FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending 31st December of 2024.

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: U68100BR2023PTC062233	Name of Firm	**SEEMANCHAL JR RESIDENCY PVT. LTD.**
Firm Address :	Plot No: 1110, Vill- Fatherpur, Panch- Sabdalpur, Block- Kasba, Purnia.		
Total Experience of promoter in Real Estate sector	06 Months		
Total Experience in Real Estate after Implementation of RERA	06 Months		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Zero Zero Zero Zero	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Zero Zero Zero Zero	

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP93803-1/179/R-1771/2024**	Name of Project/Phase of Registered Project	JR Biswanath Tower
Name of Promoter	**SEEMANCHAL JR RESIDENCY PVT. LTD.**	Project Address	Mahadevi Niwas, European Colony, opp Indira Gandhi Stadium, Block- Purnia East, District - Purnea
Project Registration is valid up to	30.05.2029		
Starting date of Project or Phase of the Project	23.10.2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Commercial	
Period of validity of map by the Competent Authority concerned	30.05.2029		

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	02/58	01/58	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
3.44% booking

V. CANCELLATION OF ALLOTEMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC	
(A) Cancelled by Allottees FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC *Whether notice and reminder of cancellation was served to the promoter by Allottees Yes/No	**(B) Cancelled by Promoters.** FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC *Whether notice and reminder of cancellation has been served to the Allottees by Serving 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 -	01
01	Developer Share- 27	2. Sold -	00

VII 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.	Office of the Director, State Fire Officer, Bihar, Patna		11.05.2024	6315

3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT – Internal infrastructure Development

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)	80%	11.02.2026
2.	Basements (if any)	60%	08.03.2027
3.	Podiums (if any)	00%	11.05.2025
4.	Plinth	100%	28.11.2024
5.	Stilt Floor	NA	NA
6.	Slabs of Super Structure	08%	10.08.2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00%	01.04.2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00%	24.05.2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	08%	10.08.2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%	01.04.2028
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	00%	20.09.2028
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.		30.05.2029

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	YES	0	12.10.2028
2.	Water Supply	YES	0	12.10.2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	12.10.2028
4.	Storm Water Drains	-	-	NA
5.	Landscaping & Tree Planting	YES	0	12.10.2028
6.	Street Lighting	YES	0	12.10.2028
7.	Community Buildings	-	-	NA
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0	12.10.2028
9.	Solid Waste Management & Disposal	YES	0	12.10.2028
10.	Water Conservation / Rain Water Harvesting	YES	0	12.10.2028
11.	Energy Management	YES	0	12.10.2028

12.	Fire Protection and Fire Safety Requirements	YES	0	31.07.2028
13.	Closed Parking	YES	0	12.10.2028
14.	Open Parking	YES	0	12.10.2028
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	12.10.2028
16.	Others (Option to Add More)	-	-	NA
17.	Overall Percentage of Actual Work Done and final completion date			

X. 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	NA	NA	NA
2.	Water Supply	NA	NA	NA
3.	Sewerage Chambers Septic Tank	NA	NA	NA
4	Drains	NA	NA	NA
5.	Parks, Land Scaping and Tree Planting	NA	NA	NA
6.	Street Lighting	NA	NA	NA
7.	Disposal of sewage & sullage water	NA	NA	NA
8.	Water conservation/Rain Water Harvesting	NA	NA	NA
9.	Energy Management	NA	NA	NA

XI. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	120031140623
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 0.00 (Development Agreement)
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 20,00,00,000
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	Rs. 27,40,000
6.	Actual Cost Incurred during the Quarter	Rs. 3,00,08,752.23
7.	Net amount at end of the Quarter	Rs.27,40,000
8.	Total expenditure on Project **till date**	Rs. 3,00,08,752.23
9.	Cumulative fund collected till the end of Quarter in question	Rs.27,40,000
10.	Cumulative expenditure done till the end of Quarter in question	Rs.3,00,08,752.23

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NONE

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	
	5.	Photograph of Common Areas (Staircase, Lift, Area, Terrace, Parking,etc)	
(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)
2	No. of Execution Cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/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)
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)

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 c. If No, then Reason for delay:

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

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

For Seemanchal JR Residency Private Limited

Authorised Signatory

Signature of Promoter

Name: Pankaj Sharma

Date:

RERA No. : **BRERAP93803-1/179/R-1771/2024**

Seemanchal JR Residency Pvt. Ltd.

