FORM-7 [REGULATION-9]

Quarterly progress report for quarter first December 2024. (F.Y -2024 – 2025) .

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	Registration No: U45309BR2018PTC039132	Name of Firm	**PALVI RAJ CONSTRUCTION PVT. LTD.**
Firm Address:	S/O, Shambhu Prasad, Flat No – 203, Upendra Villa, Road No-6 Rukanpura, Patna - 800014		
Total Experience of promoter in Real Estate sector	10 Years		
Total Experience in Real Estate after Implementation of RERA	07 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	No Any	No Any
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Two	

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP21329-006/163R-1633/2024**	Name of Project/Phase of Registered Project	Goa City
Name of Promoter	**PALVI RAJ CONSTRUCTION PVT. LTD.**	Project Address	Mauza- Mainpura Shankar, Plot No-602(P), Khata No-21, Thana No-24
Project Registration is valid up to	30.12.2028		
Starting date of Project or Phase of the Project			
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 concerned	30.12.2028		

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Tota Nos. of Sanctioned Apartments/unit-wise	Total Number of Apartments in Promoter's share	Total Number of Apartments in Promoter's Share-	Total Number of Apartments in Landowner Share-	Total Number of Apartments in Landowner Share-
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	Shop	9117 SQM	116	12/58	12/58	Don't Know	Don't Know
		Total		3.44% of Total units	1.72% of Total units	% of Total units	% of Total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES:

Mandatory in case of booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

00% booking

V. CANCELLATION OF ALLOTEMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC

(A) Cancelled by Allottees	(B) Cancelled by Promoters.
FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC	FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC
*Whether notice and reminder of cancellation was served to the promoter by Allottees	*Whether notice and reminder of cancellation has been served to the Allottees by Serving
Yes/No	Yes/No

VI DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building/ Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	12
No Any		2. Sold -	

VII DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				Not Applicable
2.	Fire N.O.C.				Attached
3.	Water Supply Permission				

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4.	NOC from Airport Authority of India				Not Applicable
5.	Other Approval(s), if any, required for the Project.				Not Applicable

VIII. PROGRESS OF THE PROJECT – Internal infrastructure Development

1. Plan Case No._____(To beaded for each Building / Wing) Block 'A'

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)	100%	30.12.2028
2.	Basements (if any)	90%	30.12.2028
3.	Podiums (if any)	N/A	
4.	Plinth	NILL	30.12.2028
5.	Stilt Floor	0%	30.12.2028
6.	Slabs of Super Structure	0%	30.12.2028
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30.12.2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30.12.2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30.12.2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30.12.2028
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	0%	30.12.2028
12.	NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms		

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13.	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing,Compound Wall and all other requirements as be required to complete project as per specifications in Agreement for Sale. Any Other activities.		
14.	Overall Percentage of Actual Work Done and final completion date.		

VIII. PROGRESS OF THE PROJECT – Internal infrastructure Development

1. Plan Case No._____(To beaded for each Building / Wing) Block 'B'

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)	100%	30/12/2028
2.	Basements (if any)	N/A	30/12/2028
3.	Podiums (if any)	N/A	30/12/2028
4.	Plinth	75%	30/12/2028
5.	Stilt Floor	NA	30/12/2028
6.	Slabs of Super Structure	0%	30/12/2028
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30/12/2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30/12/2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30/12/2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30/12/2028

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11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	0%	30/12/2028
12.	NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms		
13.	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing,Compound Wall and all other requirements as be required to complete project as per specifications in Agreement for Sale. Any Other activities.		
14.	Overall Percentage of Actual Work Done and final completion date.		

IX. EXTERNAL INFRASTRUCTUREDEVELOPMENT WORKS – PROGRESS RELATED TO AMENITIES AND COMMON AREA AND				
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	0%	YES	30.12.2028
2.	Water Supply	0%	YES	30.12.2028
	Sewerage (Chamber, Line, Septic Tank, STP)	0%	YES	30.12.2028
4.	Storm Water Drains	0%	YES	30.12.2028
5.	Landscaping & Tree Planting	0%	YES	30.12.2028
6.	Street Lighting	0%	YES	30.12.2028
7.	Community Buildings	-	N/A	N/A

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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	0%	YES	30.12.2028
11.	Energy Management		N/A	N/A
12.	Fire Protection and Fire Safety Requirements	0%	YES	30.12.2028
13.	Closed Parking	0%	YES	30.12.2028
14.	Open Parking		N/A	30.12.2028
15.	Electrical Meter Room, Sub-Station, Receiving Station	0%	YES	30.12.2028
16.	Others (Option to Add More)	-	N/A	N/A
17.	Overall Percentage of Actual Work Done and final completion date			

X. AN 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	YES	0%	30/12/2028
2.	Water Supply	YES	0%	30/12/2028
3.	Sewerage Chambers Septic Tank	YES	0%	30/12/2028
4.	Drains	YES	0%	30/12/2028
5.	Parks, Land Scaping and Tree Planting	YES	0%	30/12/2028
6.	Street Lighting	YES	0%	30/12/2028

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7.	Disposal of sewage & sullage water	N/A	N/A	30/12/2028
8.	Water conservation/Rain Water Harvesting	N/A	N/A	30/12/2028
9.	Energy Management	N/A	N/A	N/A

XI. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	133305002240
2.	Estimated Cost of the Project including land cost at the start of the Project	17,93,24,480
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	13,23,62,480
4.	Any Variation in Development Cost which is declared at the start of the Project.	NILL
5.	Amount received during the Quarter	NILL
6.	Actual Cost Incurred during the Quarter	99,27,186
7.	Net amount at end of the Quarter	16,95,000
8.	Total expenditure on Project **till date (DIRECTOR'S FUND)**	1,81,59,372
9.	Cumulative fund collected till the end of Quarter in question	NILL
10.	Cumulative expenditure done till the end of Quarter in question	1,81,59,372

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XIII. 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	Attached
	4.	Photograph of each floor showing progress of interior works	Attached

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	5.	Photograph of Common Areas (Staircase, Lift, Area, Terrace, Parking etc.)	Attached
(B)	Sr. No.		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	

	XIV. MISCELLANEOUS
A	List of Legal Cases (if any) – On Project / Promoter
1	(a) Case No. **None** (b) Name of Parties Order Passed, if Yes, whether complied (Yes/No) – (No)
2	No. of Execution Cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, whether complied (Yes/No) – (No)
3	No. of Suo-Moto cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, whether complied (Yes/No) - (No)
4	No. of Certificate cases/PDR cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, whether complied (Yes/No) – (No)

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Weather the project in progress is as per time schedule or lagging behind?
- No

b. If yes, whether it would be completed on the completion date fixed as per RC.
Yes/No
If no, then Reason for delay:

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XVI. BROCHURE/Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7

XVII. Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance

Name:

Email id:

Address:

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed. I am/we are executing this undertaking to attest to the truth of all the foregoing information and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

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Signature of Promoter

Name:

Date: