FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024

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. U43299BR2023PTC062666	Name of Firm	SATYASAROJ CONSTRUCTIONS PRIVATE LIMITED
Firm Address :	C/O SRI AKHILES PD. SINHA, KHAS MAHAL, CHIRAIYATAR, KARBIGAHIYA, PATNA BIHAR, K-SECTOR, SAMPATCHAK, PATNA - 800020, BIHAR		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA	01 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	BRERAP90103-1/117/R-1732/2024	Name of Project/Phase of Registered Project	SHIVPUJAN ENCLAVE APARTMENT
Name of Promoter	SATYASAROJ CONSTRUCTIONS PRIVATE LIMITED	Project Address	DHANWAN, MAUZA-KHARANTINTI, P.S. – BODH GAYA, DISTRICT-GAYA, BIHAR
Name of Co-promoter	N/A		
Project Registration is valid up to	07-04-2029		
Starting date of Project or Phase of the Project	22-07-2024		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	07-04-2029		

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-16	Total Number of Apartments in Landowner's share - FLAT-16
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	08 24		FLAT-32	1. Booked / Allotted -NIL 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 0%	Percentage of booking 0%

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 -	NIL
	32	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.	DIRECTOR-CUM-STATE FIRE OFFICER, BIHAR, PATNA		01-01-2024	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	AAI		28-08-2023	
5.	Other Approval(s), if any, required for the Project.	N/A			

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)	0%	
2.	Basements (if any)		
3.	Podiums (if any)		
4.	Plinth	0%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	20/12/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	15/08/2027 15/08/2027 10/04/2028 15/05/2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	15/09/2028 15/09/2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 0%	15/12/2028 15/12/2028 15/12/2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	15/08/2028 15/08/2028 15/08/2028 15/08/2028
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	0% 0% 0% 0% 0% 0%	15/12/2028 15/12/2028 15/12/2028 15/12/2028 15/12/2028 15/12/2028

	required to complete project as per Specifications in Agreement of Sale. Any other activities	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%	10/02/2029
2.	Water Supply	YES	0%	15/03/2029
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	15/03/2029
6.	Street Lighting	YES	0%	
7.	Community Buildings	N/A		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	YES	0%	15/03/2029
10.	Water Conservation / Rain Water Harvesting	YES	0%	15/03/2029
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	15/03/2029

14.	Open Parking	N/A		
15.	Electrical Meter Room, Sub-Station, Receiving Station	N/A		
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	


GPS Map Camera
Kharanti, Bihar, India
Pxm7+m39, Kharanti, Bihar 823004, India
Lat 24.73391° Long 84.962329°
15/01/25 01:57 PM GMT +05:30
Google


GPS Map Camera
Kharanti, Bihar, India
Pxm7+m39, Kharanti, Bihar 823004, India
Lat 24.733906° Long 84.962224°
15/01/25 02:00 PM GMT +05:30
Google



X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	7807812304
2.	Estimated Cost of the Project including land cost at the start of the Project	5,60,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,40,00,000=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	00=00
10.	Cumulative expenditure done till the end of Quarter in question	00=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
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 -08 3 BHK-24 4 BHK- Shop- 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 : SATYANARAYAN SINGH
Contact No : 9473386357
Email id : satyanarayansinghanand@gmail.com
Address : S/O- SRI AKHILESH PD SINHA, KHAS MAHAL, CHIRAINYATAR, KARBIGAHIYA, 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.



Signature of Promoter

Name:

Date:

Amit Kumar
B.Arch., AIIA

ARTCON DESIGN CONSULTANTS
Architects, Engineers, Interior Designers
Computer Aided Design
G-04, Laxmi Palace ,Mitra Compound
Boring Road, Patna-01
Mobile: 9386717726, 9931723771
E-mail: - artcondesign@consultant.com
www.artcondesignconsultants.com

FORM NO. 1
[See Regulation 3]

Date: 15/01/2025

ARCHITECT'S CERTIFICATE

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

For quarter ending Oct to Dec-2024

To,
M/s Satya Saroj Constructions Pvt. Ltd.
Khas Mahal Chiriyatad,Karbhigaiya,
Patna

Subject: Certificate of Percentage of Work executed in the project

Having project, Shivpujan Enclave Building(s) 1 Wing(s) of the Phase-1, bearing the Bihar RERA registration No. BRERAP 90103-1/117/R-1732/2024 and being developed on the plot bearing Khata No.- 194 Survey Plot No. – 1125 demarcated by its boundaries (latitude and longitude of the end points) of the land 25.567062° N & 85.100933° E situated in Kharanti Bodhgaya District- Gaya,. Admeasuring – 1122.89 sq.mts. area being developed by the promoter M/s Satya Saroj Constructions Pvt. Ltd.

