

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	FORM REGISTRATION NO. F000025/2021	Name of Firm	DEO JYOTI BUILDCON
Firm Address :	APARNA BANK COLONY, BEHIND DELHI PUBLIC SCHOOL, RAM JAIPAL ROAD, BAILEY ROAD, PATNA		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA	04 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP75942-1/143/R-1315/2022	Name of Project/Phase of Registered Project	DEO ENCLAVE
Name of Promoter	DEO JYOTI BUILDCON	Project Address	LEKHA NAGAR, ASHOPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	15/10/2024		
Starting date of Project or Phase of the Project	29/03/2022		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	14-04-2024		

DEO JYOTI BUILDCON

M. K. Mishra
PARTNER

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 - FLAT-27	Total Number of Apartments in Landowner's share - FLAT-27
BLOCK-A & B	1. 1 BHK			FLAT-54	1. Booked / Allotted - BLOCK-A-06 BLOCK-B-05	3. Booked/ Allotted-NIL
	2. 2 BHK, -	10	7044.90		2. Sold-NIL	Sold -NIL
	3. 3 BHK	44	40560.08		Percentage of booking 37.03%	Percentage of booking 0%
	4. Shop					
	5. Bungalow					
	6. Plot etc.					

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)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK-A & B	54	1. Booked/Allotted	11
		2. Sold	NIL

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	N/A			
2.	Fire N.O.C.	DIG HG & FS CUM STATE FIRE OFFICER, BIHAR, PATNA		09-10-2020	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

DEO JYOTI BUILDCON

Muk Mishra

PARTNER

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 05/21-22

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)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	NO	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	95%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	75%	30-07-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	40%	30-09-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	58%	30-10-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30-10-2025
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,	0%	30-10-2025

DEO JYOTI BUILDCON

M.V. Mishra

PARTNER

	Compound Wall and all other 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	0%	12-10-2025
2.	Water Supply	YES	10%	12-10-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	10-07-2025
4.	Storm Water Drains	YES	0%	10-07-2025
5.	Landscaping & Tree Planting	YES	0%	13-08-2025
6.	Street Lighting	YES	0%	13-08-2025
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	13-08-2025
9.	Solid Waste Management & Disposal	YES	0%	13-08-2025
10.	Water Conservation / Rain Water Harvesting	YES	0%	10-08-2025
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	10-12-2025

