FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending July to Sept. 2024

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 / Partnership firm	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	1		
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/R1489/2022	Name of Project/Phase of Registered Project	Raghu Nandan Dhyanm
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-10 2. Sold	1. Booked/ Allotted-00 2. Sold -00
				Percentage of booking 48%	Percentage of booking-00

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:	
		1. Booked/Allotted -	10
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) Block-A	Block-B	Expected Completion date in (dd/mm/yyy) 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	6th Slab 100% work in Progress	5th sale 90% work in Progress	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	80% internal Wall	0%	25/12/2024 for block A 25/12/2025 for block B
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	0%	25/12/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	0%	25/12/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	0%	25/12/2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings,	0%	0%	2/04/2027

	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.			

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	00	25/12/2026
2.	Water Supply	YES	10%	Water Pumped is installed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	00	25/12/2026
4.	Storm Water Drains	YES	00	25/12/2026
5.	Landscaping & Tree Planting	YES	00	25/12/2026
6.	Street Lighting	NO	00	
7.	Community Buildings	NO	00	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	00	25/12/2026
9.	Solid Waste Management & Disposal	YES	00	25/12/2026
10.	Water Conservation / Rain Water Harvesting	YES	00	25/12/2026
11.	Energy Management	YES	00	25/12/2026
12.	Fire Protection and Fire Safety Requirements	00%	00	25/12/2026
13.	Closed Parking	00%	00	25/12/2027
14.	Open Parking	NA	00	
15.	Electrical Meter Room, Sub-Station, Receiving Station	00%	00	25/12/2027
16.	Others (Option to Add More)	NA		

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK 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	Attached

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	1,76,24,531.00
6.	Actual Cost Incurred during the Quarter	88,60,531.00
7.	Net amount at end of the Quarter	89,37,902.83
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/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

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	
2.	Agreement for Sale	10
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?		

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1 BHK - 2 BHK, - 3 BHK 4 BHK - Shop - Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
XV. BROCHURE /Prospectus		
XVI Grievance Redressal Officer **Name :** **Contact No :** **Email id :** **Address :**		

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.



Signature of Promoter

Name:

Date:

FORMNo.1
[*See*Regulation3]

ARCHITECT'SCERTIFICATE
(TobesubmittedatthetimeofRegistration ofOngoingProjectandforwithdrawalofMoneyfromDesignatedAccount)

Date : 08.07.2024

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/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 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 & B (to be preparedseparatelyforeachBuilding/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)andPlinth	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	InternalWalls,InternalPlaster,Flooringswithin Flats/Premises,DoorsandWindows toeachoftheFlat/Premises.	70% internal wall	NO
7	SanitaryFittingswithintheFlat/Premises, ElectricalFittingswithintheFlat/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,mechanicalequipment,Compliancetoconditionsofenvironment/CRZNOC,finishingtoentrancelobby/s,plinthprotection,pavingofareasappurtenanttoBuilding/Wing,CompoundWallandallotherrequirementsasmayberequiredto obtainOccupation/CompletionCertificate.	NO	NO

TABLE-B

Internaland ExternalDevelopmentWorksinrespectoftheentireRegistered 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 MUNICIPIAL CORPORATIONA

YoursFaithfully,

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

Form-3

(See Regulation 7(a))

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(For registration of a project and subsequent withdrawal of money)

1. Name of Project and location details: **Raghu Nandan Dhyanmukhi Niwas (Reg No BRERAP31647-1/182/R-1489/2022), Opp Makkah Tower, Hazratbelal Masjid Road, Samanpura Rajabazar, Patna 800 014**
2. Name of the promoter of the Project with address: **M/S Sky Developers, Makkah Tower, Hazratbelal Masjid Road, Samanpura Rajabazar, Patna 800 014**
3. Bihar Real Estate Regulatory Authority Registration No. **BRERAP31647-1/182/R-1489/2022),** date 10.11.2022
4. Cost of Real Estate Project as per RERA Registration Number 13,50,00,000/=
5. Bihar Patna Planning Authority Approval No. 9996 dated 12.07.2022

Sl. No.	Particulars	Amount (in Rs.)	
		Estimated (Column-A)	Incurred and Paid (Column-B)
1	(I) Land Cost:		
(a)	Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	84,85,000/=	84,86,000/=
(b)	Amount of Premium payable to obtain development rights, FSI, additional FSI, and any other incentive under DR from Local Authority or State Government or any Statutory Authority		
(c)	Acquisition cost of TDR (if any)		
(d)	Amounts payable to state Government or competent authority or any other statutory authority of the state or Central Government towards stamp duty, transfer charges, registration fees etc. and	11,25,000/=	11,24,780/=
(e)	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.		
(f)	Under Redevelopment/ Rehabilitation Scheme:		

