

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. U45309BR2021PTC051083	Name of Firm	NUTAN BUILDCON PRIVATE LIMITED
Firm Address :	PLOT NO-820, MOTIJHARI ENCLAE, G FLOOR PILLER NO-4, BAILEY ROAD, AMBEDKAR PATH , KHAJPURA, BIHAR, INDIA - 800014		
Total Experience of promoter in Real Estate sector	06 YEARS		
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	BRERAP02920-1/141/R-1455/2022	Name of Project/Phase of Registered Project	MALTI RAJENDRA ENCLAVE
Name of Promoter	NUTAN BUILDCON PRIVATE LIMITED	Project Address	S.K PURAM LANE NO-15, ARYA SAMAJ MANDIR ROAD, BAILEY ROAD, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	15/07/2027		
Starting date of Project or Phase of the Project	31/08/2022		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority			

NUTAN BUILDCON PRIVATE LIMITED

Deekrishn Singh
Director

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 -	Total Number of Apartments in Landowner's share -
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	09	5994	09	1. Booked / Allotted -NIL 2. Sold-NIL Percentage of booking 0%	3. Booked/ Allotted-NIL Sold -NIL 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)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- NIL
	09	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				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

NUTAN BUILDCON PRIVATE LIMITED

Deekrish Singh

Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be filled 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/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	G+4=100%0%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	80%	30-05-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	40%	30-05-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	40%	15-07-2025
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 may be	20%	15-08-2025

NUTAN BUILDCON PRIVATE LIMITED

Jee Krishan Singh
Director

	required to complete project as per Specifications in Agreement of Sale.		
	Any other activities		

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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	70%	15-06-2025
2.	Water Supply	YES	30%	15-05-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	20%	25-06-2025
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	5%	30-08-2025
6.	Street Lighting	YES	0%	30-08-2025
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	15-10-2025

NUTAN BUILDCON PRIVATE LIMITED
 Jee Krishn Singh
 Director

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		15-10-2025
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			

WATER SUPPLY & SEWERAGE BOARD LIMITED

Deo Krishan Singh
Director

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	



NUSTAN BUILDERS PRIVATE LIMITED
Jee Krishna Singh
Director



X. FINANCIAL PROGRESS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	9220200043571654
2.	Estimated Cost of the Project including land cost at the start of the Project	2,11,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	1,29,00,000=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	

MUKAN ENTERPRISES PRIVATE LIMITED
Deo Krishna Singh
 Director

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 -09 3 BHK- 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

NUTAN BUILDCON PRIVATE LIMITED

 Director

XV. BROCHURE /Prospectus**XVI Grievance Redressal Officer****Name :** DEO KRISHNA SINGH**Contact No :** 9576254273**Email id :** deokrishnasingh0007@gmail.com**Address :** PLOT NO-820, MOTIJHARI ENCLAVE, G FLOOR, PILLER NO-4, AMBEDKAR PATH, BAILEY ROAD, 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.

MUTAN BUILDCON PRIVATE LIMITED
Deokrishna Singh
Director

Signature of Promoter

Name:

Date:

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:- 08-01-2025

To,
NUTAN BUILDCON PVT.LTD.
Director- Deo Krishna Singh,
At.- plot no.-820, Motijhari Enclave, G.F. , Piller no.- 04,
Bailey road, Ambedkar path, Khajpura, Bihar

Subject: Certificate of Percentage of Completion of Construction Work of " **MALTI RAJENDRA ENCLAVE**" No. of Building(s)/ 01 Wing(s) of the Phase of the Project **BRERA P02920-1/141/R-1455/2022** situated on S.k. Puram Lane no.-15, Arya Samaj Mandir road, Bailey road, Patna, the Plot bearing **Khata No. 458** , Plot No. **1540(P)** , demarcated by its boundaries (Latitude and longitude of the end points) **25°62'25.44,85°04'97.33"** to the North , **25°62'26.41,85°04'98.13"** to the South , **25°62'26.74,85°04'98.30"** to the East , **25°62'26.04,85°04'95.05"** to the West , Division- **Danapur** , Village- **Danapur Shahjadpur**, Block- **Danapur**, District- **Patna** ,admeasuring **710.44** sq. mts area being developed by the Promoter **NUTAN BUILDCON PVT.LTD.**

Sir ,
I **Manoj Kumar** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the " **MALTI RAJENDRA ENCLAVE**" Building(s)/ 01 Wing(s) of the Phase of the Project, situated on S.k. Puram Lane no.-15, Arya Samaj Mandir road, Bailey road, Patna ,the Plot bearing **Khata No. 109** , Plot No.**896(P)**, Division- **Danapur** , Village- **Mustafapur**, Block- **Danapur**, District- **Patna** ,admeasuring **710.44** sq. mts. area being developed by the Promoter **NUTAN BUILDCON PVT.LTD.**

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 P02920-1/141/R-1455/2022** 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.


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)	100%	
2.	Basements(if any)	100%	
3.	Podiums(if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	G+4=100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	80%	30-05-2025
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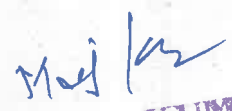

MANOJ KUMAR
 (Architect)
 CoA No.-CA/2002/29414

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	70%	15-06-2025
2.	Water Supply	YES	30%	15-05-2025
3.	Sewerage (Chamber, Line,Septic Tank, STP)	YES	20%	25-06-2025
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	05%	30-08-2025
6.	Street Lighting	YES	0%	30-08-2025
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal ofSewage 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	YES	0%	15-10-2025
12.	Fire Protection and FireSafety Requirements	NO	N/A	
13.	Electric Meter Room	YES	0%	15-10-2025
14.	Any Other Amenities			

Yours Faithfully,

Manoj K (MANOJ KUMAR)

MANOJ KUMAR

(Architect)

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

MANOJ KUMAR

CoA No.-CA/2002/29414

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



GPS Map Camera

Danapur, Bihar, India

15, Arya Samaj Mandir Rd, Shri Krishna Puram, Danapur, Patna, Bihar
801503, India

Lat 25.622544° Long 85.049733°

06/01/25 03:44 PM GMT +05:30





GPS Map Camera



Patna, Bihar, India

J2fx+2m9, Lane Number 15, Shri Krishna Puram, Danapur Nizamat,
Patna, Danapur, Bihar 801503, India

Lat 25.622604° Long 85.049505°

06/01/25 03:44 PM GMT +05:30