Omm Realtors Pvt. Ltd.
Building Dreams

CIN : U45202BR2019PTC043054

To,

Date: 12.07.2024

The Chairman

Real Estate Regulatory Authority

Bihar, Patna

Sub: Submission of Quarterly Report of First Quarter (2024-25) i.e. 01.04.2024 to 30.06.2024 of "Shyam Shanti Estates" Plot No. 197(P), 198(P), Khata No. 51,73, Thana No. 20, Mauza – Ranipur Chakmilki, Patna, BRERA Registration No. BRERAP84240-1/212-1511/2022.

Dear Sir,

With reference to the above-mentioned subject and as per the requirement of quarterly report compliance, we are submitting herewith the quarterly project report for the First Quarter (2024-2025) for the Project Named "Shyam Shanti Estates" Located at Plot No. 197(P), 198(P), Khata No. 51,73, Thana No. 20, Mauza – Ranipur Chakmilki Patna.

A details quarterly report of the project is attached along with letter as Form -7

Kindly acknowledge the receipt of the same.

Thanking You

OMM REALTORS PVT. LTD.

DIRECTOR

Gyan Mani

(Director)

FORM-7 [REGULATION-9]

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

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45202BR2019PTC043054	Name of Firm	OMM REALTORS PVT. LTD
Firm Address :	E/128, P.C. COLONY, KANKARBAGH, PATNA - 800020		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA	2 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	BRERAP84240-1212/R-1511/2022	Name of Project/Phaseof Registered Project	SHYAM SHANTI ESTATES
Name of Promoter	GYAN MANI	Project Address	Plot No. 179(P), 198(P), Khata No. 51,73, Thana No.20 Mauza- Ranipur Chakmilki, Patna.
Name of Co-promoter	MRS. RITU VERMA		
Project Registration is valid up to	27-10-2027		
Starting date of Project or Phase of the Project	27-12-2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	COMMERCIAL CUM RESIDENTIAL	
Period of validity of map by the Competent Authority	07.06.2027		

OMM REALTORS PVT. LTD.

DIRECTOR

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Numberof sanctioned apartments	Total Number of Apartments in Promoter's share - 39	Total Number of Apartments in Landowner's share - 32
BLOCK A COMMERCIAL BLOCK B RESIDENTIAL BLOCK C RESIDENTIAL	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.			71	1. Booked / Allotted - 20 2. Sold-	3. Booked/ Allotted - Sold -
					Percentagee of booking	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
3	96	1. Booked/Allotted -	20
		2. Sold -	

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.	State Fire Services Bihar Patna		11.04.2022	
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.				

OMM REALTORS PVT. LTD.

DIRECTOR

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. **Block – A** (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%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	0%	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	40%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%	
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%	

OMM REALTORS PVT. LTD.

DIRECTOR

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. **Block – B** (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%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	0%	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	35%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%	
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%	

OMM REALTORS PVT. LTD.

DIRECTOR

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. **Block – C** (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%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	0%	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	35%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%	
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%	

OMM REALTORS PVT. LTD.

DIRECTOR

	requirements as me 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)	Percentageof 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%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
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	Yes	0%	
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	0%	
13.	Closed Parking	Yes	0%	

OMM REALTORS PVT. LTD.

DIRECTOR

14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	
16.	Others (Option to Add More)	No		

