthcoming general meeting of shareholders."

4. Authorization of Bank Signatories
"RESOLVED THAT Mr. Jubair Alam (DIN: 06694058), also known as Zubair Azam, and Mrs. Tabassum Ehsan (DIN to be applied) be and are hereby authorized as signatories to operate the bank accounts of the company maintained with INDIAN Bank Phulwari Sharif Branch , in the mode of operation: **'Any One' without any limit.**"

Pinnacle
ENGICON PVT LTD

Near. Royal Green Apartment
Nohsa Baghicha, Phutwari Sharif, Patna-801505
Mob. : +91 9430947688, 9430947689, 9430947691
E-mail : pinnacleengicon@gmail.com

Reff. ..... Date .....

5. Authorization to Represent the Company
"RESOLVED THAT any of the Directors of the company, including Mr. Jubair Alam (alias Zubair Azam) and Mrs. Tabassum Ehsan, be and are hereby authorized to represent the company before any government department, bank, court, or other authorities, and to sign, submit, and execute all necessary documents on behalf of the company as required."

6. Submission to NCLT
"RESOLVED THAT the entire action plan, including the acknowledgment of the death of Mr. Shabbir Azam, the transfer of shares to his legal heir, and the appointment of Mrs. Tabassum Ehsan as Additional Director, be submitted to the Hon'ble National Company Law Tribunal (NCLT), Kolkata Bench, in connection with the pending petition under Section 252(3) of the Companies Act, 2013, vide CP/252(KB)2022 and Rst.A (Companies Act) - 6/2024, for necessary approval and compliance."

7. Filing with Authorities Post-Restoration
"RESOLVED THAT once the company is restored, all necessary filings, including DIR-12 and share transfer forms, shall be made with the Registrar of Companies (ROC) to reflect the changes in the company's records."

Certified True Copy
For **M/s Pinnacle Engicon Private Limited**

PINNACLE ENGICON PVT. LTD.
D1 Zubair Azam. DIRECTOR

PINNACLE ENGICON PVT. LTD.
D2 Tabassum Ehsan DIRECTOR

Director
(DIN: 06694058)

सरल 2
S No 2

प्रपत्र 6
FORM 6

बिहार सरकार
GOVERNMENT OF BIHAR
योजना एवं विकास विभाग
DEPARTMENT OF PLANNING AND DEVELOPMENT
अखिल भारतीय आयुर्विज्ञान संसथान, फुलवारी शरीफ पटना
AIIMS Phulwari Sharif Patna

मृत्यु प्रमाण पत्र
DEATH CERTIFICATE

(जन्म और मृत्यु रजिस्ट्रीकरण अधिनियम, 1969 की धारा 12/17 तथा बिहार जन्म और मृत्यु रजिस्ट्रीकरण नियम 1999 के नियम 8/13 के अंतर्गत जारी किया गया)

(ISSUED UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS AND DEATHS ACT, 1969 AND RULE 8/13 OF THE BIHAR REGISTRATION OF BIRTHS AND DEATHS RULES 1999)

यह प्रमाणित किया जाता है कि निम्नलिखित सूचना मृत्यु के मूल लेख से ली गई है जो कि अखिल भारतीय आयुर्विज्ञान संसथान, फुलवारी शरीफ पटना तहसील फुलवारी जिला पटना राज्य/संघ प्रदेश बिहार, भारत के रजिस्टर मे उल्लिखित है।

THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR AIIMS PHULWARI SHARIF PATNA OF TAHSIL/BLOCK PHULWARI OF DISTRICT PATNA OF STATE/UNION TERRITORY BIHAR, INDIA

मृतक का नाम / NAME OF DECEASED: SHABBIR AZAM

लिंग / SEX: MALE

आधार संख्या / AADHAAR NUMBER:
XXXX-XXXX-0008

मृतक की आयु / AGE OF DECEASED:
42 YEARS 6 MONTH(S) 20 DAY(S)

मृत्यु की तिथि / DATE OF DEATH:
21-11-2024
TWENTY-FIRST-NOVEMBER-TWO THOUSAND TWENTY FOUR

मृत्यु का स्थान / PLACE OF DEATH:
AIIMS PHULWARISHARIF PATNA , PHULWARI SHARIF (NAGAR PARISHAD), PHULWARI, PATNA, BIHAR

पति/पत्नी का नाम / NAME OF HUSBAND / WIFE:

पति/पत्नी का आधार संख्या / AADHAAR NUMBER OF HUSBAND / WIFE:

माता का नाम / NAME OF MOTHER:

माता का आधार नंबर / AADHAAR NUMBER OF MOTHER:

पिता का नाम / NAME OF FATHER:
ABDUL ROUF

पिता का आधार नंबर / AADHAAR NUMBER OF FATHER:

मृतक का मृत्यु के समय का पता / ADDRESS OF THE DECEASED AT THE TIME OF DEATH:
NOHSA BAGICHA, PHULWARI SHARIF (NAGAR PARISHAD), PHULWARI, PATNA, BIHAR, 801505

मृतक का स्थायी पता / PERMANENT ADDRESS OF DECEASED :
NOHSA BAGICHA, PHULWARI SHARIF (NAGAR PARISHAD), PHULWARI, PATNA, BIHAR, 801505

पंजीकरण संख्या / REGISTRATION NUMBER:
D2024109039800026 46

पंजीकरण दिनांक / DATE OF REGISTRATION:
28-11-2024

टिप्पणी (यदि कोई हो) / REMARKS (IF ANY):

जारी करने की तिथि / DATE OF ISSUE:
28-11-2024

Updated On : 28-11-2024 15:25:48

'This QR code can be used to check the authenticity of the certificate'

प्राधिकारी के हस्ताक्षर / SIGNATURE OF ISSUING AUTHORITY :
रजिस्ट्रार (जन्म एवं मृत्यु)
Registrar (BIRTH & DEATH)
अखिल भारतीय आयुर्विज्ञान संसथान, फुलवारी शरीफ पटना
AIIMS Phulwari Sharif Patna

"प्रत्येक जन्म एवं मृत्यु का पंजीकरण सुनिश्चित करें / ENSURE REGISTRATION OF EVERY BIRTH AND DEATH"