FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of March 2023 (year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP31647-1/182 R-1489/2022	Name of Project/Phase of Registered Project	RAGHU NANDAN DHYANMUKHI NIWAS
Name of Promoter	SKY DEVELOPERS	Project Address	SALAMEPUR, DUMRA SAMANPURA PATNA
Name of Co-promoter			
Project Registration is valid up to	27-07-2027		
Starting date of Project or Phase of the Project	10-11-2022		
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		PATNA NAGAR NIGAM 5 YEARS	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
RAGHU NANDAN DHYANMUKHI NIWAS BLOCK A (G+5) " B G+5	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -		22 (DEVELOPER SHARE)	1. Booked/ Allotted - 03 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK A + BLOCK B	22.5	1. Booked/Allotted -	03
		2. Sold -	

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	NA	—	—	—
2.	Fire N.O.C.	STATE FIRE OFFICE PATNA		19-12-2019	YES

3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	AIRPORTS AUTHORITY OF INDIA	20-06-2019		Yes
5.	Other Approval(s), if any, required for the Project.	NA			

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. PMC BPAS-0029/2020 (To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	
		Block A	Block B
1.	Excavation (if any)	100 %	100 %
2.	Basements (if any)	NA	00 %
3.	Podiums (if any)	NA	NA
4.	Plinth	100 %	00 %
5.	Stilt Floor	NA	NA
6.	Slabs of Super Structure	01 %	00 %
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00 %	00 %
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00 %	00 %
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	00 %	00 %
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00 %	00 %
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	00 %	00 %

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	00 %

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	NO		
2.	Water Supply	YES	10 %	PUMPED IS INSTALLED
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	00 %	
4.	Storm Water Drains	YES	00 %	
5.	Landscaping & Tree Planting	YES	00 %	
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	00 %	
9.	Solid Waste Management & Disposal	YES	00 %	
10.	Water Conservation / Rain Water Harvesting	YES	00 %	
11.	Energy Management	YES	00 %	
12.	Fire Protection and Fire Safety Requirements	YES	00 %	
13.	Closed Parking	YES	00 %	

14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	00 y.	
16.	Others (Option to Add More)	NA		

VII.	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	" "
(B)		Photograph of each floor	" "

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	92202003938 7393
2.	Estimated Cost of the Project including land cost at the start of the Project	1350 ~~CR~~ LAKH
3.	Amount received during the Quarter	NIL
4.	Actual Cost Incurred during the Quarter	8,94,661-/-
5.	Net amount at end of the Quarter	85,730-/-
6.	Total expenditure on Project **till date**	
7.	Cumulative fund collected till the end of Quarter in question	8,94,661
8.	Cumulative expenditure done till the end of Quarter in question	8,94,661

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	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	

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 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.

For Sky Developers

Partner

For Sky Developers

Partner

Signature of Promoter

Name: Md. Aftab

Date: 15/04/2023

Firoz Khan

15/04/2023

Saba & Co
Chartered Accountants

GF-1, Block-B, Royal Court Apartment,
Ashiyana Digha Road, Rajabazar, Patna 800 014,
E-Mail sabaandco@gmail.com
Phone No (0612), 2583611, 9470836343.

CERTIFICATE UNDER RERA

For the Project

Ragh Nnandan Dhyanmuhi Niwas (Reg No BRERAP31647-1/12/R-1489/2022)
A project of M/S Sky Developers, Patna

Certificate regarding Amount withdrawn from the Axis Bank, Account No 922020039999242 (being designated Bank for this project) up to the quarter from 01.01.2023 to 31.03.2023 and Expenses incurred on Project being commensurate with the physical progress of the project

I have examined the books of account for the period from 1st January 2023 to 31st March 2023 of Sky Developers, Makah Tower, Samanpura Indrapuri, Patna 80014 for the purpose of verification the progress following under Real Estate (Regulation and Development) Act, 2016 of its Project **Raghu Nandan Dhyanmuhi Niwas, situated at Opp makah Tower, Hazratbelal Ki Masjid Road, Samanpura Rajabazar, Patna 800 014** and registered under Real Estate (Regulation and Development) Act, 2016 vide Registration No **Reg No BRERAP31647-1/12/R-1489/2022.** For the purpose of which I have obtained all the necessary information and explanation to the best of my knowledge and belief and on the basis of those information and explanation given to me I hereby certify the following:

Sl No	Particulars	Amount In Rs
1	Estimated cost of the project	13,50,00,000
2	Amount Received during the quarter 01.10.2022 to 31.12.2022	Nil
3	Amount withdrawn from the Bank	8,94,661/=
3	Expenditure made on Raghu Nandan Dhyanmukhi Niwas the project during the quarter 01.01.2023 to 31.03.203 is	8,94,661/=

The amount withdrawn during the quarter is 8,94,661/= and expenditure made during the quarter is 8,94,661/- and I hereby certify that the Physical Progress of the project **Ragh Nnandan Dhyanmuhi Niwas** commensurate with expenditure of the Project **Ragh Nnandan Dhyanmuhi Niwas.**

For Saba & Co
FRN : 010608C
Chartered Accountants

Place : Patna
Date : 13.04.2023
UDIN : **23073262BGQHEN1823**

SABA & CO. PATNA CHARTERED ACCOUNTANTS

(Saba Mahmood)
Proprietor
M No : 073262

FORMNo.1
[*See*Regulation3]

ARCHITECT'SCERTIFICATE
(Tobesubmittedatthe timeofRegistration ofOngoingProjectandforwithdrawalofMoneyfromDesignatedAccount)

Date : 11.04.2023

To,

Sky Developers

Sub:- certificate of Percentage of work executed (April 2022 to March 2023) in the project "Raghu Nandan Dhyanmukhi Niwas" having 02 (Two) No. of Building bearing the registration no. [Bihar RERA Registration Number] BRERAP31647-1/182/R-1489/2022 and being developed on the plot bearing khata no.147/247, plot no.- 259 &260, demarcated by its Latitute (N) 25.611442', Longitute (E) 85.08'4796' of the land situated Belal Masjid Samanpura Raja Bazar,Mauza-Salempur Dumra, P.S- Shastri nagar , Dist – Patna 14 , , ad measuring 1960.90 Sq.mts. area being developed by the Promoter Sky Developers

Sir,
I Pankaj Kr. Karn have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of execution of Work of the Raghu Nandan Dhyanmukhi Niwas Project,Situated on the plot bearing PlotNo.259&260, khata no- 147/247 of Village Raja Bazar road,District- Patna PIN 800014 admeasuring 1960.60 sq.mts.area being developed by sky developers

1. FollowingtechnicalprofessionalsareappointedbyOwner/Promoter:—
   (i) M/s/Shri/Smt. Er. Pankaj Kr. Karn as L.S./Architect/ Technical Person
   (ii) M/s/Shri/ Smt.Amrender Kr. As StructuralConsultant
   (iii)M/s/Shri/Smt.———————————
   asMechanical/Electrical/PlumbingConsultant(MEP)
   (iv)M/s/Shri/ Bansi dhar singh as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real EstateProject,I certify that ason the date of this certificate, the Percentage of Work done for each ofthebuilding/WingoftheRealEstateProjectasregistered*vide*number
_____under
Bihar RERA is as per table A herein below. The percentage of the work executed with respect toeachoftheactivityoftheentirephaseisdetailedinTableB.

TABLE-A

Building/WingNumber A (to be preparedseparatelyforeachBuilding/Wing of the Project)

Sr.No.	Tasks/Activity	Percentageofworkdone
1	Excavation	NO
2	NumberofBasement(s)andPlinth	01 - 100 %
3	NumberofPodiums	-
4	StiltFloor	-
5	Number of SlabsofSuperStructure	01 SLAB 25% Work In Progress
6	InternalWalls,InternalPlaster,Flooringswithin Flats/Premises,DoorsandWindows toeachoftheFlat/Premises.	NO
7	SanitaryFittingswithintheFlat/Premises, ElectricalFittingswithintheFlat/Premises.	NO

8	Staircases,LiftsWellsandLobbiesateachFloorlevelconnectingStaircasesandLifts, OverheadandUndergroundWaterTanks.	NO
9	Theexternalplumbingandexternalplaster,elevation, completion of terraces with waterproofingoftheBuilding/Wing.	NO
10	Installationoflifts,waterpumps,FireFighting Fittings and Equipment as per NOCfromtheconcerneddepartment,Electrical fittingstocommonAreas,electro,mechanicalequipment,Compliancetoconditionsofenvironment/CRZNOC,finishingtoentrancelobby/s,plinthprotection,pavingofareasappurtenanttoBuilding/Wing,CompoundWallandallotherrequirementsasmayberequiredto obtainOccupation/CompletionCertificate.	NO

TABLE-B

Internaland ExternalDevelopmentWorksinrespectoftheentireRegistered Phase.

Sr.No.	Commonareasand Facilities,Amenities	Proposed (Yes/No)	Percentageof Workdone	Details
1	InternalRoads&Foot-paths.	YES	00 %	
2	WaterSupply	YES	00 %	
3	Sewerage (chamber, lines,SepticTank,STP)	YES	00 %	
4	StormWaterDrains	YES	00 %	
5	Landscaping & Tree Planting.	YES	00 %	
6	StreetLighting	YES	00 %	
7	CommunityBuildings	-	-	
8	Treatmentanddisposal ofsewageandsullagewater	NO	-	
9	Solid Waste management&Disposal.	YES	00 %	
10	Water conservation, Rainwaterharvesting.	YES	00 %	
11	Energymanagement	YES	00 %	
12	Fireprotectionandfire Safetyrequirements	YES	00 %	
13	Electrical meterroom, sub-station,receiving station.	YES	00 %	s
14	Others(OptiontoAdd more).			

YoursFaithfully,

Er. Pankaj Kr. Karn
(Engineer)
EMP No.-ER/10/2018
PATNA MUNICIPAL CORPORATION

पटना नगर निगम
پٹنہ میونسپل کارپوریشن
PATNA MUNICIPAL CORPORATION

CITY OF PATNA

Letter No. /पत्रांक: 9996

Date / दिनांक: 12/07/2022

संचिका सं0– P/SALEMPURA DUMRA/PRN-1B+G+5/108/2020
(ऑटो मैप सं0– PMC- BPAS-00299/2020/BP)

सेवा में,

M/S SKY DEVELOPERS
DIRECTOR –(i) FIROZ KHAN,
S/O-MD. MOKHTAR KHAN
(ii) MD. AQTADAR AHMAD,
S/O-LATE MD. ANWAR AHMAD KHAN
ADD.-REGD. OFFICE- MAKKAH TOWER,
SAMANPURA, INDRAPURI, PATNA.

विषय :– **प्लॉन केस सं0– P/SALEMPURA DUMRA/PRN-1B+G+5/108/2020 ऑटो मैप आवेदन संख्या– PMC- BPAS-00299/2020/BP नक्शा की स्वीकृति के संबंध में।**

महाशय,

आपके आवेदन संख्या– P/SALEMPURA DUMRA/PRN-1B+G+5/108/2020 ऑटो मैप आवेदन संख्या– PMC BPAS-00299/2020/BP के संदर्भ में M/S SKY DEVELOPERS, DIRECTOR –(i) FIROZ KHAN, S/O-MD. MOKHTAR KHAN, (ii) MD. AQTADAR AHMAD, S/O-LATE MD. ANWAR AHMAD KHAN, ADD.-REGD. OFFICE- MAKKAH TOWER, SAMANPURA, INDRAPURI, PATNA. पटना के लिए भवन निर्माण के लिए पटना नगर निगम/बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित ..... विकास योजना/आयोजना प्राधिकार/आयोजना स्कीम के..... सी० एस० प्लॉट न०–259 & 260, खाता नं०–147 & 247, थाना नं०–10, तौजी संख्या–5296, खेसरा संख्या–259, 260, मौजा–SALEMPURA DUMRA, पटना के बाबत निम्नलिखित शर्त्तो/निर्वधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

(क) भूमि/भवन का उपयोग अनन्य रूप से **आवासीय** प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोंगो को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएंगा।

(ख) विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।

(ग) अनुमोदित योजना में दर्शाया गया **1419.26 वर्ग मीटर** का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।

(घ) प्रस्तावित निर्माण वाली भूमि **8.00 मीटर** चौड़ाई के अनुमोदित पहुँच मार्ग के माध्यम से सुगम्य होगी।

(ड़) प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

(च) सड़क को मानक चौड़ाई तक और चौड़ी करने के लिए आवेदक, विभिन्न विकास योजना/आयोजना प्राधिकारों/या बिहार शहरी अयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार/ग्राम पंचायत क्षेत्रों के अधीनस्थ पटना नगर निगमों को **शून्य** वर्ग मीटर चौड़ी भूमि की पट्टी मुफ्त उपहार के रूप में देगा।

(छ) भवन उपविधि के कंडिका–09 के तहत नक्शा निर्गत करने में विलम्ब की पूरी जिम्मेवारी आवेदक/आर्किटेक्ट/बिल्डर की होगी।

Permission granted under section-9 of building bye laws shall remain valid up to five years from the date such a permission is granted.

(ज) इस उपबन्ध के अधीन दी गयी अनुमति को उस भूखण्ड, जिसके लिए योजना अनुमोदित की गयी हो, के अधिकार, हक, हित की बाबत साक्ष्य नहीं मानी जाएगी ।

(झ) योजना के अनुमोदन के पश्चात् भू–अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जाएगी।

(ञ) भू–स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यता की जिम्मेवारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि/हेर–फेर/कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ आवेदक के विरूद्ध विधि सम्मत कार्रवाई की जायेगी।

(ट) भवन का निर्माण स्वीकृत नक्शे के अनुरूप ही किये जायें, भविष्य में किसी भी प्रकार के अनियमितता/विचलन पाये जाने की स्थिति में सम्पूर्ण जबाबदेही आवेदक की होगी एवं विधि सम्मत कार्रवाई के पात्र होंगे।

(ठ) Environmental Protection Act. के तहत् बहुमंजिले भवन के निर्माण के दौरान ढ़क कर निर्माण किया ज़ाना अनिवार्य होगा।

(ड) ठोस अपशिष्ट प्रबंधन नियम (Solid Waste Management Rules) 2016 का अनुपालन किया जाय।

(ढ़) ग्रीन–एरिया का प्रावधान बिहार भवन उप–विधि, 2014 के कंडिका–32 के अनुरुप निर्माण परिसर में किया जाना अनिवार्य होगा।

(ण) नक्शा स्वीकृति के पश्चात् एवं निर्माण कार्य प्रारम्भ करने तथा निर्माण कार्य के समय निर्माण स्थल को ढ़क कर रखेंगे तथा निर्माण सामग्री सड़क अथवा सार्वजनिक स्थल पर नहीं रखेंगे।

विश्वासभाजन,

12/07/22

निदेशक,
शहरी योजना,
पटना नगर निगम, पटना।