JR BISHWANATH *Tower*

COMMERCIAL TOWER

NH 31, LINE BAZAR, PURNEA (BIHAR)

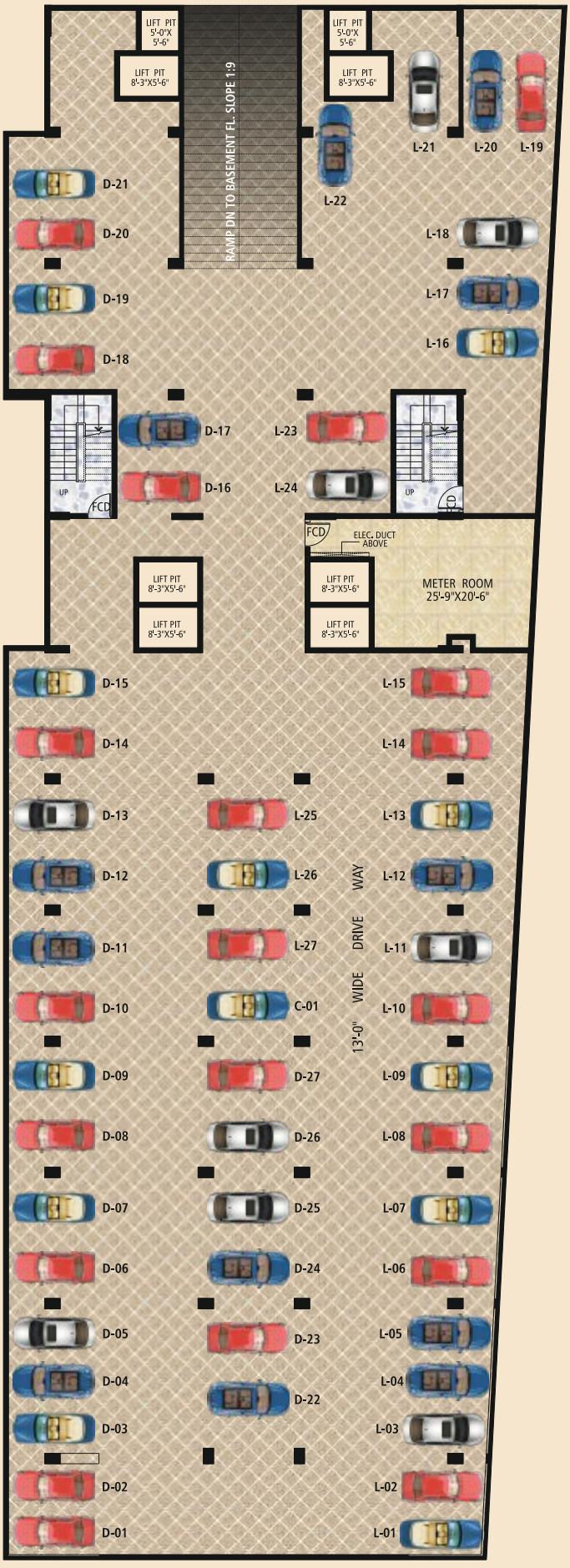


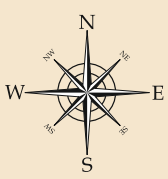

JR


JR
BISHWANATH
Tower
Premium retail space in the heart of the city.

