FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending 31st March of 2025 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U45309BR2017PTC036144
Name of the Promoter's Entity	VINDHYWASINI ENGICON PVT. LTD.
Address of the Promoter's Entity :	G-4 Gauri Shankar Complex Patna, Bihar 800020
Total Experience of promoter in Real Estate Sector	5 Years
Total Experience in Real Estate After commencement of RERA	5 Years
No of Project done Before commencement of RERA	No Any
No of Project done After commencement of RERA	1. Govind Gopal Heritage (Ongoing)

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP93815-1/1106/R-843/2019
Name of Project	GOVIND GOPAL HERITAGE
Name of Promoter	VINDHYWASINI ENGICON PVT. LTD.
Project Address	MAUZA- SRI RAMPUR, THANA NO-58, THANA-MANER, KHATA NO-258, PLOT NO.- 295 P, 301, DIST.- PATNA, BIHAR.
Project Registration is valid up to	01/08/2024 (01/05/2025- Due to Covid Extension)
Starting date of Project	06/11/2019
Type of Project	Mixed Development(Residential and Commercial)
Name of the Competent Authority which sanctioned the project map	Patna Metropolitan Area Authority
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share – 15		Total Number of Apartments in Landowner's share – 11	
				Booked	AFS Executed	Booked	AFS Executed
Govind Gopal Heritage	2 BHK	554.77	4	1			
Govind Gopal Heritage	3 BHK	1071.65	2	2	2		
Govind Gopal Heritage	2 BHK	554.82	4				
Govind Gopal Heritage	3 BHK	740.55	4	2	1		
Govind Gopal Heritage	2 BHK	577.88	2				
Govind Gopal Heritage	2 BHK	515.92	2				
Govind Gopal Heritage	4 BHK	988.45	2				
Govind Gopal Heritage	Office	1060.00	2				
Govind Gopal Heritage	Shop	249.29	1				
Govind Gopal Heritage	Shop	180.80	1				
Govind Gopal Heritage	Shop	171.14	1				
Govind Gopal Heritage	Shop	195.79	1				
Total no.			26	5	3	0	0
Percentage of total Units				33.33% of total units	20%of total units	00%of total units	00%of total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

Association of Allottee not be made because, booking percentage not exceeds 50% yet.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO./OFFICE SPACE/SHOP/ETC.	
(A) Cancelled by Allotees **No Any**	(B) Cancelled by Promoters **No Any**

VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES/ PARKING SPACE		
Building Wise/ Block Number	**Total Number of Sanctioned Garages/ Parking Space**	**Total Number of Garages/Parking Space:** **1. Booked/Allotted -**
Govind Gopal Heritage	26	8

VII. DETAILS OF BUILDING APPROVALS					
Already filed along with Registration Application					
S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Validity Upto		Attach Copy
1.	Environment Clearance				
2.	Fire N.O.C.	Office of the State Fire Officer-Cum-Director, Bihar, Patna			Attached Below
4.	Airport Authority of India NOC				
5.	Water Supply Permission				
6.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No.- PMAA/PCRN /Sri Rampur/Maner/ B+G+4/119/2018, (Govind Gopal Heritage) (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)	**100%**	**Completed**
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**100%**	**Completed**
6.	Slabs of Super Structure	**100%**	**Completed**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**100%**	**Completed**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**100%**	**Completed**
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**95%**	**01-05-2025**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**100%**	**Completed**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**55%**	**30-05-2025**
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	**NA**	
13.	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 complete project as per Specifications in Agreement of Sale. Any other activities.	**63%**	**30-05-2025**
14.	Overall Percentage of Actual Work Done and final completion date	**93%**	**30-05-2025**

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA				
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	No		
2.	Water Supply	Yes	92%	22-04-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	94%	22-04-2025
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 / RainWater Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and FireSafety Requirements	Yes	30%	22-04-2025
13.	Closed Parking	Yes	92%	22-04-2025
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to AddMore)	No		
17.	Overall Percentage of Actual Work Done and final completion date	Yes	77%	22-04-2025

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT
Not Applicable because our project is Residential/Group Housing.

XI. Financial Progress of the Project		
S.No.	**Particulars**	**Amount (in Rs.)**
1	Project Account No.	439005000049
2	Estimated Cost of the Project including land cost at the start of the Quarter **(In lakh)**	2,85.00 /-
3	Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)	280.00/-
4	Any Variation in Development Cost which is declared at the start of the Project	Our project cost has increased by 85,00,000.00/-
5	Amount received during the Quarter	00.00/-
6	Actual Cost Incurred during the Quarter	62,00,000.00/-
7	Total expenditure on Project **till date**	3,18,75,000.00/-
8	Net amount at end of the Quarter	707.00/-
9	Cumulative fund collected till the end of Quarter in question	1,37,25,084.00/-
10	Cumulative expenditure done till the end of Quarter in question	3,18,75,000.00/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	