Sir,

I, We Ar. Amit Kumar have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the Project, Shivpujan Enclave Building(s) 1 Wing(s) of the 1 Phase of the Project,Situated on the plot bearing C.S. No. ...../Survey Plot No. 1125 of Village-Kharanti Bodhgaya,District - Gaya,. admeasuring 1122.89 sq.mts. area being developed by the promoter M/s Satya Saroj Constructions Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
   - (i) M/s /Shri/Smt. Amit Kumar as L.S. / Architect;
   - (ii) M/s / Md Shahbaz Khan as Structural Consultant
   - (iii) M/s /Shri/Smt. Amit Kumar as Mechanical/Electrical/PlumbingConsultant (MEP)
   - (iv) M/s/Shri/Smt. Er. Ashish Kumar as Site Supervisor

Based on site Inspection, with respect to reach 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 BRERAP 90124-1/93/R-1399/2022 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 1 (to be prepared separately for each Building/Wing of the project)

1. Construction Progress of the Project		
1. Plan Case No. P/Sai Chak/PRN-G+3/477/2022		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	NIL
2.	Basements (if any)	N/A
3.	Podiums (if any)	N/A
4.	Plinth	NIL
5.	Stilt Floor	NIL
6.	Slabs of Super Structure	NIL
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	NIL
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NIL
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NIL
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NIL
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.	5%

TABLE – B

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

2. Amenities and Common Area and External Infrastructure Development Works)				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actualWork Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	NIL	
2.	Water Supply	YES	NIL %	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0.0%	
5.	Landscaping & Tree Planting	NO	N/A	N/A
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	NO	N/A	
10.	Water Conservation/Rain Water Harvesting	YES	0%	
11.	Energy Management	NO	N/A	
12.	Fire Protection and Fire Safety Requirements	YES	0%	N/A
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)			

Yours Faithfully,

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

Signature & Name (IN BLOCK LETTERS) of L. S./Architech
(Registration No. /license No. .....)

Amit Kumar
B.Arch., AIIA

ARTCON DESIGN CONSULTANTS
Architects, Engineers, Interior Designers
Computer Aided Design
G-04, Laxmi Palace ,Mitra Compound
Boring Road, Patna-01
Mobile: 9386717726, 9931723771
E-mail: - artcondesign@consultant.com
www.artcondesignconsultants.com

FORM NO. 2

[See Regulation 3] Date **14/01/2025**

ENGINEER'S CERTIFICATE

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

For the quarter ending December-2024

To,
M/s Satya Saroj Constructions Pvt. Ltd.
Khas Mahal Chiriyatad,Karbhigaiya,
Patna

Subject : Certificate of Cost Incurred for Development of Shivpujan Enclave for Construction of building(s) 01 Wing(s) of the 1 Phase, Bihar RERA Registration Number: BRERAP 90103-1/117/R-1732/2024, situated on the plot bearing C.N. No. Khata No. -194, Survey Plot No 1125, No demarcated by its boundaries (latitude and longitude of the end points) 25.6007° N & 85.0349° E, Village- Kharanti Bodhgaya District- Gaya, Admeasuring 1122.89 sq.mts. area being developed by M/s Satya Saroj Constructions Pvt. Ltd.

Ref: Bihar RERA Registration Number: BRERAP 90103-1/117/R-1732/2024

I, We **Ar. Amit Kumar** have undertaken assignmentof certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Shivpujan Enclave Building(s) 01 Wing(s) of the 1 Phase situated on the plot bearing/ CTS No. /Survey No./ Plot No.- No. 1125, of Village- Kharanti Bodhgaya District- Gaya, admeasuring 1122.89 sq.mts. area being developed by M/s Satya Saroj Constructions Pvt. Ltd

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

(i) M/s /Shri/Smt. Amit Kumar as L.S. / Architect;
(ii) M/s /Rajeev Sharan as Structural Consultant
(iii) M/s /Shri/Smt. Amit Kumar as Mechanical/Electrical/PlumbingConsultant (MEP)
(iv) M/s/Shri/Smt. Er. Santosh Kumar as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupation 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 Schedule of rates (name of the schedule of Rates) and

Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by Er. Ashish Kumar as Quality 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. 61323673.23 (Total of Table A and B). The estimated Total Costof project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Amit Kumar being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2, 49,880.28 (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 Occupation Certificate/ Completion Certificate from Amit Kumar planning Authority) is estimated at Rs. 62663792.95 (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 1 or called Block

(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. Rs. 61323673.23
2.	Cost incurred as on (Based on the Estimated cost)	Rs. 2, 49,880.28
3.	Work done in Percentage (As Percentage of the estimated cost)	1%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 61073792.95
5.	Cost Incurred on Additional/Extra Items as on not included in theEstimated Cost (Annexure A)	Rs. 35,00000.00

TABLE-B

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

Sr. No.	Particulars	Amounts In Rs.
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. 15,90,000.00
2.	Cost incurred as on (Based on the Estimated cost).	Rs. nil
3.	Work done in Percentage (As Percentage of the estimated cost).	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 15,90,000.00
5.	Cost Incurred on Additional/Extra Items as on not included in theEstimated Cost (Annexure A).	Rs. 35,00000.00

Yours Faithfully,

RAJEEV SHARAN
Registration No.
BR/UDHD/SE/23-0156
UDHD, Government of Bihar

Signature of Engineer. (License No.)

1. The scope of work is to complete entire Real Estate Project as perdrawings 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 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 placemarked (*).

3. The estimated cost includes all labour, material, equipment and machineryrequired 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.

Annexure A

List of Extra/Additional Items executed with cost (Which were not Part of the original Estimate of Total Cost)