JR
BISHWANATH
Tower

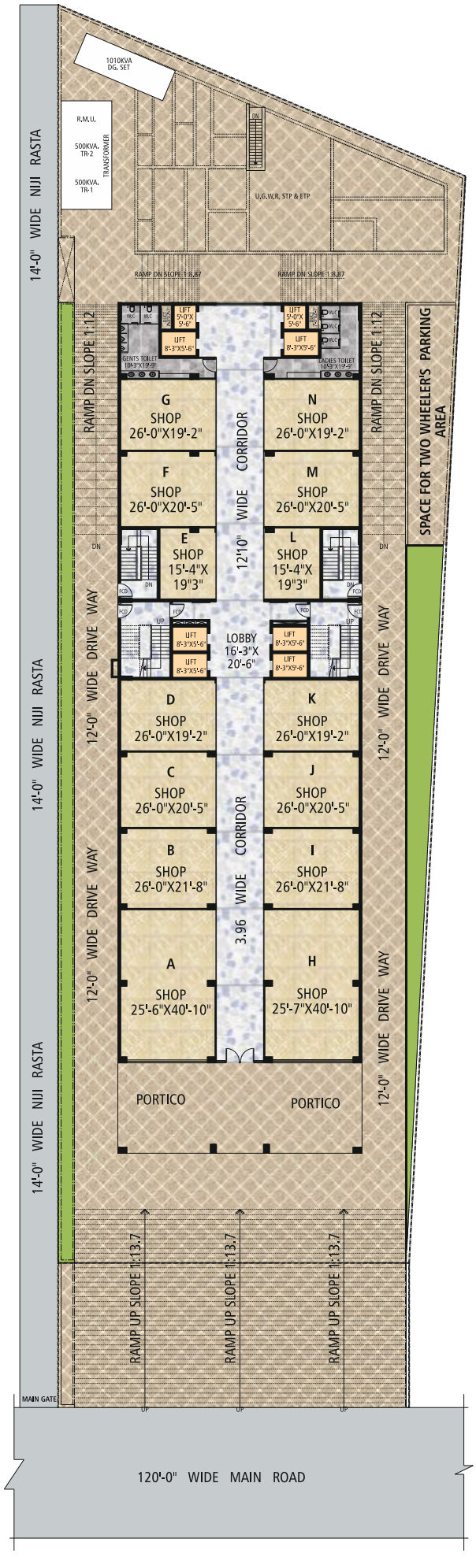
Basement Floor Plan

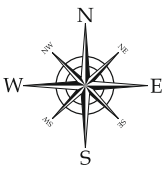




Ground Floor Plan

Seemanchal JR Residency Pvt. Ltd.





Shop : A

Carpet Area	1043.00 sqft
Built-Up Area	1122.00 sqft
Saleable Area	1571.00 sqft

Shop : B

Carpet Area	552.00 sqft
Built-Up Area	591.00 sqft
Saleable Area	827.00 sqft

Shop : C

Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft

Shop : D

Carpet Area	499.00 sqft
Built-Up Area	531.00 sqft
Saleable Area	743.00 sqft

Shop : E

Carpet Area	291.00 sqft
Built-Up Area	313.00 sqft
Saleable Area	438.00 sqft

Shop : F

Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft

Shop : G

Carpet Area	499.00 sqft
Built-Up Area	525.00 sqft
Saleable Area	735.00 sqft

Shop : H

Carpet Area	1043.00 sqft
Built-Up Area	1122.00 sqft
Saleable Area	1571.00 sqft

Shop : I

Carpet Area	552.00 sqft
Built-Up Area	591.00 sqft
Saleable Area	827.00 sqft

Shop : J

Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft

Shop : K

Carpet Area	499.00 sqft
Built-Up Area	531.00 sqft
Saleable Area	743.00 sqft

Shop : L

Carpet Area	291.00 sqft
Built-Up Area	313.00 sqft
Saleable Area	438.00 sqft

Shop : M

Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft

Shop : N

Carpet Area	499.00 sqft
Built-Up Area	525.00 sqft
Saleable Area	735.00 sqft

JR
BISHWANATH
Tower

1st Floor Plan

Shop : A

Carpet Area	544.00 sqft
Built-Up Area	597.00 sqft
Saleable Area	836.00 sqft

Shop : B

Carpet Area	499.00 sqft
Built-Up Area	525.00 sqft
Saleable Area	735.00 sqft

Shop : C

Carpet Area	552.00 sqft
Built-Up Area	591.00 sqft
Saleable Area	827.00 sqft

Shop : D

Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft

Shop : E

Carpet Area	499.00 sqft
Built-Up Area	531.00 sqft
Saleable Area	743.00 sqft

Shop : F

Carpet Area	495.00 sqft
Built-Up Area	533.00 sqft
Saleable Area	746.00 sqft

Shop : G

Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft

Shop : H

Carpet Area	499.00 sqft
Built-Up Area	525.00 sqft
Saleable Area	735.00 sqft

Shop : I

Carpet Area	544.00 sqft
Built-Up Area	597.00 sqft
Saleable Area	836.00 sqft

Shop : J

Carpet Area	499.00 sqft
Built-Up Area	525.00 sqft
Saleable Area	735.00 sqft

Shop : K

Carpet Area	552.00 sqft
Built-Up Area	591.00 sqft
Saleable Area	827.00 sqft

Shop : L

Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft

Shop : M

Carpet Area	499.00 sqft
Built-Up Area	531.00 sqft
Saleable Area	743.00 sqft

Shop : N

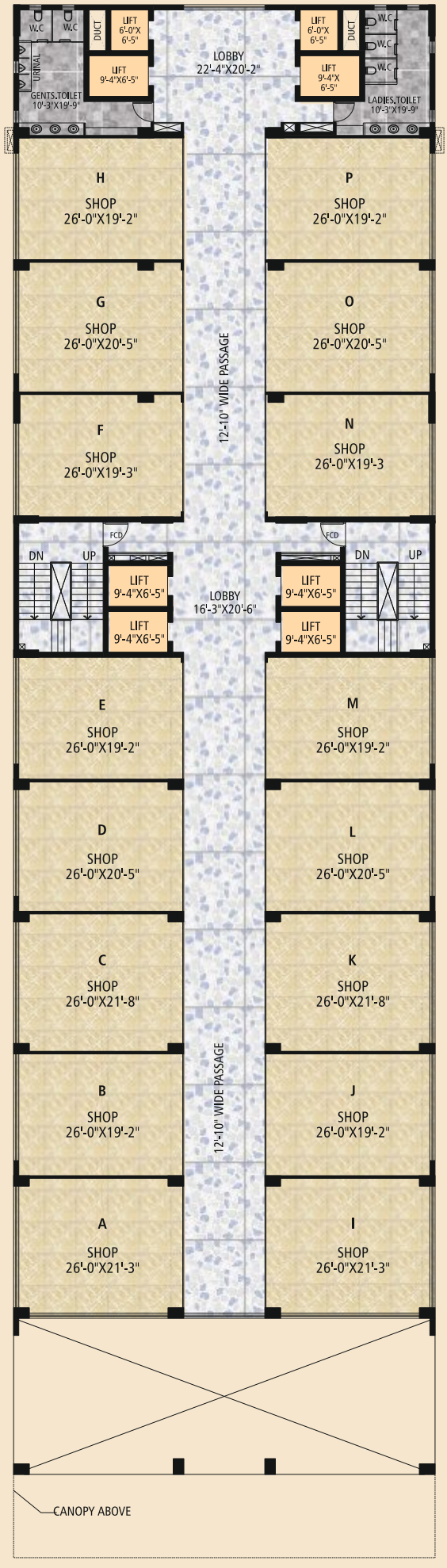
Carpet Area	495.00 sqft
Built-Up Area	533.00 sqft
Saleable Area	746.00 sqft