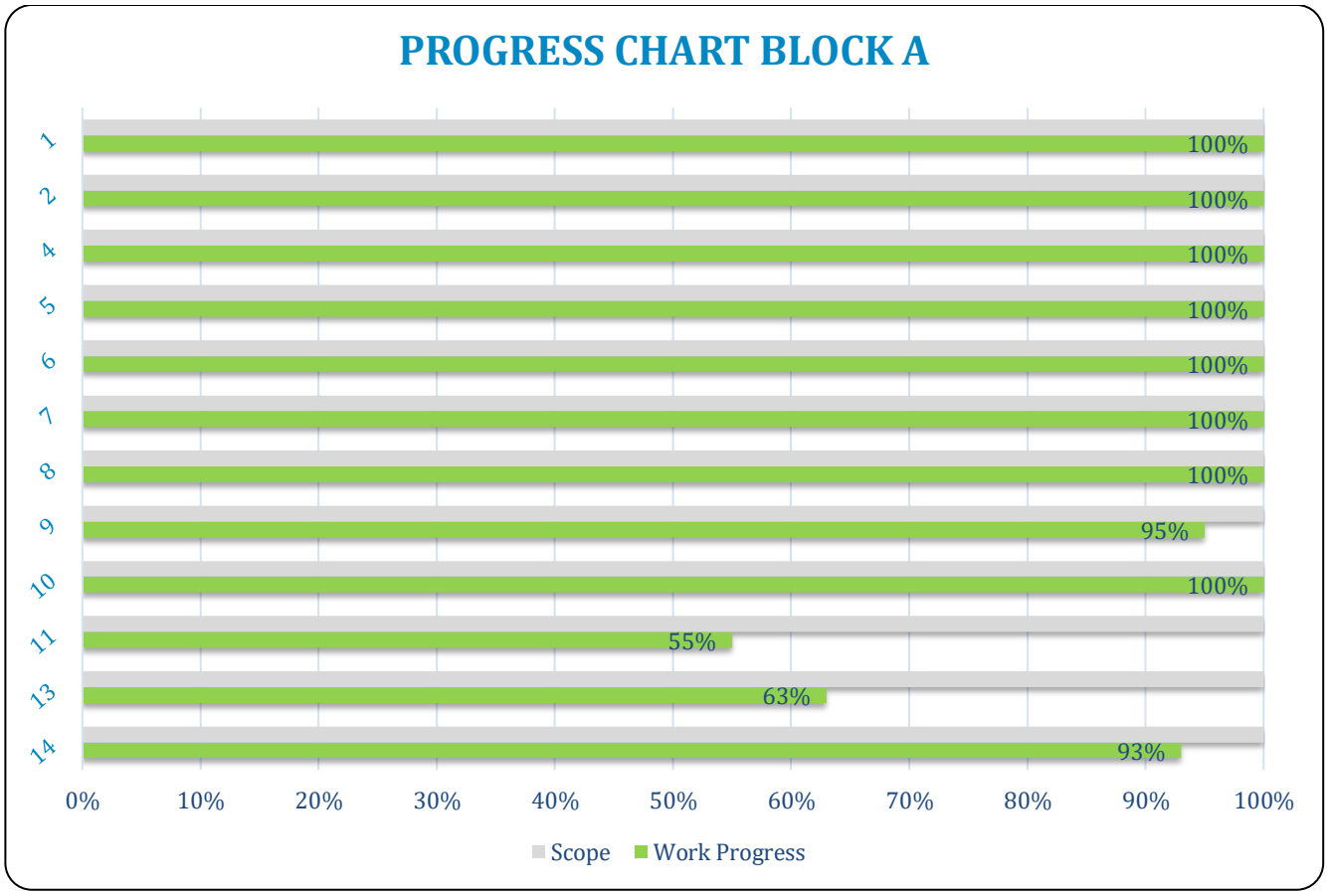
XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any
No Any

XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.		
(A)	**S. No.**	**Particulars**
	1.	**Photographs showing Front Elevation.-** Attached Below
	2.	**Photographs showing Rear Elevation.-** Attached Below
	3.	**Photographs showing Side Elevation (Both sides)** Attached Below

	4.	**Photograph of each floor showing the progress of interior works**
	5.	**Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)**
(B)		**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. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
2.	No. of Execution Cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
3.	No. of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
4.	No. of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties	NA

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
a. Whether the project is in progress as per time schedule or lagging behind? Yes b. If yes, whether it would be completed on the completion date fixed as per RC. Yes If No, then Reason for delay: NA



Note- Vertical line represent Tasks / Activity of construction given in (VIII. Construction Progress of the Project)

