

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending September 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	CIN NO. U45402BR2008PTC013846	Name of Firm	MODERN BATH PRIVATE LIMITED
Firm Address :	H/O- BIDYA BINOD SINGH, SHEIKHPURA, P.O- B.V COLLEGE, PATNA		
Total Experience of promoter in Real Estate sector	15 YEARS		
Total Experience in Real Estate after Implementation of RERA	10 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	BRERAP02856-1/1311/R-1158/2021	Name of Project/Phase of Registered Project	VIDYA TOWER
Name of Promoter	MODERN BATH PRIVATE LIMITED	Project Address	ASHIYANA NAGAR, PHASE-1, NEAR RAMGATI ENCLAVE, PATNA 25
Name of Co-promoter	N/A		
Project Registration is valid up to	18/10/2024		
Starting date of Project or Phase of the Project	29/06/2021		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	31/08/2023		

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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-20	Total Number of Apartments in Landowner's share - FLAT-20
BLOCK-A & B	1. 1 BHK			40	1. Booked / Allotted -07	3. Booked/ Allotted-NIL
	2. 2 BHK, -	8	6294.00		2. Sold-07	Sold -NIL
	3. 3 BHK	32	32214.00			
	4. Shop					
	5. Bungalow					
	6. Plot etc.				Percentage of booking 70%	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)
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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	40	1. Booked/Allotted	07
		2. Sold	07

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		08-04-2019	
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			

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P-/KHAJPURA-PRN-G+4/45/2019

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/yyyy) Format
1.	Excavation (if any)	50%	
2.	Basements (if any)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	N/A	
6.	Slabs of Super Structure		
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% 100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20% 0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	20% 60% 50% 0%	

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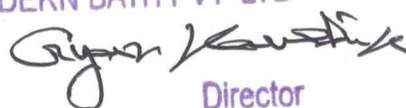
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities	100% 80%	
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1. Plan Case No. P-/KHAJPURA-PRN-G+4/45/2019

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/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	N/A	
6.	Slabs of Super Structure		
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% 100% 100% 100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100% 100%	

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9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% 100% 100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% 100% 100% 100%	
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 me be required to complete project as per Specifications in Agreement of Sale. Any other activities	100% 100% 50% 100% 80%	

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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES		
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	

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4.	Storm Water Drains	YES		
5.	Landscaping & Tree Planting	YES		
6.	Street Lighting	YES		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	YES		
10.	Water Conservation / Rain Water Harvesting	YES		
11.	Energy Management	YES	100%	
12.	Fire Protection and Fire Safety Requirements	YES	50%	
13.	Closed Parking	YES		
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station			
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			

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Rajan Koushik
Director

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

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	60370659848
2.	Estimated Cost of the Project including land cost at the start of the Project	12,65,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	6,90,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	1,05,40,000=00
6.	Actual Cost Incurred during the Quarter	92,79,670=00
7.	Net amount at end of the Quarter	33,28,546=00
8.	Total expenditure on Project till date	

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9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

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	02
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

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Total Number of sanctioned apartments 1 BHK- 2 BHK -08 3 BHK-32 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc 101, 104, 105 - 3 BHK 201, 202, 205 - 3 BHK 203, 403 - 2 BHK 302, 305 - 3 BHK 401, 402, 404, 405 - 3 BHK	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc N/A
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XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : GYAN KAUSHIK

Contact No : 9123409961

Email id : modernbathpvtltd@gmail.com modernbathpvtltd11@gmail.com

Address : Bidya Tower, Sheikhpura, Opp- Pillar Number 79, Bailey Road, Patna-14

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.

MODERN BATH PVT LTD

Gyan Kaushik

Signature of Promoter **Director**

Name:

Date:



GPS Map Camera

Patna, BR, India

Ashiyana Nagar Road, Rukanpura, Patna, 800025,
BR, India

Lat 25.618625, Long 85.081296

10/15/2024 10:40 AM GMT+05:30

Note : Captured by GPS Map Camera





NO. 1 IN PATNA SUPER FACILITY
SELF STUDY POINT
RAHUL LIBRARY
BOOK FACILITY
MOVIE KEBIN COVERED
24/7
CH KEBIN
PAPER (HINDI OR ENGLISH)
ONLINE SERVICE

PAID FACILITY
TEA
COLD DRINK
MAGGI
PASTA MASALA
SNACKS



GPS Map Camera

Patna, BR, India

Ashiyana Nagar Road, Rukanpura, Patna, 800025,
BR, India

Lat 25.618600, Long 85.081440

10/15/2024 10:41 AM GMT+05:30

Note : Captured by GPS Map Camera

Maps