FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending **September of 2024**

I. PARTICULARS OF PROMOTER			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN No. – U45309BR2020PTC044888	Name of Firm	Metroplex Homes Private Limited
Firm Address:	HOUSE NO 77, (PLOT NO.915 & 916), GANDHI NAGAR, JAMUNA APARTMENT, BORING ROAD, PATNA, Bihar, India - 800001.		
Total Experience of promoter in Real Estate sector	2.6 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Nil	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential cum Commercial 4. Plotted Projects	Residential – 1 Project	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP04054-2/65/R- 1379/2022	Name of Project/Phase of Registered Project	Ram Jiwan Apartment
Name of Promoter	Metroplex Homes Pvt. Ltd.	Project Address	Plot No. 722, Opposite Ganga Hospital, Govindpur AIIMS Road, P.S-Khagaul,
Name of Co-promoter	N/A		
Project Registration is valid up to	15.03.2026		
Starting date of Project or Phase of the Project	13.04.2022		
Type of Project or Phase of the Project	4. Residential 5. Commercial 6. Residential-cum-Commercial 4, Plotted project	Residential ,	
Period of validity of map by the Competent Authority			

Metroplex Homes Pvt. Ltd.

Director

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanction apartments	Total Number of Apartments in Promoter's Share – 15	Total Number of Apartments in Landowner's Share – 12
Ram Jiwan Apartment (Single Block)	1. 1 BHK 2. 2 BHK, 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	12 15	5784 sq. ft. 11670 sq. ft	27 (Flats)	1. Booked/ Allotted - 12 2. Sold - Nil	3. Booked / Allotted - Nil 4. Sold - NA
					Percentage of Booking - 80%	Percentage of Booking 0 %

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)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Ram Jiwan Apartment (Single Block)	27	1. Booked/Allotted -	12
		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				
2.	Fire N.O.C	OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA	09/03/2021	20/03/2021	
3.	Water SupplyPermission				
4.	NOC from Airport Authority of India				
5.	Other Approval (S), if any, required for the Project				

VI. Construction Progress of the Project			
1. Building / Wing / Layout Number 1 (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)	100% Completed	-
2.	Basements (if any)	75% Completed	05/02/2025
3.	Podiums (if any)	N.A	-
4.	Plinth	N.A	-
5.	Stilt Floor	N.A	-
6.	Slabs of Super Structure	100% Completed	-
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	60% 3rd Floor Brick & Plaster	17/01/2024
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	60% Electric & Plumber Work	18/04/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%	23/04/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	25%	28/11/2024

Metroplex Homes Pvt. Ltd.

Director

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 requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	Not Completed	27/03/2025

VII. Amenities and Common Area and External Infrastructure Development Works)				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of ActualWork 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	-	-
2.	Water Supply	Yes	100%	-
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	10%	16/01/2025
4.	Storm Water Drains	No	-	-
5.	Landscaping & Tree Planting	No	-	-
6.	Street Lighting	No	-	-
7.	Community Buildings	No	-	-
8.	Treatment and Disposal of Sewage and Sullage Water	No	-	-
9.	Solid Waste Management & Disposal	No	-	-
10.	Water Conservation / Rain Water Harvesting	No	-	-
11.	Energy Management	No	-	-

12.	Fire Protection and Fire Safety Requirements	Yes	Nil	26/03/2025
13.	Closed Parking	Yes	50%	22/02/2025
14.	Open Parking	No	-	-
15.	Electrical Meter Room, Sub-Station, Receiving Station	N/A	-	-
16.	Others (Option to Add More)	N/A	-	-

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

		Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads & Footpaths	N/A	-	-
2.	Water Supply	N/A	-	-
3.	Sewerage Chambers Septic Tank	N/A	-	-
4.	Drains	N/A	-	-
5.	Parks, Landscaping and Tree Planning	N/A	-	-
6.	Street Lighting	N/A	-	-
7.	Disposal of sewage & Sullage Water	N/A	-	-
8.	Water conservation/ Rain Water Harvesting	N/A	-	-
9.	Energy Management	N/A	-	-

IX. 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)
(B)		Photograph of each floor	(Attached)

X.	Financial Progress of the Project	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	0745160793 (70%) 0745160601 (30%)
2.	Estimated Cost of the Project including land cost at The start of the Project	Rs 6,53,00,000.00/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs 2,82,00,000.00/-
4.	Any Variation in Development Cost which is declared at the start of the Project .	-
5.	Amount received during the Quarter	Rs 10,81,566.00/-
6.	Actual Cost Incurred during the Quarter	Rs 13,69,621.68/-
7.	Net amount at end of the Quarter	Rs 42,16,763.91/-
8.	Total expenditure on Project **till date**	Rs 3,03,78,558.83/-
9.	Cumulative fund Collected till the end of Quarter in question	Rs 3,78,62,356.00/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs 3,03,78,558.83/-

IX. Details of Mortgage or Charge if any created
N/A

XI. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	N/A
2.	Name of Parties	N/A
3.	No of Execution Cases against this project Case No. Name of Parties	N/A
4.	No of Suo - Moto cases against this project Case No. Name of Parties	N/A
B	Sale/Agreement for Saleduring the Quarter	
1.	Sale Deed	Nil
2.	Agreement for Sale	12
3.	No. of possessions given to allottees	N/A
XI. 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/our 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.