XVI. BROCHURE /Prospectus- Attached

XVII Grievance Redressal Officer

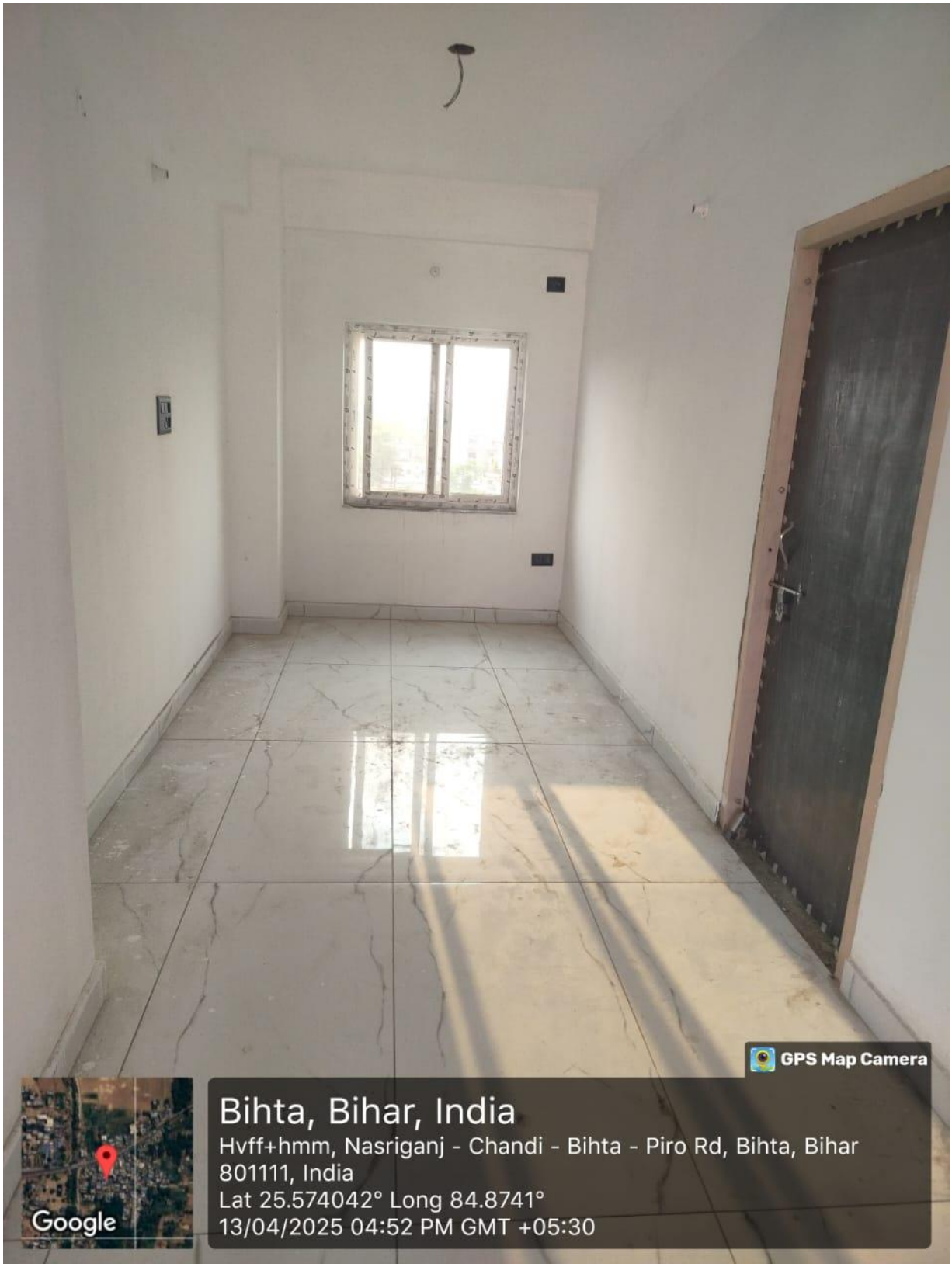
Name :- Kunal Kumar Singh

Contact No :- 9135727252

Email id :- vindhywasiniengicon@gmail.com