DEO JYOTI BUILDCON

M. M. Mishra

PARTNER

13.	Closed Parking	YES	100%	
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

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			

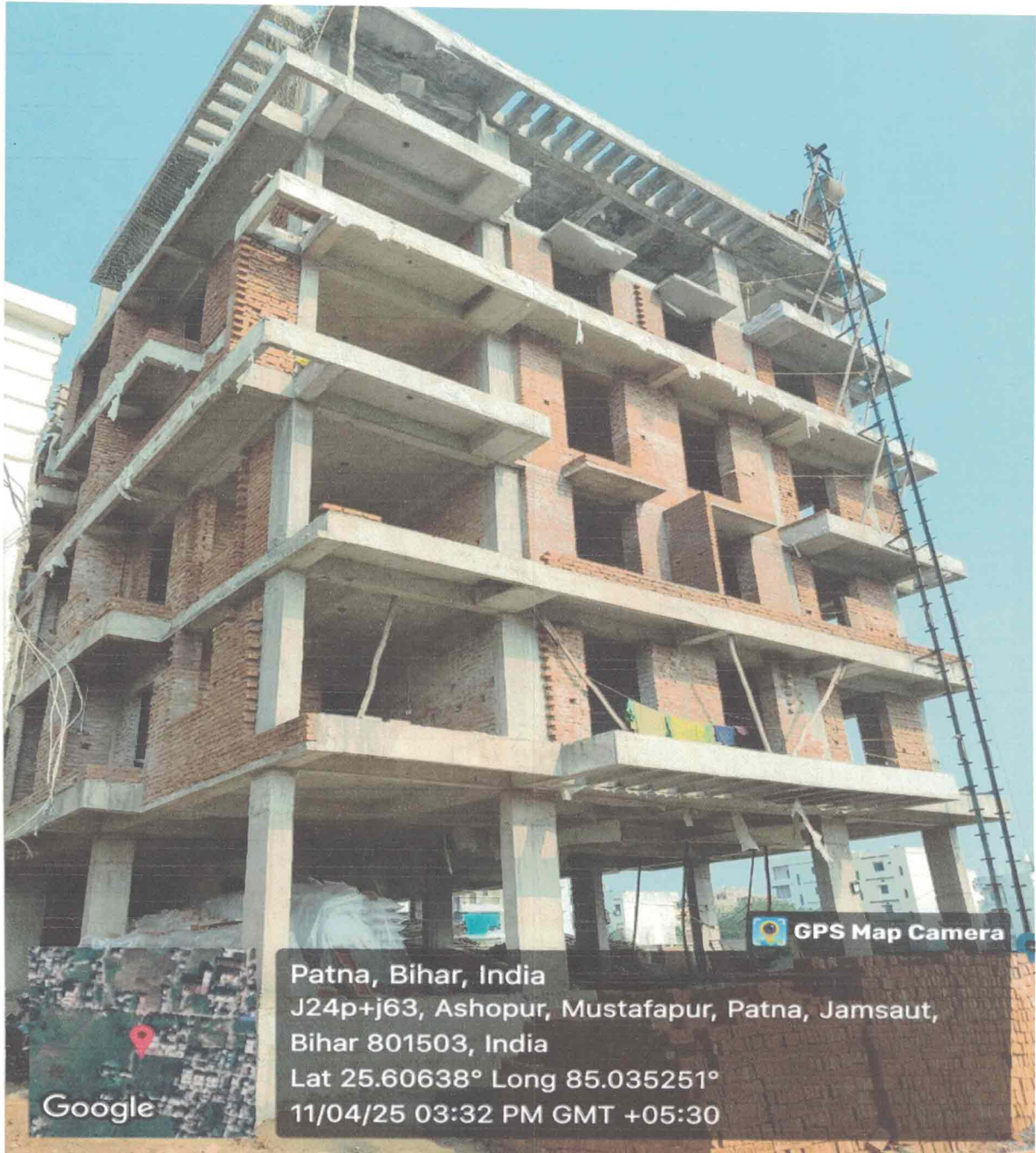
IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
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DEO JYOTI BUILDCON

M.V. Mishra
PARTNER

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



DEO JYOTI BUILDCON
M. K. Mishra
 PARTNER



X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	83970200001253
2.	Estimated Cost of the Project including land cost at the start of the Project	11,44,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	9,00,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	37,88,413=99
6.	Actual Cost Incurred during the Quarter	37,59,906=92
7.	Net amount at end of the Quarter	28,507=00
8.	Total expenditure on Project till date	1,52,46,575=70
9.	Cumulative fund collected till the end of Quarter in question	1,52,75,082=80
10.	Cumulative expenditure done till the end of Quarter in question	1,52,46,575=70

DEO JYOTI BUILDCON

M. V. Mishra

PARTNER

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED**XII. MISCELLANEOUS****A List of Legal Cases (if any) – On Project / Promoter**

1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO

B Sale/Agreement for Sale during the Quarter

1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL

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

DEO JYOTI BUILDCON

M. K. Mishra

PARTNER

Total Number of sanctioned apartments 1 BHK- 2 BHK -10 3 BHK-44 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
	BLOCK	FLAT NO.	TYPE OF FLAT	
	BLOCK-A	G-02	3BHK	
	BLOCK-A	201	3BHK	
	BLOCK-A	203	3BHK	
	BLOCK-A	204	2BHK	
	BLOCK-A	301	3BHK	
	BLOCK-A	303	3BHK	
	BLOCK-B	102	3BHK	
	BLOCK-B	103	3BHK	
	BLOCK-B	401	3BHK	
	BLOCK-B	404	3BHK	
	BLOCK-B	105	3BHK	
XV. BROCHURE /Prospectus				
XVI Grievance Redressal Officer Name : MITHILESH KUMAR MISHRA Contact No : 9973144647 Email id : prakashchandra55@gmail.com Address : APARNA BANK COLONY, BEHIND DELHI PUBLIC SCHOOL, RAM JAIPAL ROAD, BAILEY ROAD, PATNA				

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.