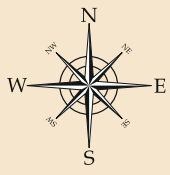
Shop : O

Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft

Shop : P

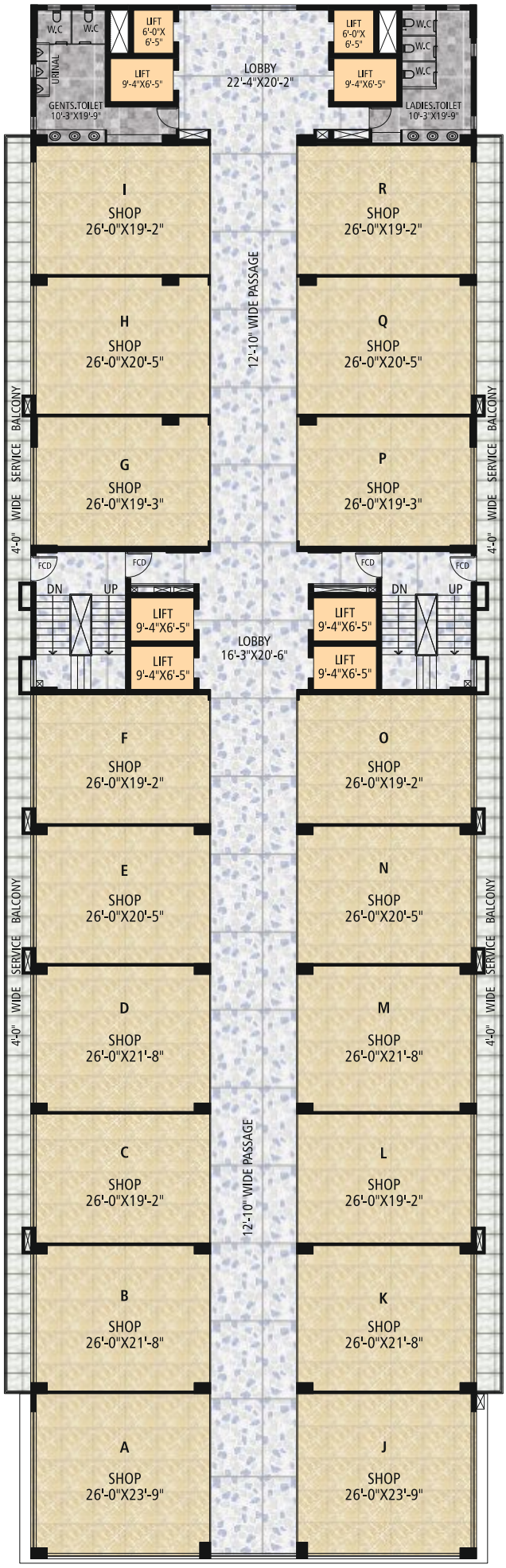
Carpet Area	499.00 sqft
Built-Up Area	525.00 sqft
Saleable Area	735.00 sqft

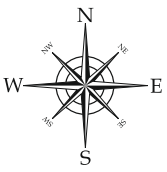




2nd Floor Plan

Seemanchal JR Residency Pvt. Ltd.





