

Reg. No. - U45200BR 2005 PTC 011184
GST No. - 10AAFCA0907Q1ZV



Anchita Developers Pvt. Ltd.

Mithapur 'B' Area, Patna - 1
Mobile No. : 9308023902, 9334125477
Email : sanjusinha70@gmail.com

Ref.....

Date. 07-04-23

To
Hon'ble RERA Authorities
Patna
Bihar.

Subject: - Quarterly Report - (Jan to March) - 4th Quarter.

Respected

We hereby attach a copy of the Quarterly report for the ;

Project:- RAM ENCLAVE

Project Registration No.:- BRERAP0005402-1/1096/R-975/2020

Promoter :- ANCHITA DEVELOPERS PVT. LTD

The details are widely covered in annexure A with subcategory.

Sincerely



FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of 2020-2021
(year)

I. PARTICULARS OF PROJECT			
Project Registration Number	975/2020	Name of Project/Phase of Registered Project	Ram Enclave
Name of Promoter	Anchisa Developments Pvt. Ltd.	Project Address	Saivik Colony
Name of Co-promoter	N-A		Cyela Road,
Project Registration is valid up to	24/11/2023		Plot No-1163
Starting date of Project or Phase of the Project	1/12/2021		Khata No-211 Thana No-21
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Residential	Panapur, Putus.
Period of validity of map by the Competent Authority	3 years		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -	N-A N-A	16 Flats with 16 Garages	1. Booked/ Allotted - N-A 2. Sold - N-A

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	16 Garages	1. Booked/Allotted -	N-A
		2. Sold -	N-A

IV. 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.				

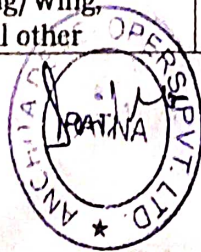


3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To beaded for each Building / Wing)

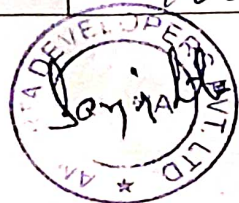
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	N.A
2.	Basements (if any)	N.A
3.	Podiums (if any)	N.A
4.	Plinth	N.A
5.	Stilt Floor	N.A
6.	Slabs of Super Structure	N.A
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	N.A
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	N.A
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	N.A
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	N.A
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	N.A



	requirements as me be required to complete project as per Specifications in Agreement of Sale.	
	Any other activities.	

VI. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	N-A	
2.	Water Supply	Yes	N-A	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	N-A	
4.	Storm Water Drains	Yes	N-A	
5.	Landscaping & Tree Planting	Tree - Yes	N-A	
6.	Street Lighting	Yes	N-A	
7.	Community Buildings	NO	N-A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N-A	
9.	Solid Waste Management & Disposal	Yes	N-A	
10.	Water Conservation / Rain Water Harvesting	Yes	N-A	
11.	Energy Management	NO	N-A	
12.	Fire Protection and Fire Safety Requirements	Yes	N-A	
13.	Closed Parking	Yes	N-A	



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

VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Details
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			

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

(A)	Sr. No.		
	1.	Front Elevation	Photos Attached
	2.	Rear Elevation	Photos Attached



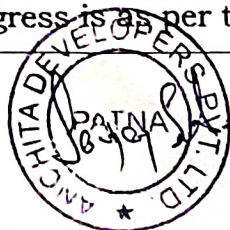
	3.	Side Elevation	
(B)		Photograph of each floor	Photos Attached N.A

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. <i>HDFC, Boring Road A/c No-50200045649146</i>	
2.	Estimated Cost of the Project including land cost at the start of the Project	<i>4 crore (excluding land value)</i>
3.	Amount received during the Quarter	<i>N.A</i>
4.	Actual Cost Incurred during the Quarter	<i>N.A</i>
5.	Net amount at end of the Quarter	
6.	Total expenditure on Project till date	<i>N.A</i>
7.	Cumulative fund collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
<i>N.A</i>

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	<i>527/2021</i>
2.	Name of Parties	<i>Anchita Developer v/s Virey Nath Gupta</i>
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	<i>N.A</i>
2.	Agreement for Sale	<i>N.A</i>

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 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.



Signature of Promoter

Name: Sanjay Sinha

Date: 7/04/23