Address :- G-4 Gauri Shankar Complex Patna, Bihar 800020

Project Site Photographs



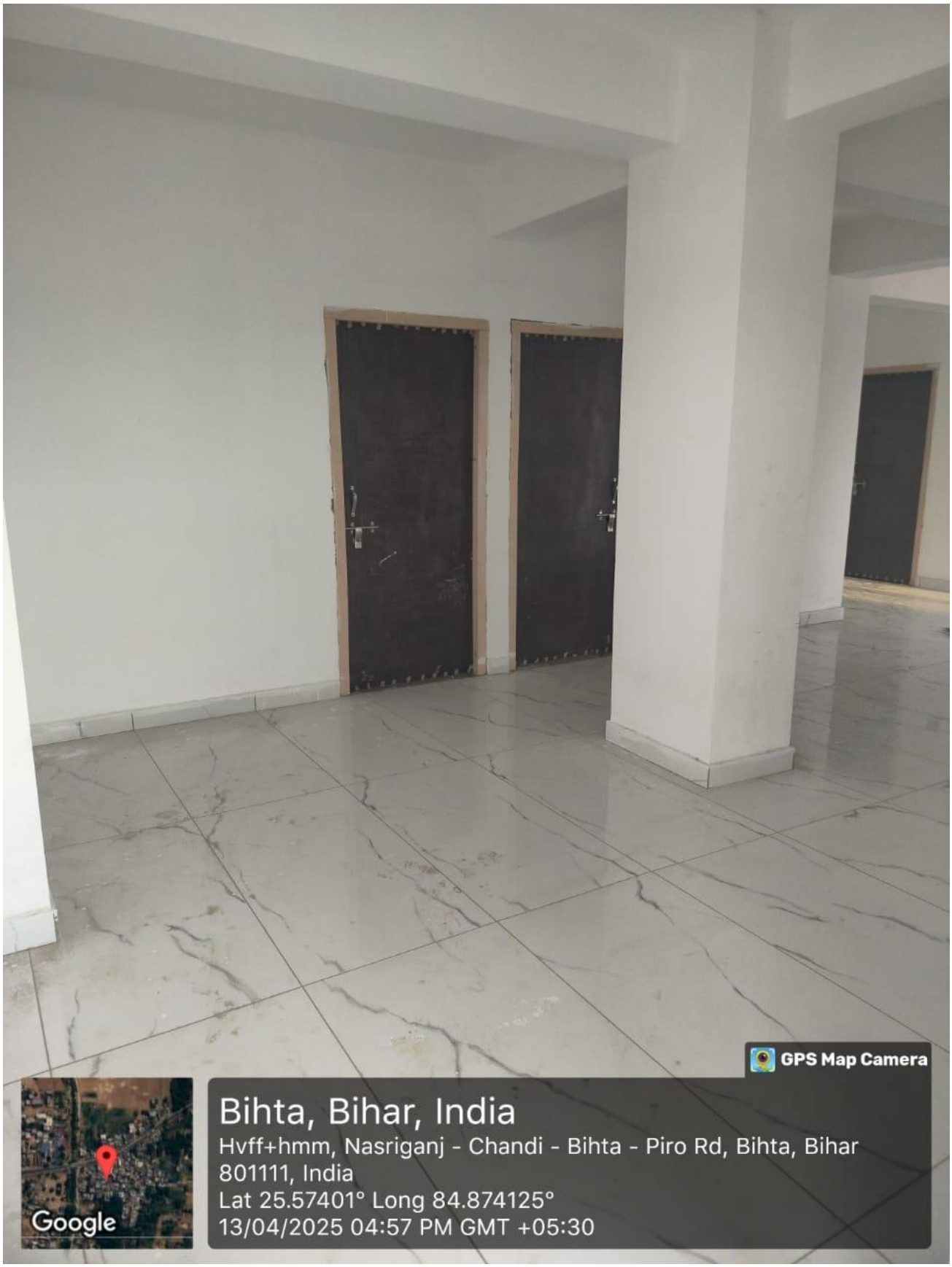

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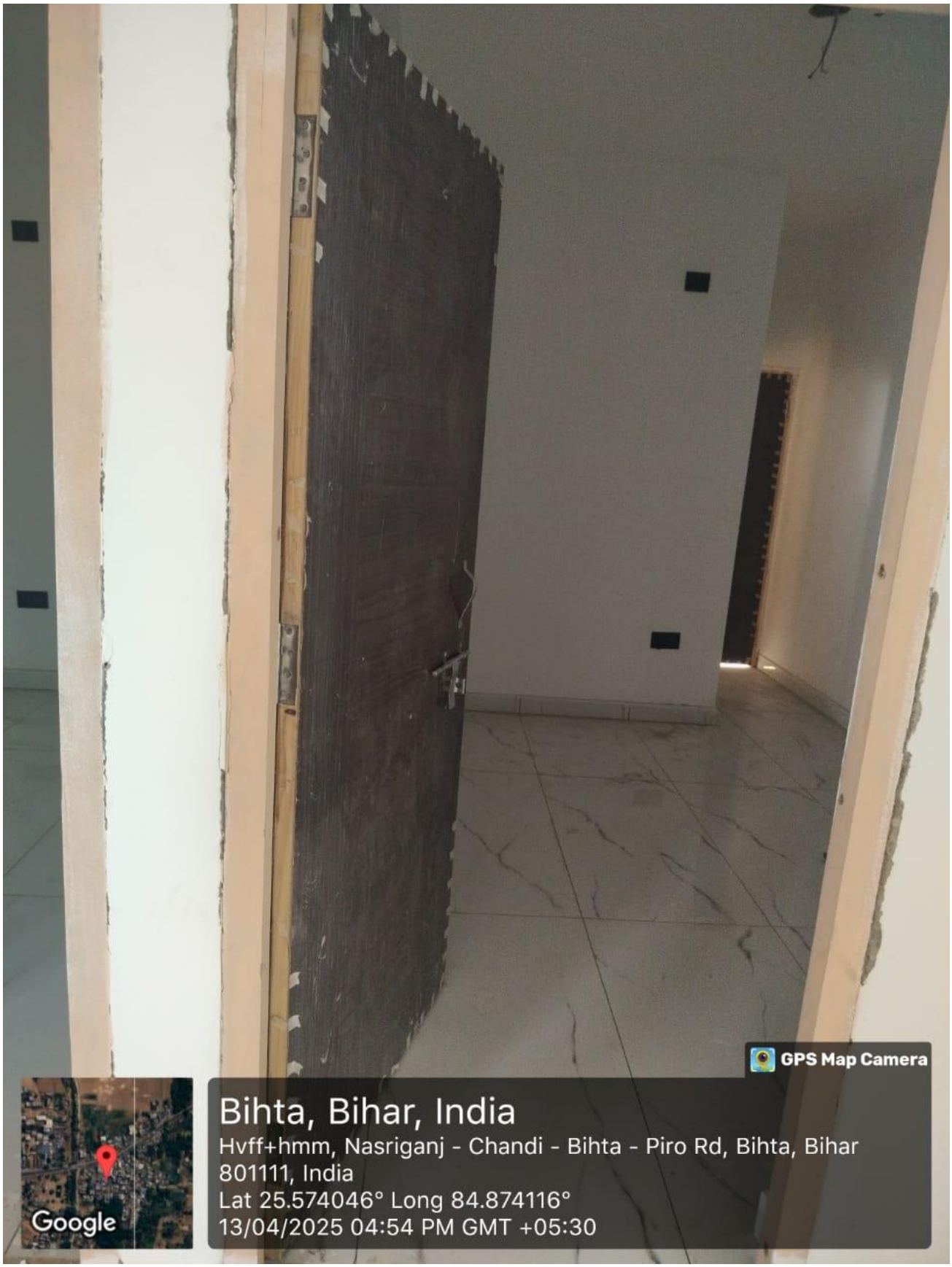