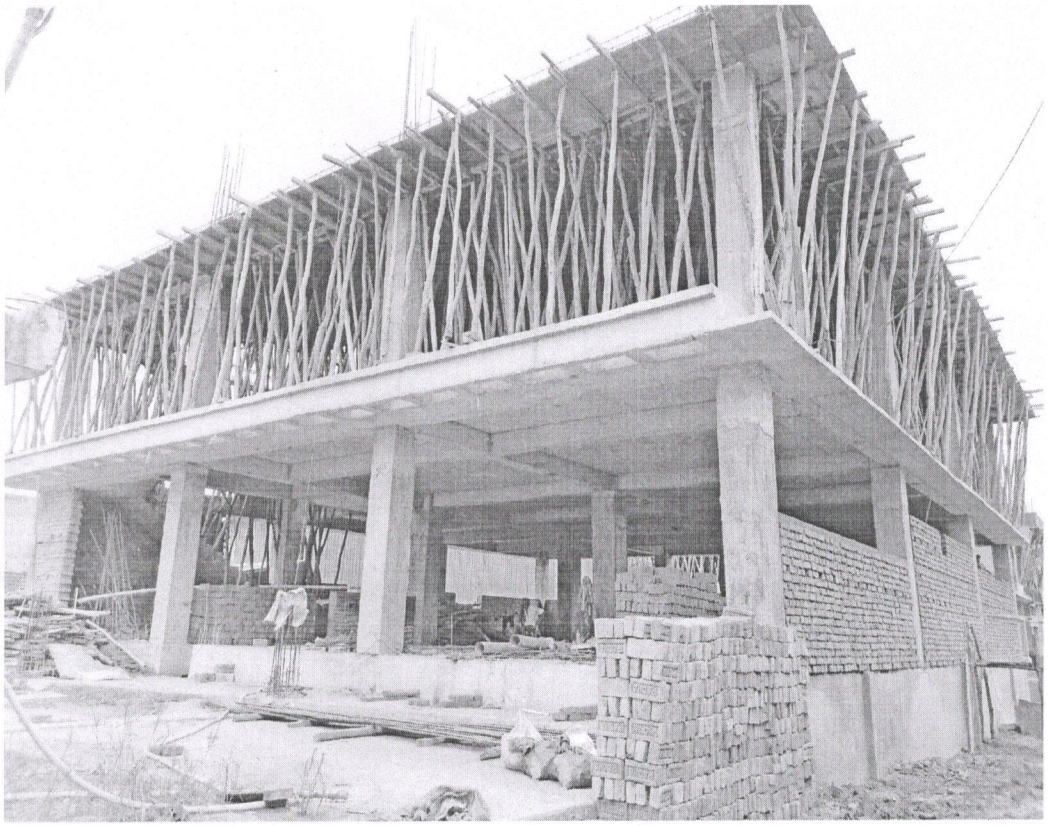
VIII.	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
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.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

OMM REALTORS PVT. LTD.

