FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of June 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	U45200BR2011PTC016920	Name of Firm	U45200BR2011PTC016920
Firm Address :	A/201, KANTA KUTIR APARTMENT,JUSTICE NR PATH,NAGESHWAR COLONY, PATNA-800001		
Total Experience of promoter in Real Estate sector	12		
Total Experience in Real Estate after Implementation of RERA	4		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	10 2	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	4	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP94621-1/119/R-1259/2022	Name of Project/Phase of Registered Project	R.B.ENCLAVE
Name of Promoter	S.S.BASE CONSTRUCTION PVT LTD	Project Address	SAUBHAGYA SHARMA PATH , BAILEY ROAD,PATNA-801506
Name of Co-promoter	N/A		
Project Registration is valid up to	15/06/2024		
Starting date of Project or Phase of the Project	21/01/2022		
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	3YEARS 9 MONTHS		

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 -
ONE	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	09 06		15	1. Booked / Allotted -7 2. Sold-7	3. Booked/ Allotted - 8 Sold -5
					Percentage of booking - 100%	Percentage of booking- 70%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
15	15	1. Booked/Allotted -	15
		2. Sold -	12

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.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No._____(To beaded 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/yyy) Format
1.	Excavation (if any)	N.A.	
2.	Basements (if any)	N.A.	
3.	Podiums (if any)	N.A.	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	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	100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	
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	100%	

	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	NO	N.A.	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4.	Storm Water Drains	YES	100%	
5.	Landscaping & Tree Planting	YES	100%	
6.	Street Lighting	YES	100%	
7.	Community Buildings	N.A.	N.A.	
8.	Treatment and Disposal of Sewage and Sullage Water	N.A.	N.A.	
9.	Solid Waste Management & Disposal	N.A.	N.A.	
10.	Water Conservation / Rain Water Harvesting	YES	YES	
11.	Energy Management	NA	NA	

12.	Fire Protection and Fire Safety Requirements	NA	NA	
13.	Closed Parking	YES	100%	
14.	Open Parking	N.A.	N.A.	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%	
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE 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	ATTACHED
	2.	Rear Elevation	
	3.	Side Elevation	ATTACHED
(B)		Photograph of each floor	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	921020030316045
2.	Estimated Cost of the Project including land cost at the start of the Project	709 LAKH
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	425 LAKH
4.	Any Variation in Development Cost which is declared at the start of the Project .	N.A.
5.	Amount received during the Quarter	N.A.
6.	Actual Cost Incurred during the Quarter	N.A.
7.	Net amount at end of the Quarter	N.A.
8.	Total expenditure on Project **till date**	42,425,932.10 MENTION IN QRP MARCH 2024
9.	Cumulative fund collected till the end of Quarter in question	3,87,67,100
10.	Cumulative expenditure done till the end of Quarter in question	42,425,932.10

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NIL
2.	Name of Parties	NIL
3.	No of Execution Cases against this project Case No. Name of Parties	NIL
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NIL
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NIL
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	N.A.
2.	Agreement for Sale	N.A.
3.	No. of possessions given to allottees	100%
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.

SANTOSH KUMAR

Signature of Promo

NAME: SANTOSH KUMAR

Date: 23/07/2024

Date: 24/07/2024

From

Santosh Kumar

S.S.Base Construction Pvt. Ltd.

Flat No.- A/201., Kanta Kutir Apt. Justice NR Path,

Nageshwar Colony, Patna-800001

To,

Authorised Officer,

Real Estate Regulatory Authority,

Bihar, Patna

Subject: -Regarding Completion of Project- R.B.Enclave , Application Id. No. **BRERAP94621-1/119/R-1259/2022**

Sir,

We have to state that we have provided all the services in our aforesaid building and our building is habitable with all amenities and facilities what's soever.

We further declare that no cases are pending against us with reference to this project. Please do the needful & kindly free us from all the responsibilities along with intimation to the concerned bank.

Bank Name : Axis Bank Ltd.

Bank a/c No.-921020030316045

Bank Address : Kankarbagh PAT Show Room No. SR-01/02, Ground Floor, Sita Usha Square, Kankarbagh Main Road, Patna, Bihar-800020

Thanking you

S.S. Base Construction Pvt. Ltd.

Santosh Kumar

Director

Mb. No.-9835020073

Emaid id:santosh.kumarssbic@gmail.com

Note : Already document is submitted on 29/06/2024

FORM-XII
NOTICE (CERTIFICATE) OF COMPLETION
BYE LAWS NO.-15

From
SHYAM PRASAD
(Architect)reg#21/15-16
CA/96/19721
204, MAHARAJA KAMESHWAR COMPLEX
FRASER ROAD, PATNA

TO`
MUNICIPAL COMMSIONER
PATNA MUNICIPAL CORPORATION
PATNA

Sir,
I hereby certify that the development, of erection of "R.B ENCLAVE"for ~~re-erection or for re-laterisbilteration~~ in with respect of **S.S BASE CONSTRUCTION PVT.LTD**,
Plot No(CS):473(P),~~Plot No (MSP):~~ Khata No:493 ~~HoldingNo:~~ Village/ Mohalla. :DHANAUT,SAUBHAGYA SHARMA PATH ,RUPASPUR, Ward No:.03..of **PATNA**.Municipal Corporations/ ~~Municipal Council/ Nagar Panchayat/ Metropolitan area~~ Planning AreaunderBIHAR.Planning Authority/ ~~Gram Panchayat~~ areas covered under PATNA DevelopmentPlan/ ~~Planning Authorities~~/ or ~~Planning Scheme~~ notified under Bihar Urban Planning andDevelopment Act 2012 within the development plan area of PMC has been supervised by me and has been completed by the **date:15.02.2024** accordingto the sanctioned plan (vide No :**DHANAUT-PRN-G+3/257/220** dated:28.06.2021.) and provisions of the Byelaws . Implementation of life safety provisions has been complied as mentioned in Byelaws 16(5).The work has been completed to my best satisfaction, the workmanship and all the materials(type and grade) have been used strictly, in accordance with the general and detailedspecifications.

I/We hereby also enclose the plan and documents as required under these Byelaws andrequest to issue the occupancy permission for the said building and premises.

Santosh Kumar
Signature of the Owner(s)

Name of the Owner(s)
SANTOSH KUMAR
Address:.....
.....
.....
Date: .....

Signature of Technical Person

Name of the Technical Person
AR SHYAM PRASAD
UDHD EMP NO.-AR/000155
COA-CA/96/19721