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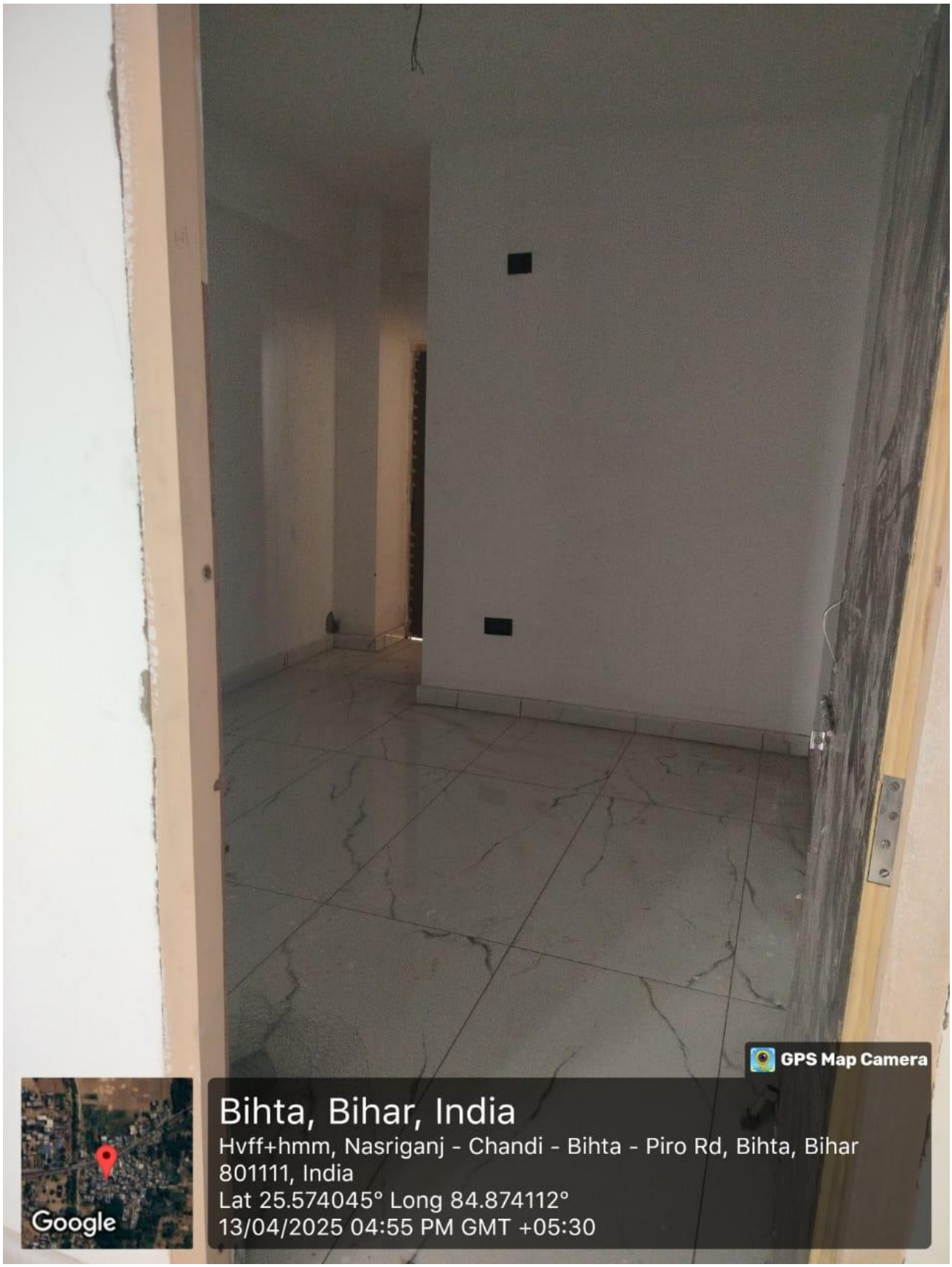