SABA & CO. PATNA CHARTERED ACCOUNTANTS

(i)	Estimated construction cost of redeveloped/ rehab building including site development and infrastructure for the same as certified by Engineer (Column-A)		
(ii)	Actual Cost of construction of redeveloped/ rehab building incurred as per the books of accounts as verified by the CA (Column-B) **Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**		
(iii)	Cost towards clearance of land of all or any encumbrances including cost or removal or legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.		
(iv)	Fees, charges and security deposits, or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
	Sub-Total of LAND COST	96,10,000/=	96,10,780/=
Sl.no.	**Particulars**	**Amount (in Rs.)**	
		Estimated (Column-A)	**Incurred and Paid (Column-B)**
(II)	**Development Cost/Cost of Construction:**		
a.	(i) Estimated Cost of Construction as certified by Engineer (Column-A) (ii) Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column-B) Note : (for adding cost of construction incurred Minimum of (i) or (ii) is to be considered) (iii) on-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e, salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and	12,53,90,000/=	2,99,78,152/= 6,04,150/-

SABA & CO. PATNA CHARTERED ACCOUNTANTS

Details of RERA Account:

Bank Name Axis Bank

Branch Name Boaring Road Patna

Account No. 922020039387393 (100%), 922020039999242 (70%), 918020096843925 (30%)

IFSC Code. UTIB0000387

Opening Balance (as on 01.04.24) Rs 1,73,905.70

Deposit during the period Rs 1,76,24,528.23

Withdrawals during the period 88,60,531.00

Closing Balance (as on 30.09.24) 89,37,902.83

This certificate is being issued for **RERA** compliance for the Company (Promoter's Name M/S Sky Developers and Project Name **Raghu Nandan Dhyanmukhi Niwas**) and is based on the records and documents produced before me and explanations provided to me by the management of the company; based on the verification of books of account till (date) 30.09.2024.

Yours Faithfully,

Name and Signature of Chartered Accountant with Stamp
For Saba and co
FRN : 010608C
Chartered Accountants

(Saba Mahmood0
Proprietor
(Membership Number 073262)
Date : 10.10.2024 Patna

(ADDITIONAL INFORMATION)

1. Estimated Balance Cost to complete the Real Estate Project 9,48,06,918/=
   (Difference of Total Estimated Project cost less Cost incurred)
2. Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certificate by Chartered Accountant as verified from the records and books of Accounts)

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	equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		
b.	Payment of Taxes, cess, fee, charges, premiums, interest etc. to any Statutory Authority		
c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution on construction funding or money borrowed for construction:		
	Sub-Total of =Development Cost	12,53,90,000/=	3,05,82,302/=

1. Total Estimated Cost of the Real Estate Project (1(I)+1(II) of Estimated Column-A Rs 13,50,00,000/-
2. Total Cost Incurred and Paid of the Real Estate Project (1(i)+1(II) of Incurred and Paid Column-B Rs 4,01,93,082/=
3. Percentage of completion of Construction Work.

(as per Project Architect's Certificate on completion of Project) _____%

4. Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost (Sl.No.3/2) 29.77 %
5. Amount which can be withdrawn from the Designated Account: Total Estimated Cost x Proportion of cost incurred and paid (Sl. Number 2 x Sl. Number 5)
6. Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement
7. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.

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3. (i) Balance Unbooked area (to be certified by Management and to be verified by CA from the records and books of accounts)

   (ii) Estimated amount of sales proceeds in respect of unbooked apartments as per Annexure-A to this certificate.
4. Estimated receivables of the project. Sum of 2+3 (ii)
5. Amount to be deposited in Designed Account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of the project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.

_____%

This certificate is being issued for **RERA** compliance for the Company (Promoter's Name M/S Sky Developers and Project Name **Raghu Nandan Dhyanmukhi Niwas**) and is based on the records and documents produced before me and explanations provided to me by the management of the company; based on the verification of books of account till (date) 30.09.2024

Name and Signature of Chartered Accountant with Stamp
For Saba and co
FRN : 010608C
Chartered Accountants

(Saba Mahmood0
Proprietor
(Membership Number 073262)
Date : 10.10.2024 Patna

SABA & CO. PATNA CHARTERED ACCOUNTANTS

Annexure-A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project:

Booked Inventory

Sl. No.	Block/Type/Bungalow/ Category (as per Form 1)	Flat/ Bungalow/ Office/ Plot No.	Carpet Area (in Sq. Mts.)	Area of exclusive balcony/ verandah (Sq. Mts.)	Unit Amount Consideration as per Agreement (as per Clause 1 (b) of the Model Form of Agreement to be entered between Promoter and Allot tee (s))	Received Amount	Balance Amount
1							

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	Total Proposed	Total Booked
No. of Covered Parking		
No. of Open Parking		

(Un-booked Inventory Valuation)

Of the Residential/commercial premises Rs. Per Sq. Mts.

Sl.no.	Block/ Type (as per Form 1)	Flat/Office/Plot No.	Carpet Area (in Sq. Mts.)	Area of exclusive balcony/ verandah (Sq. Mts.)	Estimated Amount of Sale Proceeds

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