Metroplex Homes Pvt. Ltd.

Director

Signature of Promoter

Name: Tipu Sultan

Date: 07/10/2024

FORM No. 2

ENGINEER CERTIFICATE

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

Date: 08/10/2024

To
The Metroplex Homes Pvt. Ltd.
House No-77, Jamuna Apartment, Boring Road,
Gandhi Nagar, SK Puri, Patna - 800001,

Subject: -Certificate of Percentage of Completion of Construction Work of project **Ram Jiwan Apartment** No. of Building(s)/ **1** Wing(s)/_____ of the Phase of the Project RERA Registration Number **BRERAP04054-2/65/R-1379/2022** situated on the Plot No. **722P** bearing C.N. No/CTS No./Survey no./ Final Plot no _____demarcated by its boundaries (latitude and longitude of the end points)_____ to the North to the South_____ to the East_____ to the West of village **Danapur** taluka_____District **Patna** PIN **801505** admeasuring **1462.45 sq.mts.** area being developed by **Metroplex Homes Pvt. Ltd.**[Promoter's Name] as on **30/09/2024**

Sir,

I/We **Md Shible** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA No **BRERAP04054-2/65/R-1379/2022**, being Building(s)/ **1** Wing(s)_____of the No./Survey no. / Final Plot no_____ District of Village Danapur talauka_____District Patna PIN 801505 admeasuring **1462.45 sq. mts.** area being developed by **Metroplex Homes Pvt. Ltd.** [Owner/Promoter] as on **30/09/2024**

I. Following technical professionals are appointed by Owner / Promoter:-

(i) M/s/Shri/Smt **Ajit Singh** as L.S. / Architect

(ii) M/s /Shrii Smt **Ghulam Rabbani** as Structural Consultant

(iii) M/s /Shri / Smt **Ajit Singh** as MEP Consultant

(iv) M/s /Shri / Smt **Md Shible** as Site Engineer

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UD/HD/SE/23-0116
UDHD, GOVERNMENT OF BIHAR

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Rs _____ quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs **2,82,00,000/-** (total of Table A & B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the_____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs **2,17,14,000**/- (Total of Table A & B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from_____(planning Authority) is estimated at Rs **64,86,000**/- (Total of Table A & B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number **1** or called **Ram Jiwan Apartment**

(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the buildings/wings as on **13/04/2022** date of registration is	Rs **2,82,00,000**/-
2	Cost incurred as on **30/09/2024** (based on the Estimated cost)	Rs **2,17,14,000**/-
3	Work done in percentage (as percentage of the estimated cost)	**77%**

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UD/HO/SE/25-0116

4	Balance Cost to be Incurred (Based on Estimated Cost	Rs **64,86,000**/-
5	Cost incurred on Additional/Extra Items as on _____not included in the estimated Cost	Rs_____/-

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	**Particulars**	**Amounts**
1	Total Estimated cost of the Internal and external Development Works including amenities and Facilities in the layout as on date of Registration is **13/04/2022**	Rs **2,82,00,000**/-
2	Cost incurred as on **30/09/2024** (based on the Estimated cost)	Rs **2,17,14,000**/-
3	Work done in percentage (as percentage of the estimated cost)	**77%**
4	Balance Cost to be Incurred (Based on Estimated Cost	Rs **64,86,000**/-
5	Cost incurred on Additional/Extra Items as on _____ not included in the estimated Cost	Rs_____/-

Yours Faithfully

Er. Manoj Kumar

ST[illegible]TURAL ENGINEER

[illegible]MD/SE/23-0113

UDHD, GOVERNMENT OF BIHAR

Signature of Engineer

(License No. .....)

*** Note**

I. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.

2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer.In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.

5. All components of work with specifications are indicative and not exhaustive.

Er. Manoj Kumar
STRUCTURAL ENGINEER
PWD/LAD/HQ/SE/23-01
PWD, GOVERNMENT OF BIHAR

FORM NO. 1

ARCHITECT'S CERTIFICATE

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

Date: 04/10/2024

To
The Metroplex Homes Pvt. Ltd.
House No-77, Jamuna Apartment, Boring Road,
Gandhi Nagar, SK Puri, Patna - 800001,

Subject: -Certificate of Percentage of Completion of Construction Work of project **Ram Jiwan Apartment** No. of Building(s)/ **1** Wing(s)/_____ of the Phase of the Project RERA Registration Number **BRERAP04054-2/65/R-1379/2022** situated on the Plot No. **722P** bearing C.N. No/CTS No./Survey no./ Final Plot no _____demarcated by its boundaries (latitude and longitude of the end points)_____ to the North to the South_____ to the East_____ to the West of village **Danapur** taluka_____District **Patna** PIN **801505** admeasuring **1462.45 sq.mts.** area being developed by **Metroplex Homes Pvt. Ltd.** [Promoter's Name]

Sir,

I/ We **Ajit Singh** have undertaken assignment as Architect/Licensed Surveyor of certifying **77 %** Percentage of Completion of Construction Work of the project **Ram Jiwan Apartment** Building(s)/ **1** Wing(s) of_____Phase of the Project, situated on the plot no. **722P** bearing C.N. No/CTS No./Survey no.l Final Plot no_____of village **Danapur** taluka _____ District **Patna** PIN **801505** admeasuring **1462.45 sq .mts.** area being developed by **Metroplex Homes Pvt. Ltd.** [Promoter's Name] as on **30-09-2024**

I. Following technical professionals are appointed by Owner / Promoter:-

(i) M/s/Shri/Smt **Ajit Singh** as L.S. / Architect
(ii) M/s /Shrii Smt **Ghulam Rabbani** as Structural Consultant
(iii) M/s /Shri / Smt **Ajit Singh** as MEP Consultant
(iv) M/s /Shri / Smt **Md Shible** 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 building/Wing of the Real Estate Project as registered vide number **BRERAP04054-2/65/R-1379/2022** under RERA is as pertable a herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.



Table A

Building /Wing Number **1** (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done	Projected date of completion (DD/MM/YYYY)
1	Excavation	100%	
2	_____number of Basement(s) and Plinth	75 % (Basement)	05/02/2025
3	_____number of Podiums	N.A	
4	Stilt Floor	N.A	
5	5 number of Slabs of super structure	100%	-
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	60% 3rd Floor Brick & Plaster Work	17/01/2025
7	Sanitary Fittings within the Flat /Premises Electrical Fittings within the Flat /Premises	60% Electric & Plumber Work	18/04/2025
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	20%	23/04/2025
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings,	25%	28/11/2024
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 requirements as may be required to Obtain Occupation /Completion Certificate	Nil	27/03/2025

Ajit Singh

Table B

Internal & External Development Works in Respect of the entire Registered Phase.

S No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1	Internal Roads & Foothpaths	No	-	-
2	Water Supply	Yes	100%	-
3	Sewerage (chamber, Septic Tank, STP) lines	Yes	10%	16/01/2025
4	Storm Water Drains	No	-	-
5	Landscaping & Tree Planting	No	-	-
6	Street Lighting	No	-	-
7	Community Buildings	No	-	-
8	Treatment and disposal of sewage and sullage water	No	-	-
9	Solid Waste management & disposal	No	-	-
10	Water conservation, Rain water harvesting	No	-	-
11	Energy management	No	-	-
12	Fire protection and fire safety requirements	Yes	Nil	26/03/2025
13	Closed Parking	Yes	Nil	22/02/2025

Yours Faithfully

Ajit Singh

(Empanelment No. – .....)

M.I.HUSSAIN & CO
CHARTERED ACCOUNTANTS
C/O - TALAT BANO, AMIR COTTAGE, RAMNA ROAD, PATNA - 800001 (BIHAR)

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending September of 2024

I.	PARTICULARS OF PROJECT			
Project Registration Number		BRERAP04054-2/65/R-1379/2022	Name of Project	RAM JIWAN APARTMENT
Name of Promoter		METROPLEX HOMES PVT LTD		
Name of Co-promoter		N/A	Project Address	Plot No-722, Opposite Ganga Hospital,Govindpur,Aiims Road, PS-Khagaul, Danapur, Patna
Project Registration is valid up to		15-03-2026		
Starting date of Project		13-04-2022		
Type of Project		RESIDENCIAL / GROUP HOUSING		
Period of validity of map by the Competent Authority		12-02-2025		

VIII.	FINANCIAL PROGRESS OF THE PROJECT	
S. No.	Particulars	Amount (In Rs.)
1.	Project Account No. & Other Bank	KOTAK A/C - 0745160793 - (70%)
2.	Estimated Cost of the Project excluding land cost at the start of the Quarter	28,200,000.00
3.	Amount received during the Quarter	1,081,566.00
4.	Actual Cost Incurred during the Quarter	1,369,621.68
5.	Net amount at end of the Quarter	4,404,391.31
6.	Total expenditure on Project **Till Date**	30,378,558.83
7.	Cumulative fund collected till the end of Quarter	37,862,356.00
8.	Cumulative expenditure done till the end of Quarter	30,378,558.83

This is to Certify that details of Amount Received and Cost incurred on the Project during the quarter from 01.07.2024 to 30.09.2024 is on the basis of books of accounts maintained. The developer has been operating from the designated Bank account (as per RERA Certificate). Net amount at the end of the Quarter shows cash & Bank Balance at the End of the quarter as per Books of Accounts.

Metroplex Homes Pvt. Ltd.

Director

TIPU SULTAN
Director, DIN -08298590

For M.I.Hussain & CO.
Chartered Accountants
FRN - 326811E

(CA. Mohammad Imam Hussain)
Proprietor
M.No: 066920

Place: Patna
Date: - 09/10/2024

UDIN: 24066920BKDMLK9660