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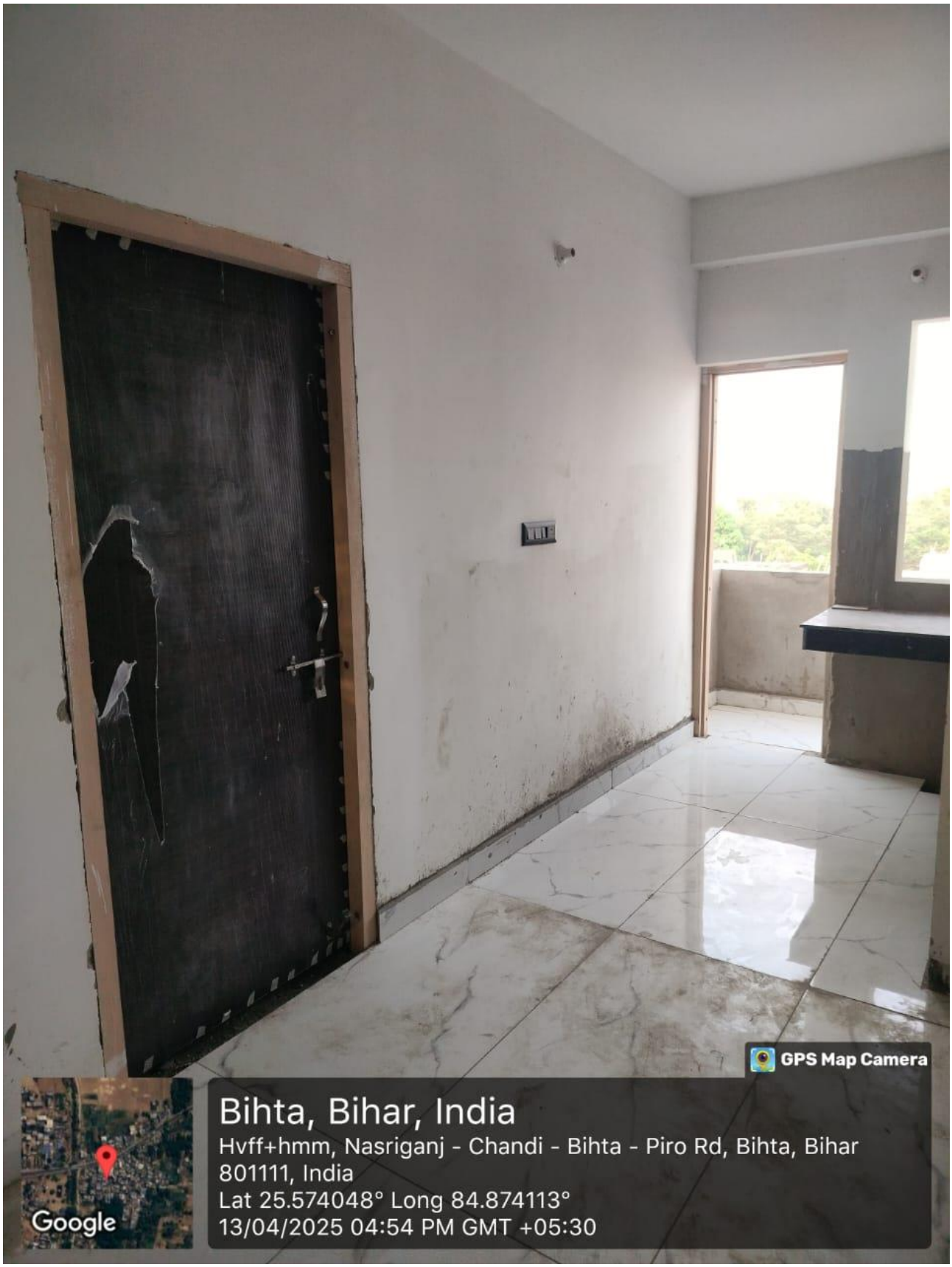