DIRECTOR

BLOCK - A

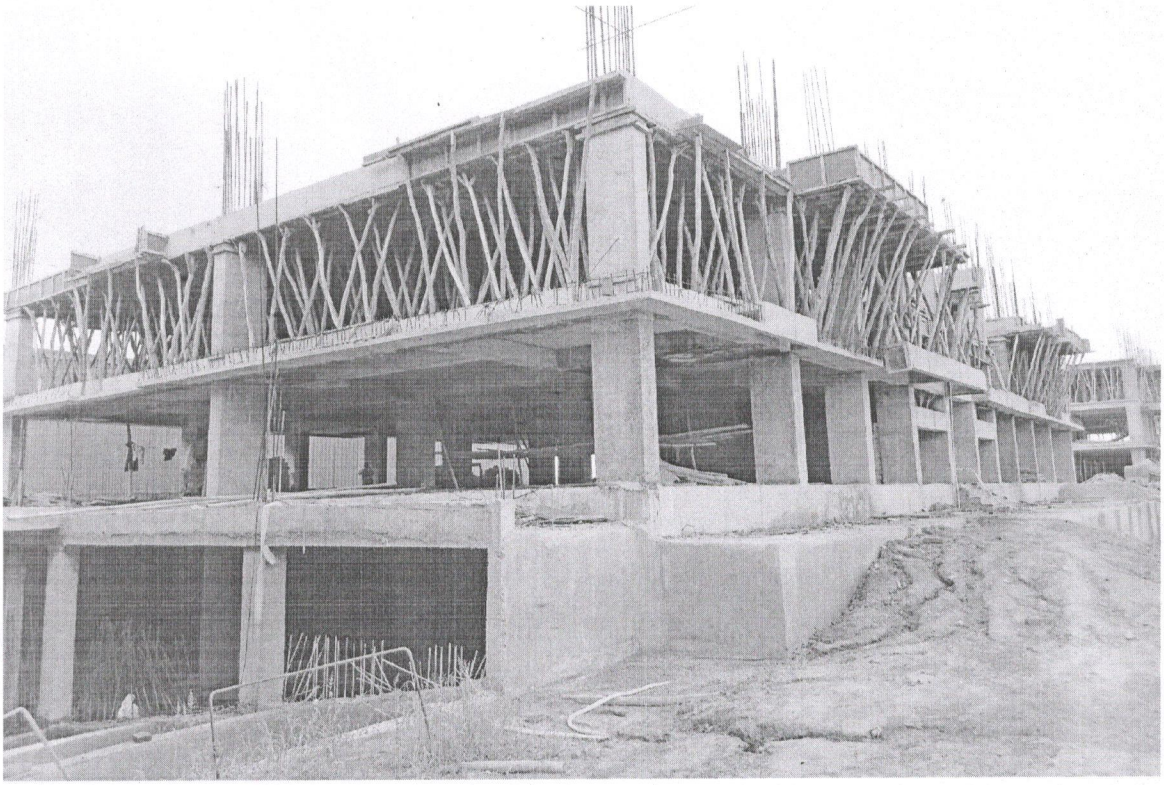


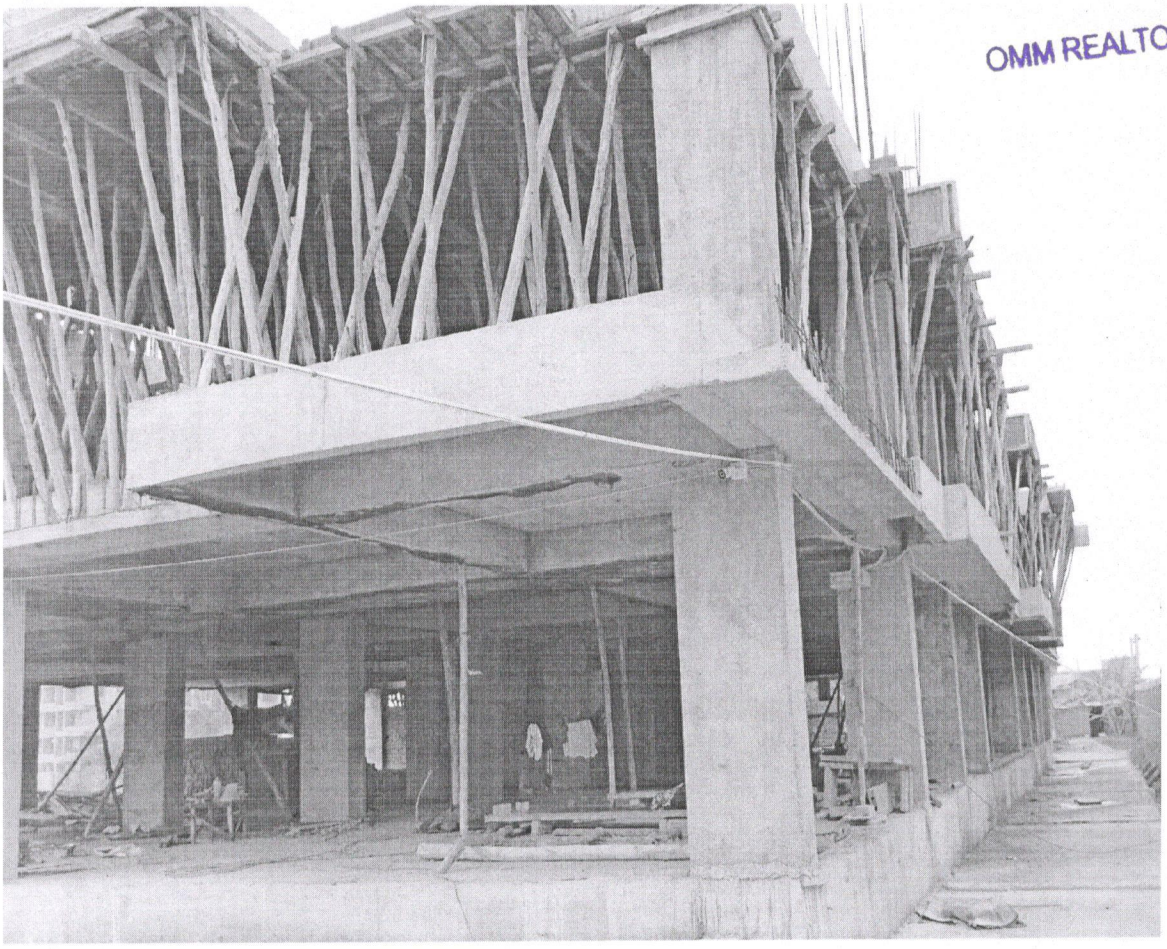


OMM REALTORS PVT. LTD.