DEO JYOTI BUILDCON
M. K. Mishra
 PARTNER

Signature of Promoter

Name:

Date:

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date 09.04.2025

To,
DEO JYOTI BUILDCON
Director: Sri Mithilesh Kr Mishra, S/O Late Rajdeo Mishra,
Sri SheoJee, S/O-Sri Kanhaiya Lal
Address: ARPANA BANK COLONY, BEHIND D.P.S.
RAMJAIPAL NAGAR PATH, BAILEY ROAD,
P.S-RUPASPUR, DIST-PATNA, BIHAR

Sir,

Subject: Certificate of Percentage of Completion of Construction Work of DEO ENCLAVE-No. of Building(s) - TWO of the Project [Bihar RERA Registration Number-] situated on Survey Plot no. 398, Khata No-37, Tauzi - 5059, Mauza - Babakkarpur, Thana No.- 35, P.S - Danapur, Ward No-1, Pargana-Phulwari Sharif, Dist.- Patna, Bihar

demarcated by its boundaries (latitude and longitude of the end points) 25.606244 N and 85.035737E to the North, 25.606173 N and 85.035743 E to the South, 25.606245 N and 85.036224E to the East, 25.606385 N and 85.035334E to the West admeasuring 2382.27 sq.mts. area being developed by DEO JYOTI BUILDCON.

We, Smriti Architects Pvt. Ltd., have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 'DEO ENCLAVE' No. of Building(s)-TWO Wing(s) of the N/A Phase of the Project [Bihar RERA Registration Number-] situated on the Survey Plot no. 398, Khata No-37, Tauzi - 5059, Mauza - Babakkarpur, Thana No.- 35, P.S - Danapur, Ward No-1, Pargana-Phulwari Sharif, Dist.- Patna, Bihar admeasuring 2382.27sq.mts. area being developed by DEO JYOTI BUILDCON.

Following technical professionals are appointed by Owner / Promoter:—

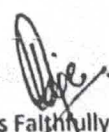
- (i) M/s Smriti Architects Pvt. Ltd., Architect - Rakesh Ranjan Raj as Architect;
- (ii) Shri Jai Nath as Structural Consultant
- (iii) Shri Satyendra Kumar and Shri Kriti Nath Jha as MEP Consultant
- (iv) Shri Ashish Kumar as Site Supervisor

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


AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

TABLE A**BLOCK-B as On 31st March 2025**

S. N	Task/Activity	Percentage of Actual Work Done	Projected date of completion of construction work (dd/mm/yyyy)
1	Excavation(if any)	100	
2	Basements and Plinth	100	
3	Podiums(if any)	NA	
4	Stilt Floor	100	
5	Slabs of Super Structure	95	Dec - 2024
6	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	18.75	July - 2025
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	40	Sep - 2025
8	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	58	Dec - 2024
9	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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0	Oct - 2025


Yours Faithfully,**AR. RAKESH RANJAN RAJE****CA / 1986 / 9665**

Signature & Name (IN BLOCK LETTERS) of Architect

TABLE B**As On 31st March 2025**

Internal and External Development Works In respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed(Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of Completion of construction work (dd/mm/yyyy)
1	Internal Roads &Footpaths	YES	0	12.10.2025
2	Water Supply	YES	10	12.10.2025
3	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	0	10.07.2025
4	Storm Water Drains	YES	0	10.07.2025
5	Landscaping Planting& Tree	YES	0	13.03.2026
6	Street Lighting	YES	0	13.03.2026
7	Community Buildings	NA	--	--
8	Treatment and Disposal of Sewage and Sullage Water	NA	0	--
9	Solid Waste Management & Disposal	YES	0	13.04.2026
10	Water Conservation/Rain Water Harvesting	YES	0	10.08.2025
11	Energy Management	YES	0	
12	Fire Protection and Fire Safety Requirements	YES	0	10.12.2025
13	Electrical meter room, sub-station, receiving station.	YES	0	10.06.2025
14	Others (Option to Add more).	--	--	--

Yours Faithfully,


AR. RAKESH RAWJAN RAJE
CA / 1986 / 9665

Signature & Name (IN BLOCK LETTERS) of Architect