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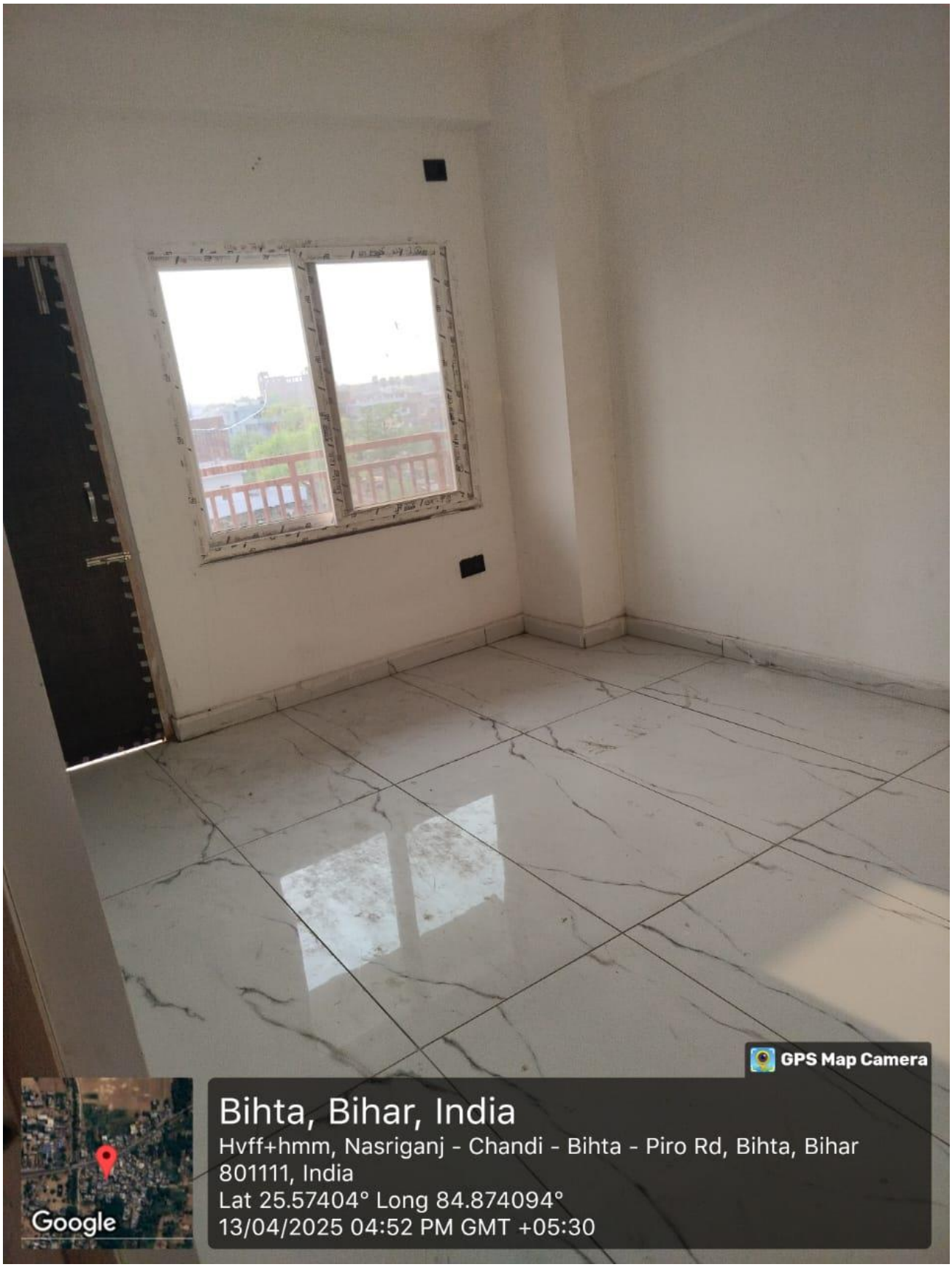