DIRECTOR

BLOCK - B

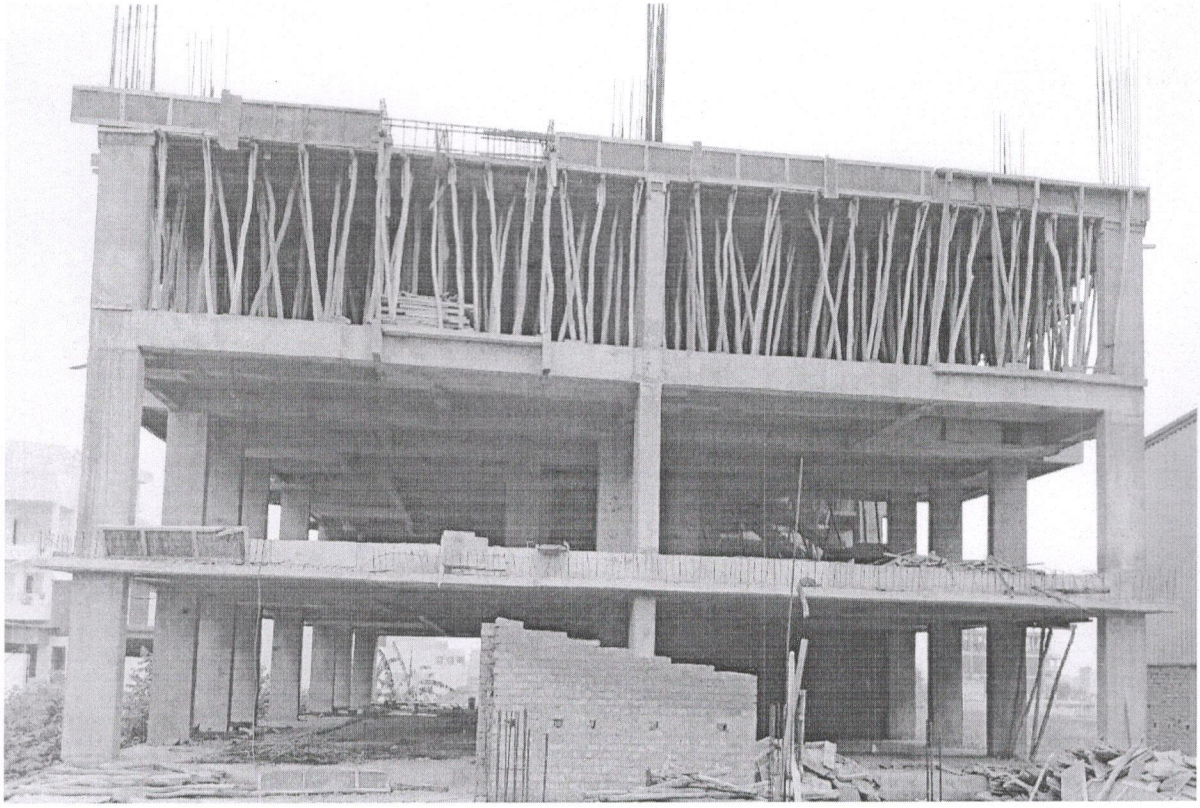


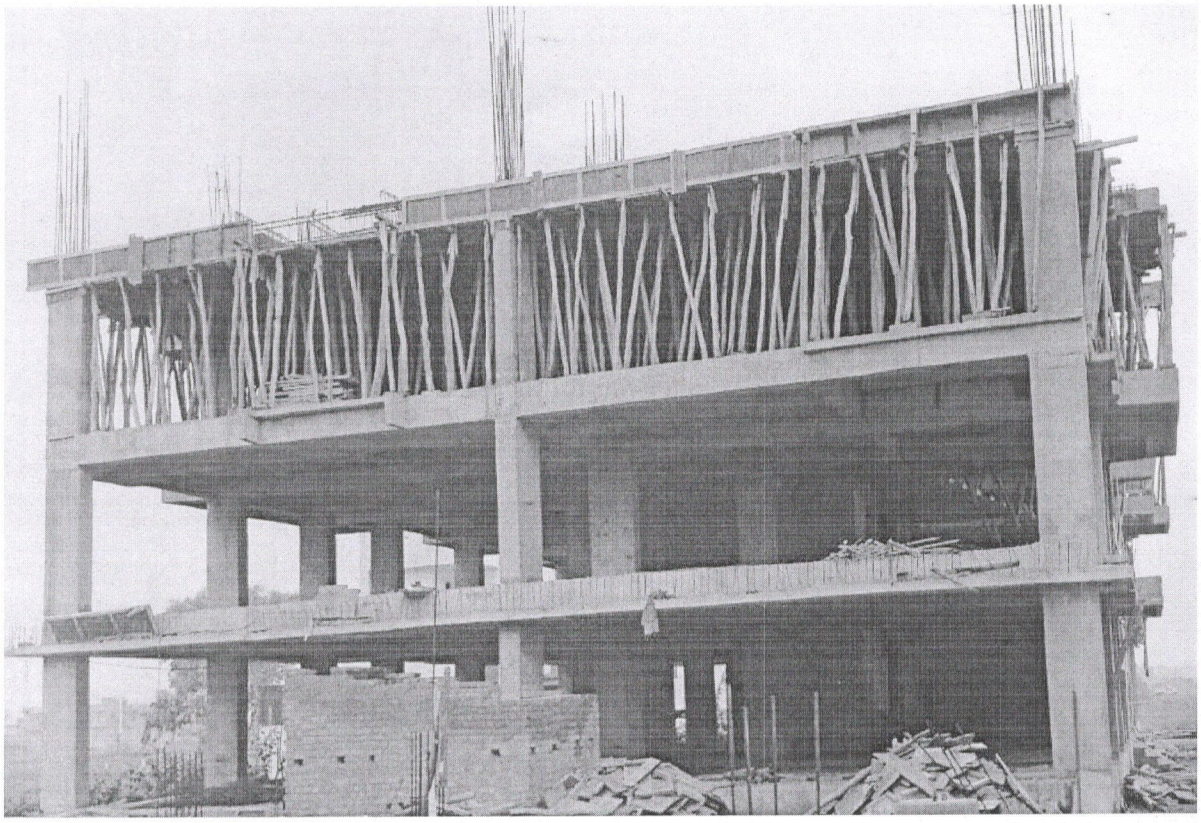


OMM REALTORS PVT. LTD.

DIRECTOR

BLOCK - C





OMM REALTORS PVT. LTD.

DIRECTOR

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	148402000001434
2.	Estimated Cost of the Project including land cost atthe start of the Project	Rs.19,56,53,000/-
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	
4.	Any Variation in Development Cost which is declaredat the start of the Project.	
5.	Amount received during the Quarter	Directors Capital - Rs. 21,00,000/- Balance Collect to Customer - Rs. 21,65,000/- Total - Rs. 42,65,000/-
6.	Actual Cost Incurred during the Quarter	Rs. 1,15,42,347/-
7.	Net amount at end of the Quarter	Rs. -72,77,347/-
8.	Total expenditure on Project **till date**	Rs. 9,07,11,492/-
9.	Cumulative fund collected till the end of Quarter in question	Rs. 3,33,01,444/-
10.	Cumulative expenditure done till the end of Quarterin question	Rs. 9,07,11,492/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
Project Loan Taken from SBI (Total Sanction Loan Amt. 6.40 Crore/Total Loan Disbursed Rs.3,86,00,000/-

OMM REALTORS PVT. LTD.

DIRECTOR

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	No
2.	Agreement for Sale	8
3.	No. of possessions given to allottees	
XIII. 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 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.

OMM REALTORS PVT. LTD.

DIRECTOR

Signature of Promoter

Name: Gyan Mani

Date: 12.07.2024