FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending 31st 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	Registration No: U70109BR2015PTC033121	Name of Firm	Harsharpit Realtech Pvt. Ltd.
Firm Address :	BIBI Ganj, Near Oxford School, Muzaffarpur, Bihar.		
Total Experience of promoter in Real Estate sector	06 Months		
Total Experience in Real Estate after Implementation of RERA	06 Months		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Zero Zero Zero Zero	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Zero Zero Zero Zero	

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP35953-1/130/R-1778/2024**	Name of Project/Phase of Registered Project	S. K. Tower
Name of Promoter	**Harsarpit Realtech Pvt. Ltd.**	Project Address	WARD-28, DAMUCHAK, MUZAFFARPUR
Project Registration is valid up to	30.06.2028		
Starting date of Project or Phase of the Project	30.10.2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority concerned	04.03.2029		

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Tota Nos. of Sanctioned Apartments/unit-wise	Total Number of Apartments in Promoter's share	Total Number of Apartments in Promoter's Share-	Total Number of Apartments in Landowner Share-	Total Number of Apartments in Landowner Share-
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	2 BHK	627 SQM	8	00	00	Don't Know	Don't Know
	3 BHK	897 SQM	8				
		Total		00% of Total units	00 % of Total units	% of Total units	% of Total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES:

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

00% booking

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

(A) Cancelled by Allottees	(B) Cancelled by Promoters.
FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC	FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC
*Whether notice and reminder of cancellation was served to the promoter by Allottees	*Whether notice and reminder of cancellation has been served to the Allottees by Serving
Yes/No	Yes/No

VI DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building/ Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	00
01	Developer Share- 08	2. Sold -	00

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	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				

Harsharpit Realtech Pvt. Ltd.

Amarish Kumar

4.	NOC from Airport Authority of India	N.A.			
5.	Other Approval(s), if any, required for the Project.	N.A.			

VIII. PROGRESS OF THE PROJECT – Internal infrastructure Development

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)	80%	20.10.2023
2.	Basements (if any)	N.A.	N.A.
3.	Podiums (if any)	N.A.	N.A.
4.	Plinth	100%	15.11.2023
5.	Stilt Floor	100%	10.03.2024
6.	Slabs of Super Structure	60%	10.02.2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00%	01.04.2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00%	24.05.2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50%	21.07.2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%	01.04.2028
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	10%	20.09.2028
12.	NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	00%	01.02.2028

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13.	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing,Compound Wall and all other requirements as be required to complete project as per specifications in Agreement for Sale. Any Other activities.	00%	01.02.2028
14.	Overall Percentage of Actual Work Done and final completion date.	15%	30.06.2028

IX. EXTERNAL INFRASTRUCTUREDEVELOPMENT WORKS – PROGRESS RELATED TO AMENITIES AND COMMON AREA AND

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	10.06.2028
2.	Water Supply	YES	0	10.06.2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	10.06.2028
4.	Storm Water Drains	-	-	NA
5.	Landscaping & Tree Planting	YES	0	10.06.2028
6.	Street Lighting	YES	0	10.06.2028
7.	Community Buildings	-	-	NA
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0	10.06.2028
9.	Solid Waste Management & Disposal	YES	0	10.06.2028
10.	Water Conservation / Rain Water Harvesting	YES	0	10.06.2028
11.	Energy Management	YES	0	10.06.2028

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12.	Fire Protection and Fire Safety Requirements	YES	0	10.06.2028
13.	Closed Parking	YES	0	10.06.2028
14.	Open Parking	YES	0	10.06.2028
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	10.06.2028
16.	Others (Option to Add More)	-	-	NA
17.	Overall Percentage of Actual Work Done and final completion date			

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

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	N.A.	N.A.	N.A.
2.	Water Supply	N.A.	N.A.	N.A.
3.	Sewerage Chambers Septic Tank	N.A.	N.A.	N.A.
4	Drains	N.A.	N.A.	N.A.
5.	Parks, Land Scaping and Tree Planting	N.A.	N.A.	N.A.
6.	Street Lighting	N.A.	N.A.	N.A.
7.	Disposal of sewage & sullage water	N.A.	N.A.	N.A.
8.	Water conservation/Rain Water Harvesting	N.A.	N.A.	N.A.
9.	Energy Management	N.A.	N.A.	N.A.

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XI. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	5428789809
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 10500000
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 30000000
4.	Any Variation in Development Cost which is declared at the start of the Project.	No
5.	Amount received during the Quarter	Rs.00
6.	Actual Cost Incurred during the Quarter	Rs. 10,00,000
7.	Net amount at end of the Quarter	Rs.,00
8.	Total expenditure on Project **till date**	Rs. 1,00,00,000 Approx
9.	Cumulative fund collected till the end of Quarter in question	Rs.00
10.	Cumulative expenditure done till the end of Quarter in question	Rs.1,00,00,000 Approx

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NONE

XIII. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached
	4.	Photograph of each floor showing progress of interior works	Attached
	5.	Photograph of Common Areas (Staircase, Lift, Area, Terrace, Parking,etc)	Attached
(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	Attached

XIV. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	Harsharpit Realtech Pvt. Ltd. Director

1	(a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)
2	No. of Execution Cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)
3	No. of Suo-Moto cases against this project (a) Case No. **RERA/SM/613/2023** (b) Name of Parties Order Passed, **No**
4	No. of Certificate cases/PDR cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Weather the project in progress is as per time schedule or lagging behind?
- No

b. If yes, whether it would be completed on the completion date fixed as per RC.
Yes

c. If No, then Reason for delay:

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

XVIL.Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance

Name:

Contact No:

Email id:

Address:

Harsharpit Realtech Pvt. Ltd.
Director

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. I am/we are executing this undertaking to attest to the truth of all the foregoing information and to apprise the

Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Harsharpit Realtech Pvt. Ltd.

Director

Signature of Promoter

Name: Amresh

Date: