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	DEED NO. 23 DATED -08-03-20222	Name of Firm	ANUP RAJ VISHAL SAGAR CONSTRUCTION
Firm Address :	YADAV BHAWAN, MOHANPUR, PUNAICHAK, PATNA		
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	BRERAP95816-1/139/R-1774/2024	Name of Project/Phase of Registered Project	YASHODA RAJKUMARI ENCLAVE
Name of Promoter	ANUP RAJ VISHAL SAGAR CONSTRUCTION	Project Address	MUSTAFAPUR, NEAR DEOLOK MANDIR, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	17/02/2029		
Starting date of Project or Phase of the Project	28/10/2024		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	17/02/2029		

ANUP RAJ VISHAL SAGAR CONSTRUCTION
Partner
Builder Reg. No.-BR/UDHD/BLD/...

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-08	Total Number of Apartments in Landowner's share - Flat-10
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	18		FLAT-18	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:	
	18	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.	DIRECTOR-CUM-STATE FIRE OFFICER		10-01-2024	
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			

ANUP RAJ VISHAL SAGAR CONSTRUCTION

Partner

Builder Reg. No.-BR/UDHD/BLDR/P/[illegible]33

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 101/23-24

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)	N/A	
4.	Plinth	0%	
5.	Stilt Floor	0%	30-12-2025
6.	Slabs of Super Structure	0%	30-05-2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30-12-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30-12-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30-12-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30-12-2027

ANUP RAJ VISHAL SAGAR CONSTRUCTION

Partner

Builder Reg. No.-BR/UDHD/BLDR/

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%	30-06-2028

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%	30-12-2028
2.	Water Supply	YES	0%	30-12-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30-12-2028
4.	Storm Water Drains	NO	N/A	
5.	Landscaping & Tree Planting	YES	0%	30-12-2028
6.	Street Lighting	YES	0%	30-12-2028
7.	Community Buildings	NO	N/A	

ANUP RAJ VISHAL SAGAR CONSTRU...
Partner
Builder Reg. No.-BR/UDHD/BLDR/...

8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	0%	30-12-2028
10.	Water Conservation / Rain Water Harvesting	YES	0%	30-12-2028
11.	Energy Management	YES	0%	30-12-2028
12.	Fire Protection and Fire Safety Requirements	YES	0%	30-12-2028
13.	Closed Parking	YES	0%	30-12-2028
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	30-12-2028
16.	Others (Option to Add More)	NO		

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			

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Partner

Reg. No.-BR/UGHO/BLD/

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	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- 2 BHK - 3 BHK-18 4 BHK- Shop- Bungalow - Plot etc	NO BOOKING	

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : vishal sagar
Contact No : 8210056285
Email id : vishalsagar6644@gmail.com
Address : YADAV BHAWAN, MOHANPUR, PUNAICHAK, PATNA

ANUP RAJ VISHAL SAGAR CONSTRUCT...

Partner

...er Reg. No.-BR/UDH/DILDR...

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.

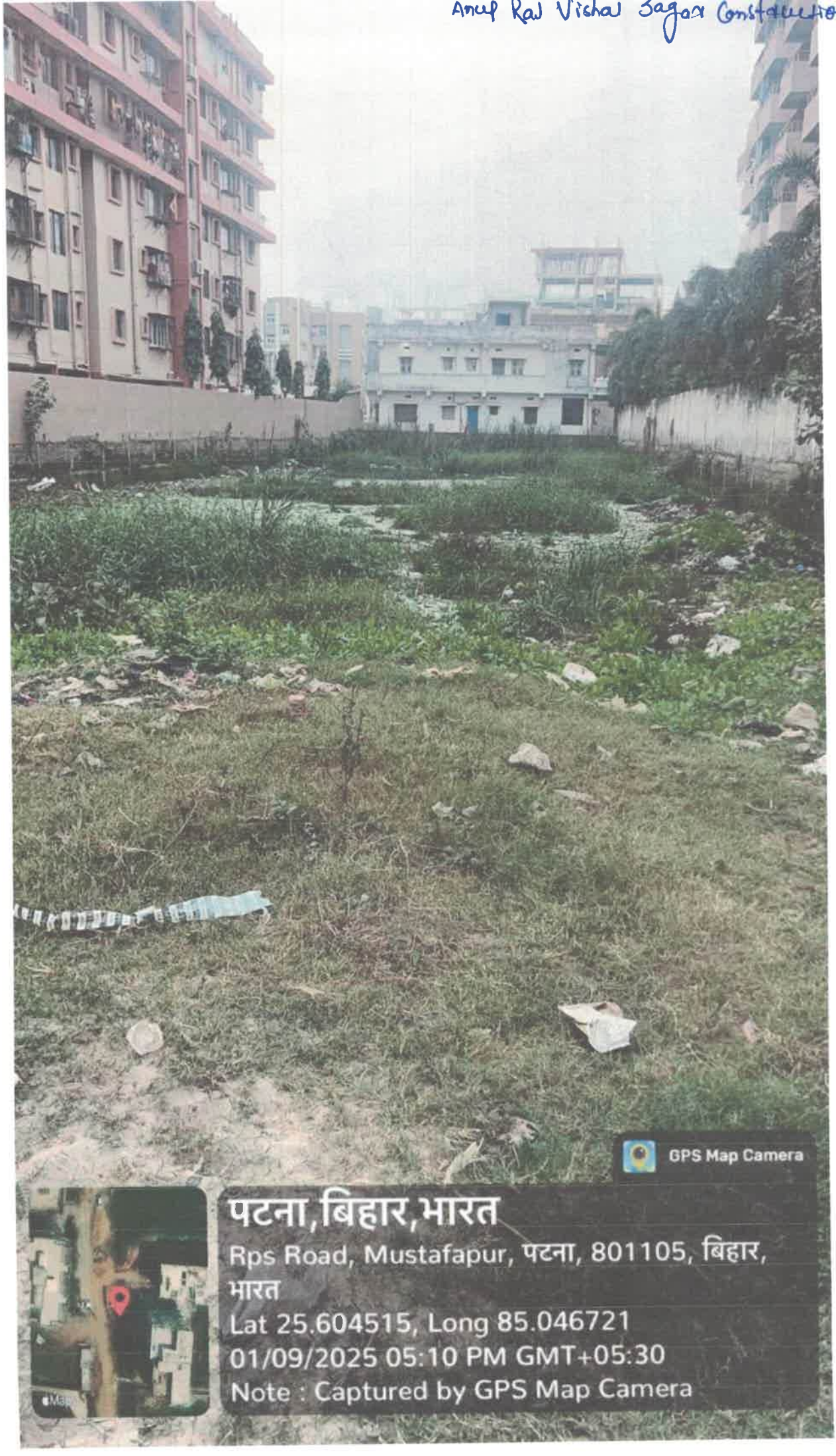
ANUP RAJ VISHAL SAGAR CONSTRUCTI
Partner
Reg. No.-BR/UDHD/BLDR/

Signature of Promoter

Name:

Date:

Anup Rai Vishal Sagar Construction



FORM No. 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date:- 07-01-2025

To,
M/S ANUP RAJ VISHAL SAGAR CONSTRUCTION ,
PARTNER -SRI VISHAL SAGAR ,S/O SRI ANUP RAJ YADAV
,AT.- SHIV RAJ YADAV PATH, MOHANPUR, PUNAICHAK,
PATNA, STATE – BIHAR, PIN – 800023, Mobile –8210056285,
E mail – vishalsagar6644@gmail.com

Subject: Certificate of Percentage of Completion of Construction Work of **"YASHODA RAJ KUMARI ENCLAVE"** No. of Building(s)/ **01** Wing(s) of the **M/S ANUP RAJ VISHAL SAGAR CONSTRUCTION** ,Phase of the Project **BRERA P95816-1/139/R-1774/2024** situated on NEAR **RPS ENGG.COLLEGE ROAD ,MUSTAFAPUR,PATNA,** the Plot bearing **Khata No. 110** , Plot No. **876(P)** , demarcated by its boundaries (Latitude and longitude of the end points) **25°60'44.69'',85°04'60.39''** to the **North** , **25° 60'43.38'',85°04'61.22''** to the **South , 25° 60'43.57'',85°04'65.59''** to the **East ,25° 60'44.49'',85°04'56.42''** to the **West** ,Division- **Danapur** , Village- **Mustafapur,** Block- **Patna Sadar,** District- **Patna** , PIN- **801105,**admeasuring **2067.17** sq. mts area being developed by the Promoter **M/S ANUP RAJ VISHAL SAGAR CONSTRUCTION**

Sir ,
I **Manoj Kumar** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **"YASHODA RAJKUMARI ENCLAVE"**, Building(s)/ 01 Wing(s) of the **……**Phase of the Project, situated on **NEAR RPS ENGG.COLLEGE ROAD MUSTAFAPUR,PATNA,** the Plot bearing **Khata No. 110** , Plot No. **324** , Division- **Danapur** , Village- **Mustafapur,** Block- **Patna Sadar,** District- **Patna** , PIN- **801105,**admeasuring **2067.17** sq. mts.area being developed by the Promoter **M/S ANUP RAJ VISHAL SAGAR CONSTRUCTION ,**

Following technical professionals are appointed by Owner/ Promoter:
Shri **Manoj Kumar** as L.S./Architect;
Shri **Vijay Kumar** as Structural Consultant
Shri **Krishna Gopal Prasad** as Mechanical/ Electrical / Plumbing Consultant (MEP)
Shri **Rohit Shekhar** as Site Supervisor

Based on Site Inspection , with respect to each 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 **BRERA P95816-1/139/R-1774/2024** 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.

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

Table-A

Building/ Wing number 01 (to be prepared separately for each building / wing of the project)

S.No.	Task/Activity	Percentage of Actual Work Done	Projected date of Completion (DD/MM/YYYY)
1.	Excavation(if any)	0%	
2.	Basements(if any)	0%	
3.	Podiums(if any)	N/A	
4.	Plinth	0%	
5.	Stilt Floor	0%	30-12-2025
6.	Slabs of Super Structure	0%	30-05-2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windowswithin Flats /Premises.	0%	30-12-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	0%	30-12-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30-12-2027
10.	External plumbing and externalplaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30-12-2027
11.	Installation of Lifts, water pumps,Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, Finishing to entrance lobby/splint protection, paving of areas appurtenant to Building/Wing,Compound Wall and all other	0%	30-06-2028

Yours Faithfully,

MANOJ KUMAR (Architect)
CoA No.-CA/2002/29414

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

MANOJ KUMAR

(Registration No./License No.- CA/2002/29414)

TABLE B

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

S.No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads &Footpaths	YES	0%	30-12-2028
2.	Water Supply	YES	0%	30-12-2028
3.	Sewerage (Chamber, Line,Septic Tank, STP)	YES	0%	30-12-2028
4.	Storm Water Drains	N/A		30-12-2028
5.	Landscapin & Tree Planting	N/A		
6.	Street Lighting	YES	0%	30-12-2028
7.	Community Buildings	N/A		
8.	Treatment and Disposal ofSewage and Sullage Water	N/A		
9.	Solid Waste Management& Disposal	N/A		
10.	Water Conservation/Rain Water Harvesting	YES	0%	30-12-2028
11.	Energy Management	YES	0%	30-12-2028
12.	Fire Protection and FireSafety Requirements	YES	0%	30-12-2028
13.	Electric Meter Room	YES	0%	30-12-2028
14.	Any Other Amenities			

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

Architect / Engineer Signature

(Registration No./License No)

Managing Director
Signature & Name of the Promoter