Shop : A

Carpet Area	615.00 sqft
Built-Up Area	665.00 sqft
Saleable Area	931.00 sqft

Shop : B

Carpet Area	552.00 sqft
Built-Up Area	591.00 sqft
Saleable Area	827.00 sqft

Shop : C

Carpet Area	499.00 sqft
Built-Up Area	525.00 sqft
Saleable Area	735.00 sqft

Shop : D

Carpet Area	552.00 sqft
Built-Up Area	591.00 sqft
Saleable Area	827.00 sqft

Shop : E

Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft

Shop : F

Carpet Area	499.00 sqft
Built-Up Area	531.00 sqft
Saleable Area	743.00 sqft

Shop : G

Carpet Area	495.00 sqft
Built-Up Area	533.00 sqft
Saleable Area	746.00 sqft

Shop : H

Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft

Shop : I

Carpet Area	499.00 sqft
Built-Up Area	525.00 sqft
Saleable Area	735.00 sqft

Shop : J

Carpet Area	615.00 sqft
Built-Up Area	665.00 sqft
Saleable Area	931.00 sqft

Shop : K

Carpet Area	552.00 sqft
Built-Up Area	591.00 sqft
Saleable Area	827.00 sqft

Shop : L

Carpet Area	499.00 sqft
Built-Up Area	525.00 sqft
Saleable Area	735.00 sqft

Shop : M

Carpet Area	552.00 sqft
Built-Up Area	591.00 sqft
Saleable Area	827.00 sqft

Shop : N

Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft

Shop : O

Carpet Area	499.00 sqft
Built-Up Area	531.00 sqft
Saleable Area	743.00 sqft

Shop : P

Carpet Area	495.00 sqft
Built-Up Area	533.00 sqft
Saleable Area	746.00 sqft

Shop : Q

Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft

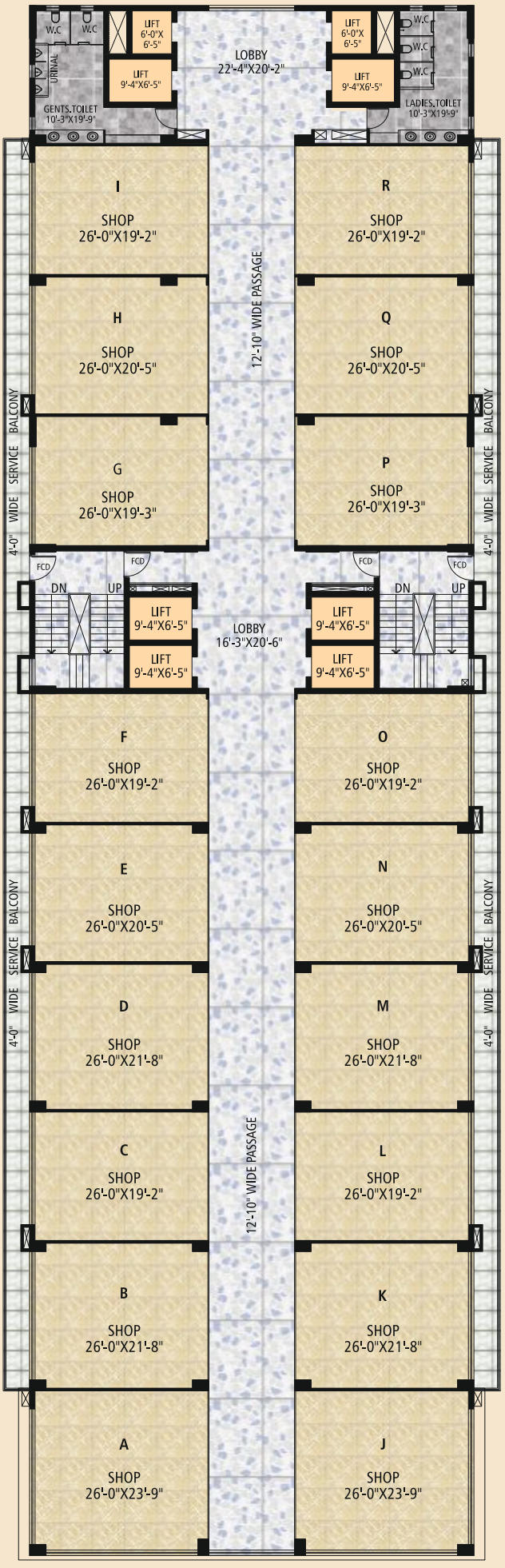
Shop : R

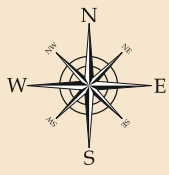
Carpet Area	499.00 sqft
Built-Up Area	525.00 sqft
Saleable Area	735.00 sqft

JR
BISHWANATH
Tower

3rd to 5th Floor Plan

Shop : A	
Carpet Area	615.00 sqft
Built-Up Area	665.00 sqft
Saleable Area	931.00 sqft
Shop : B	
Carpet Area	552.00 sqft
Built-Up Area	591.00 sqft
Saleable Area	827.00 sqft
Shop : C	
Carpet Area	499.00 sqft
Built-Up Area	525.00 sqft
Saleable Area	735.00 sqft
Shop : D	
Carpet Area	552.00 sqft
Built-Up Area	591.00 sqft
Saleable Area	827.00 sqft
Shop : E	
Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft
Shop : F	
Carpet Area	499.00 sqft
Built-Up Area	531.00 sqft
Saleable Area	743.00 sqft
Shop : G	
Carpet Area	495.00 sqft
Built-Up Area	533.00 sqft
Saleable Area	746.00 sqft
Shop : H	
Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft
Shop : I	
Carpet Area	499.00 sqft
Built-Up Area	525.00 sqft
Saleable Area	735.00 sqft
Shop : J	
Carpet Area	615.00 sqft
Built-Up Area	665.00 sqft
Saleable Area	931.00 sqft
Shop : K	
Carpet Area	552.00 sqft
Built-Up Area	591.00 sqft
Saleable Area	827.00 sqft
Shop : L	
Carpet Area	499.00 sqft
Built-Up Area	525.00 sqft
Saleable Area	735.00 sqft
Shop : M	
Carpet Area	552.00 sqft
Built-Up Area	591.00 sqft
Saleable Area	827.00 sqft
Shop : N	
Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft
Shop : O	
Carpet Area	499.00 sqft
Built-Up Area	531.00 sqft
Saleable Area	743.00 sqft
Shop : P	
Carpet Area	495.00 sqft
Built-Up Area	533.00 sqft
Saleable Area	746.00 sqft
Shop : Q	
Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft
Shop : R	
Carpet Area	499.00 sqft
Built-Up Area	525.00 sqft
Saleable Area	735.00 sqft





6th Floor Plan

Seemanchal JR Residency Pvt. Ltd.



Shop : A

Carpet Area	516.00 sqft
Built-Up Area	564.00 sqft
Saleable Area	790.00 sqft

Shop : B

Carpet Area	552.00 sqft
Built-Up Area	591.00 sqft
Saleable Area	827.00 sqft

Shop : C

Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft

Shop : D

Carpet Area	499.00 sqft
Built-Up Area	531.00 sqft
Saleable Area	743.00 sqft

Shop : E

Carpet Area	495.00 sqft
Built-Up Area	533.00 sqft
Saleable Area	746.00 sqft

Shop : F

Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft

Shop : G

Carpet Area	499.00 sqft
Built-Up Area	525.00 sqft
Saleable Area	735.00 sqft

Shop : H

Carpet Area	516.00 sqft
Built-Up Area	564.00 sqft
Saleable Area	790.00 sqft

Shop : I

Carpet Area	552.00 sqft
Built-Up Area	591.00 sqft
Saleable Area	827.00 sqft

Shop : J

Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft

Shop : K

Carpet Area	499.00 sqft
Built-Up Area	531.00 sqft
Saleable Area	743.00 sqft

Shop : L

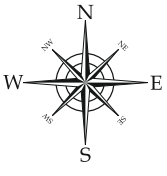
Carpet Area	495.00 sqft
Built-Up Area	533.00 sqft
Saleable Area	746.00 sqft

Shop : M

Carpet Area	525.00 sqft
Built-Up Area	559.00 sqft
Saleable Area	783.00 sqft

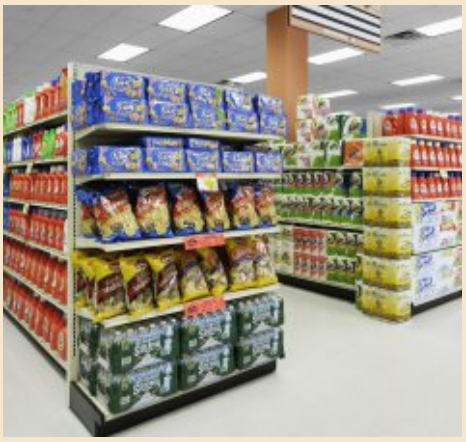
Shop : N

Carpet Area	499.00 sqft
Built-Up Area	525.00 sqft
Saleable Area	735.00 sqft













SPECIFICATIONS

FOUNDATION	:	R.C.C. frame structure building as per the design of structural engineers.
WALL	:	Internal wall shall be finished with wall putty & External wall finished with texture paint as per design.
DOOR	:	Main door Sal Wood Frames and water proof flush doors with decorative front side laminate/door skin, internal doors wooden chowkhat painted with two coat of enamel paints.
FLOORING	:	Vitrified tiles from reputed brands of ISI Mark.
TOILETS	:	Ceramic anti skid tiles of ISI Mark. All CP Fitting will be of ISI Mark.
ELECTRICAL	:	High Quality Insulted Copper Wiring with Modular Switches Branded Company Like Havels & Anchor or Equivalent Make.
SECURITY SYSTEM	:	Provision CCTV for common area of campus.
FIRE FIGHTING SYSTEM	:	As per Norms.
LIFT	:	Eight Lifts of Otis/Kone/Mitsubishi/Thyssenkrupp or equivalent ISI make in each block.
GENERATOR	:	Silent Generator ISI make of adequate capacity.

AMENITIES

- The project welcomes you with a modern & elegant elevation.
- Technically designed to assure natural sunlight and fresh air.
- Round the clock security with manned security cabin and intercom facility.
- Ample car parking at basement & open parking on ground floor.
- Fire-fighting equipment.
- Exclusive entrance gate & designer compound wall for the project.
- Internal parking with concrete and outer pathway with paver blocks.

