FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending December of 2023

I. 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 Phaseof the Project	05/08/2022		
Type of Project or Phase of theProject	Residential		
Period of validity of map by the Competent Authority	25/04/2025		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -	 18 20 43 	 10672.02 14585.00 6241.76 	FLAT-38, SHOP-43	1. Booked/ Allotted - NIL 2. Sold -NIL

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	NIL
	48	2. Sold -	NIL

IV. 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			

V. Construction Progress of the Project

1. Building / Wing / Layout Number_____(To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	
4.	Plinth	100%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	10%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%

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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%

VI. 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)	Details
(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	NO	N/A	
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)			

VI. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
1.	Internal Roads & Footpaths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Landscaping and Tree Planning			
6.	Street Lighting			
7.	Disposal of sewage & Sullage Water			

8.	Water conservation/ Rain Water Harvesting			
9.	Energy Management			

VII. 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	

VIII. 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.	Amount received during the Quarter	18,50,000=00
4.	Actual Cost Incurred during the Quarter	18,44,988=00
5.	Net amount at end of the Quarter	7,586=00
6.	Total expenditure on Project **till date**	1,58,83,787=00
7.	Cumulative fund Collected till the end of Quarter in question	1,66,48,800=00
8.	Cumulative expenditure done till the end of Quarter in question	1,58,83,787=00

IX. Details of Mortgage or Charge if any created

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NO
2.	Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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.

PINNACLE ENGICON PVT. LTD.

DIRECTOR

Signature of Promoter

Name:

Date: