

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of
A P R I L T O J U N E 2 0 2 4

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-723	Name of Firm	SKY DEVELOPERS
Firm Address :	AT MAKKAH TOWER, NEAR BELAL MASJID SAMANPURA RAJA BAZAR PATNA		
Total Experience of promoter in Real Estate sector	1		
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	0	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	1	

II. 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	OPP OF MAKKAH TOWER NEAR BELAL MASJID MAUZA SALEMPUR DUMRA THANA SHASTRI NAGAR SAMANPURA RAJA BAZAR
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	4. Residential	
Period of validity of map by the Competent Authority		P.M.C	5 YEARS

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.			44	1. Booked / Allotted -07 2. Sold-00 Percentage of booking 10%	3. Booked/ Allotted - 00 Sold -00 Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	07
		1. Booked/Allotted -	
RAGHU NANDAN DHYANMUKHI NIWAS	44	2. Sold -	00

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	NA			
2.	Fire N.O.C.	YES			
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	YES			
5.	Other Approval(s), if any, required for the Project.	NA			

VI. 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) BLOCKA (B)		Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	100%	COMPLETED
2.	Basements (if any)	NA	100%	COMPLETED FOR BLOCK B
3.	Podiums (if any)	100%	100%	0
4.	Plinth	100%	100%	COMPLETED
5.	Stilt Floor	100%	100%	COMPLETED
6.	Slabs of Super Structure	5TH SLAB 100% WORK IN PROGRESS	4 TH SLAB 100% WORK IN PROGRESS	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	70% INTERNAL WALL	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	0%	
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	0%	0%	

	Requirements as me be 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	00	
2.	Water Supply	YES	10%	WATER 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	00	
7.	Community Buildings	NO	00	
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	00%	0%	
13.	Closed Parking	00%	0%	
14.	Open Parking	NA	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	00%	0%	
16.	Others (Option to Add More)	NA		

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	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	922020039387393
2.	Estimated Cost of the Project including land cost at the start of the Project	1900 LAKH
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	1350 LAKH
4.	Any Variation in Development Cost which is declared at the start of the Project .	-
5.	Amount received during the Quarter	63,22,555.63
6.	Actual Cost Incurred during the Quarter	54,05,600.00
7.	Net amount at end of the Quarter	2,96,58,514.00
8.	Total expenditure on Project till date	
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	00
2.	Agreement for Sale	01
3.	No. of possessions given to allottees	
XIII. 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 Developer's

 of Promoter Partner

Signature of Promoter

Name: FIROZ KHAN

Date:14.07.2024



CERTIFICATE UNDER RERA

For the Project

Raghu Nandan Dhyamukhi Niwas (Reg No BRERAP31647-1/182/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 01.04.2024 to 30.06.2024 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 April 2024 to 30th June 2024 of **Sky Developers**, Makkah 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 Dhyamukhi Niwas, situated at Opp Makkah Tower, Hazratbelal Masjid Road, Samanpura Rajabazar, Patna 800 014** and registered under Real Estate (Regulation and Development) Act, 2016 vide Registration No **Reg No BRERAP31647-1/182/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:

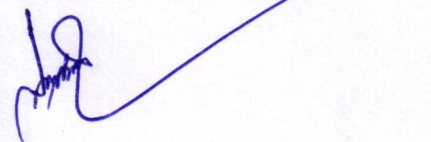
Sl No	Particulars	Amount In Rs
1	Estimated cost of the project	13,50,00,000.00
2	Amount Received during the quarter 01.04.2024 to 30.06.2024 in 70 % Account maintained with Axis Bank.	63,22,555.63
3	Amount withdrawn from the 70 % Bank Account during the period	38,43,405.00
3	Expenditure made on Raghu Nandan Dhyamukhi Niwas the project during the quarter 01.04.2024 to 30.06.2024	54,05,600.00

The amount withdrawn from 70 % Account during the quarter is 38,43,405.00 and expenditure made during the quarter is Rs 54,05,600 (balance has been financed through 30 % Account withdrawal and creditors) and I hereby certify that the Physical Progress of the project **Raghu Nandan Dhyamukhi Niwas** commensurate with expenditure of the Project **Raghu Nandan Dhyamukhi Niwas**.

Place : Patna
Date : 10.07.2024
UDIN : 24073262BKELGD2713



For Saba & Co
FRN : 010608C
Chartered Accountants


(Saba Mahmood)
Proprietor
M No : 073262

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 : 08.07.2024

To,

Sky Developers

Sub:- certificate of Percentage of work executed (April 2022 to March 2023) in the project "Raghu Nandan Dhyamukhi 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 Latitude (N) 25.611442', Longitude (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 Dhyamukhi Niwas Project, Situated on the plot bearing Plot No. 259 & 260, khata no- 147/247 of Village Raja Bazar road, District- Patna PIN 800014 ad measuring 1960.60 sq.mts. area being developed by sky developers

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

- (i) M/s/Shri/Smt. Er. Pankaj Kr. Karn as L.S./Architect/ Technical Person
- (ii) M/s/Shri/ Smt. Amrendra Kr. As Structural Consultant
- (iii) M/s/Shri/Smt. _____
as Mechanical/Electrical/Plumbing Consultant (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 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 _____ 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 A & B (to be prepared separately for each Building/Wing of the Project)

Sr.No.	Tasks/Activity	Percentage of work done	
		Block-A	Block-B
1	Excavation	100%	100%
2	Number of Basement(s) and Plinth	NIL	100%
3	Number of Podiums	01 TO 100%	100%
4	Stilt Floor	100%	--
5	Number of Slabs of Super Structure	5th SLAB 100% Work In Progress	4TH SLAB 100% Work In Progress
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	70% internal wall	NO
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	NO	NO

8	Staircases,LiftsWellsandLobbiesateachFloorlevelconnectingStaircases and Lifts, OverheadandUndergroundWaterTanks.	Gr. TO Terrace	Bsmr to 3rd
9	Theexternalplumbingandexternalplaster,elevation, completion of terraces with waterproofingoftheBuilding/Wing.	NO	NO
10	Installationoflifts,waterpumps,FireFighting Fittings and Equipment as per NOCfromtheconcerneddepartment,Electrical fittingstocommonAreas,electro,mechanicale quipment,Compliancetoconditionsofenvironment/CRZNOC,finishingtoentrancelobby/s,p linthprotection,pavingofareasappurtenanttoB uilding/Wing,CompoundWallandallotherreq uirementsasmaybequiredto obtainOccupation/CompletionCertificate.	NO	NO

TABLE-B

Internaland ExternalDevelopmentWorksinspectoftheentireRegistered Phase.

Sr.No.	Commonareasand Facilities,Amenities	Proposed (Yes/No)	Percentageof Workdone		Details
1	InternalRoads&Foot-paths.	YES	0.00%	0.00%	
2	WaterSupply	YES	0.00%	0.00%	
3	Sewerage (chamber, lines,SepticTank,STP)	YES	0.00%	0.00%	
4	StormWaterDrains	YES	0.00%	0.00%	
5	Landscaping & Tree Planting.	YES	0.00%	0.00%	
6	StreetLighting	YES	0.00%	0.00%	
7	CommunityBuildings	-	-	-	
8	Treatmentanddisposal of sewage and sullage water	NO	-	-	
9	Solid Waste Management & Disposal.	YES	0.00%	0.00%	
10	Water conservation, Rainwaterharvesting.	YES	0.00%	0.00%	
11	Energymanagement	YES	0.00%	0.00%	
12	Fireprotectionandfire Safetyrequirements	YES	0.00%	0.00%	
13	Electrical meterroom, sub-station, receiving station.	YES	0.00%	0.00%	
14	Others(OptiontoAdd more).				

Er. Pankaj Kr. Karn
(Engineer)

EMP No.-ER/10/2018
PATNA MUNICIPAL CORPORATION

Yours Faithfully,

Signature&Name(**ER.PANKAJ KR.KARN**)of L.S/
Architect(RegistrationNo./License No-**ER/10/2018**)