24X7 WATER SUPPLY

24X7 POWER BACK UP

SECURITY

LIFTS

WATERPROOF

FIRE SAFETY

CAR PARKING

OWN TRANSFORMER

MODE OF PAYMENT

Installment Plan

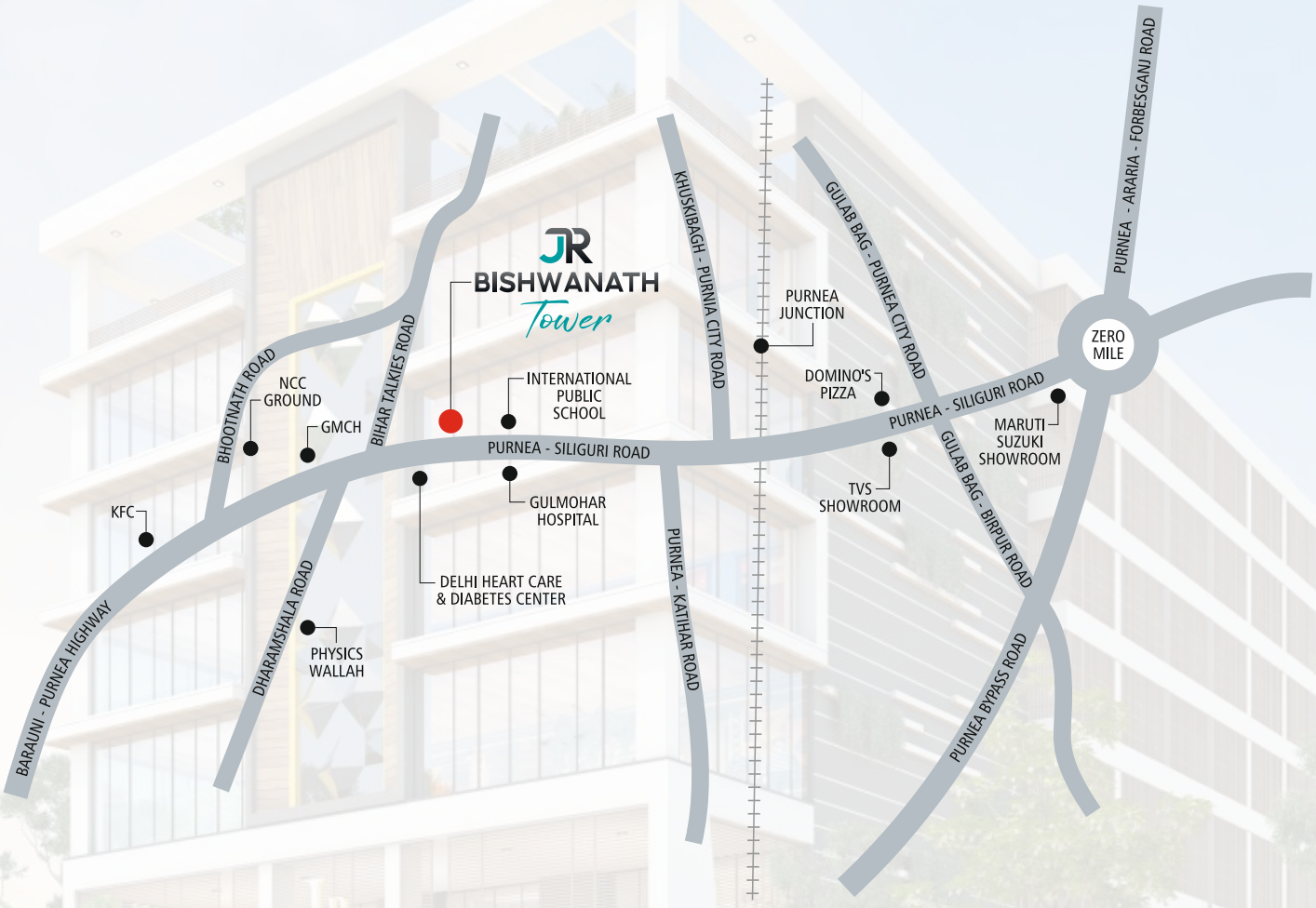
- Booking 10%
- Foundation 15%
- Basement to Ground Floor 15%
- 1st to 2nd Floor.....15%
- 3rd to 4th Floor 15%
- 5th to 6th Floor 15%
- Brick Work and Plaster 05%
- Floor and Painting 05%
- At the time of Possession 05%

Note : Full and final settlement of account will be done before one month of possession.
15% interest will be charged on delayed payment.
10% cancellation charge will be deducted on the total cost of the flats in case of cancellation of booking.
Registration and other Govt. Tax charges is to be given by the purchaser



LOCATION

NOT TO SCALE



Seemanchal JR Residency Pvt. Ltd.

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This document is tentative and developers reserve the right to make variations and modifications.