FORM-7[REGULATION-9]

Quarterly progress report for quarter ending September of (year) 2024

I. PARTICULARSOFPROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45209WB2009PTC135709	Name of Firm	DAFTARI DEVELOPERS PVT. LTD.
Firm Address:	DINAJPUR ROAD, KISHANGANJ		
Total Experience of promoter in Real Estate sector	TWO PROJECTS (2) / 8 Years		
Total Experience in Real Estate After Implementation of RERA	ONE PROJECT (1)		
No of Project done Before Implementation of RERA	Residential-cum Commercial	1	
No of Project done After Implementation of RERA	Residential-cum Commercial	1	

II. PARTICULARSOFPROJECT			
Project Registration Number	BRERAP73252-1/186/R-1485/2002	Name of Project/Phase of Registered Project	RAJBARI GRANDE
Name of Promoter	DAFTARI DEVELOPERS PVT LTD	Project Address	DINAJPUR ROAD, KISHANGANJ
Name of Co-promoter			
Project Registration is valid up to	30/09/2027		
Starting date of Projector Phase Of the Project	10/11/2022		
Type of Projector Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4. 4. Plottedproject	Residential cum Commercial	
Period of validity of map by the Competent Authority	12/07/2025		

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total no. of sanctioned apartments	Total Number of Apartments in Promoter's share -34	Total Number of Apartments in Landowner's share -
Block –A: Residential	1. 3BHK 2. 4 BHK	24 6	**34943 Sq Ft** **10747 Sq Ft**	Flats : 34	1. Booked /Allotted- 17	3. Booked / Allotted - 9
Block –A: Commercial	1. Shop 2. Office 3. Hotel	3 2 1	**18330 Sq Ft** **4569 Sq Ft** **13686 Sq Ft**	Shop : 3 Office : 2 Hotel : 1	2. Sold- 0	Sold - 0
Block- B: Residential	1. 5BHK 2. 6 BHK	2 2	**3009 Sq Ft** **2627 Sq Ft**	Rooms : 31	Percentage of booking – 50%	Percentage of booking - Nil
Block- C	1. Rooms	31	**3893 Sq Ft**			

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), conta ct number. These details may not be available to common people.

Name	Address	Contact Number	Email Id(if any)
Mr Ramesh Kumar Choudhary	ward No. 5, Bishanpur-855101, Kishanganj, Bihar	8987007547	
Mr Pamkaj Kumar Agarwal	Satal Nihalbhag, Ward No 11, Bahadurganj-855101, Kishanganj, Bihar	9472500450	
Mr Arun Kumar Singhal And Mr Rajat Singhal	Ward No 2, , Bahadurganj-855101, Kishanganj, Bihar And ward No 26, mahavir Marg Road, Near saha Battery, Kishanganj-855108, Bihar		
Mr Suresh Kumar Agarwal And Mrs Mamta Devi	Mittal Bhawan, Gandhi Chowk, Bishanpur-855101, Kishanganj,Bihar	9832877217	
Mr Ashok Kumar Agarwal And Mr Ankur Mittal	main Road, Bishanpur-855101, Kishanganj, Bihar And Shanti Vihar, Flat No 403, Dinajpur Road, Kishanganj-855108, Bihar	9939818181	
Mrs Pushpa devi Somani	Powakhali-855108, Kishanganj	9430451405	
Niraj Kumar Jain	Near jain Hospital, 493/B/16, G.T.Road, Flat No 301, Howrah-711102,		
Mrs Parul Mittal	Ward No 1 P.O Bishanpur, Kochadhaman-855101, Kishanganj, Bihar	7572710881	
Mrs Barsha Mittal	Ward No 1 P.O Bishanpur, Kochadhaman-855101, Kishanganj, Bihar	8002844445	

Mr Nitin Kumar Singhal And MInu Singhal	Ward No 10, central Bank Road, Bahadurganj PS & Dist-Kishanganj, Bihar	9534332331	
Mr Amit Mittal	Bishanpur-855101, Kishanganj,Bihar	9955485678	
Mr Ratan Lal Agarwal	Main Road, Bishanpur-855101, Kishanganj,Bihar		
Mr Govind Jindal	Pothiya Bazar, Pothiya, Pawakhali-855117	7488098214	
Mrs Nitu Devi Agarwal	Mahavir Marg, Kishanganj-855108, Bihar	9162648590	
Mrs Jayshree Agarwal	Balaji Complex, LRP Chowk, Bahadurganj-855101, Kishanganj, Bihar		
mr Rishav Singhal	Cbi Road, Ward No 10,Bahadurganj-855101,Kishanganj, Bihar	9939808080	
Mr Yogendra kumar Agarwal	Satal Road,Ward No 11, Bahadurganj-855101, Kishanganj, Bihar		

IV. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	17
BLOCK – A & B	52		

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 Air port Authority of India				
5.	Other Approval(s), if any, required for the Project.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No. BLOCK-A (To be added 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)	70%	
2.	Basements(if any)	100%	
3.	Podiums(if any)	NA	
4.	Plinth	70%	
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	B+G+6 Floor (Block A Residential) B+G+1 (Block A Commercial)	
7.	Internal walls, Internal Plaster, Floorings, Door sand Windows within Flats /Premises.	Block A residential - B+G+6 Floor (Internal walls only)	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Work in Progress (30%)	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Over head and Underground Water Tanks.	B+G+6 Floor (Block A residential) B+G+1 (Block A Commercial)	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	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%	

	requirements as may 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	NIL	30/09/2026
2.	Water Supply	YES	NIL	30/09/2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	NIL	30/09/2026
4.	Storm Water Drains	YES	NIL	30/09/2026
5.	Landscaping & Tree Planting	YES	NIL	30/09/2026
6.	Street Lighting	YES	NIL	30/09/2026
7.	Community Buildings	YES	NIL	30/09/2026
8.	Treatment and Disposal of Sewage and Sullage Water	YES	NIL	30/09/2026
9.	Solid Waste Management & Disposal	YES	NIL	30/09/2026
10.	Water Conservation/Rain Water Harvesting	YES	NIL	30/09/2026
11.	Energy Management	YES	NIL	30/09/2026

12.	Fire Protection and Fire Safety Requirements	YES	NIL	30/09/2026
13.	Closed Parking	YES	100%	
14.	Open Parking	YES	NIL	30/09/2026
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	NIL	30/09/2026
16.	Others(Option to Add More)			

VIII.A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OFPLOT TED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGEOF ACTUAL WORK DONE(As On date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Road sand foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scalping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

IX. GEOTAGGEDANDDATEPHOTOGRAPHOF(EACHBLOCK)OFTHE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	ENCLOSED
	2.	Rear Elevation	ENCLOSED
	3.	Side Elevation	ENCLOSED
(B)		Photo graph of each floor	ENCLOSED

X. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	41147478145 (STATE BANK OF INDIA)
2.	Estimated Cost of the Project including land cost at the start of the Project	23,22,41,900/-
3.	Estimated Development Cost of the Project at the Start of the Project.(Excluding Land Cost)	2,08,300,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	---
5.	Amount received during the Quarter	1,18,68,504/-
6.	Actual Cost Incurred during the Quarter	97,77,740/-
7.	Net amount at end of the Quarter	58,71,916.99/-
8.	Total expenditure on Project till date	9,34,64,601/-
9.	Cumulative fund collected till the end of Quarter in question	6,38,21,205/-
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.	Title Suit No : 38/2023 Court of Sub-Judge 1st, Kishanganj
2.	Name of Parties	Devendra Kumar Jain, Kishanganj
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	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allotters	NIL
XIII.PERCENTAGE OF WORK ALONG WITH MILESTONE CHART – 38%		
Whether the projection progress is as per times schedule or lagging behind? NO		

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.

Daftari Developers Pvt. Ltd.
Manish Daftari
DIRECTOR

Signature of Promoter

Name: MANISH KUMAR DAFTARI

Date: 11-OCT-2024


GPS Map Camera
Kishanganj, Bihar, India
4X36+FRW, Dilawar Ganj, Dharamganj, Kishanganj, Bihar 733208, India
Lat 26.104045°
Long 87.961983°
06/10/24 12:15 PM GMT +05:30
Google



GPS Map Camera



Kishanganj, Bihar, India
4X28+892, Kishanganj, Bihar 855108, India
Lat 26.100855°
Long 87.96601°
06/10/24 02:30 PM GMT +05:30


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