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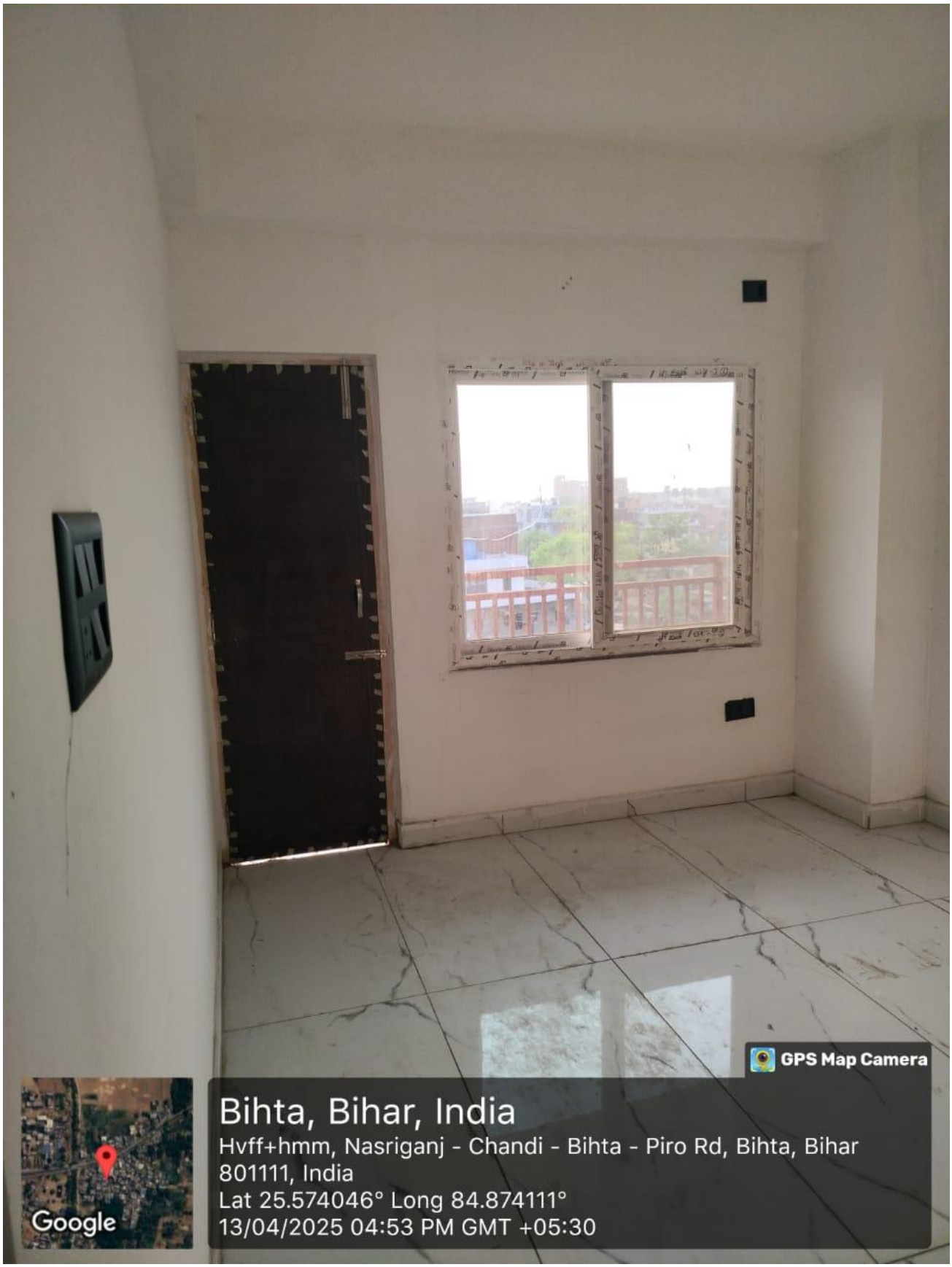

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FIRE NOC:

Provisional Fire Clearance (Under 15 Mtr. Height)

Letter No ..... 763. /

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar. Anupam Sunil,
CA/2010/50120,
C/19 Kankarbagh, Housing Colony, Patna-20,

Patna Dt. 18.02.2019

Sub :- The views regarding proposed Residential-cum commercial building of under 15 mtr. In height to be constructed at Mauza- Sri Rampur, Dist-Patna.

Sir,

Please refer to your letter no.- 021 /2018 dt. - 03/07/2018 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a (B+G+4), Total B/U area- 2534.79 Sqmtr.), Fully Residential-cum commercial building, shall be constructed on 60 feet wide road belongs to M/S VINDHYWASINI ENGICON Pvt, Ltd, Director- Sri Kunal Kumar Singh, S/o-Sri Ram Naresh Singh, Plot no-301 & 295(P), Khata no.- 258, Thana no- 58, Tauzi No.- Bihar Sarkar, P.s- Maner, Mauza- Sri Rampur, Dist-Patna.

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

i) Construction :

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
b) The floor area exceeds 750 m ² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) Open Space & Approach :

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) Stair Case :-

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
e) In case of two staircase, one must be on outer wall.
f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) **LIFT :-**

a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m ².

b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.

c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.

d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.

e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

v) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

vi) That an underground water static tank of not less than 20,000 Ltrs. capacity with automatic refilling arrangements prefebly on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. capacity each blocks should be made available before occupancy.

vii) That the internal finishing shall be non-combustible or class - I surface spread of flame.

viii) That electric cables must be shield at each floor with intumescent coating .

ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.

x) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong , the Architect / Passing authority shall be held responsible.

xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).

xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp .

Encl - As Above

Yours faithfully,

DIG & FS
(Bihar, Patna)
Cum
State Fire Officer
Bihar, Patna

For clear the plot after giving following advice/suggestion/recommendations based on NBC guidelines, local building by-laws & the local considerations which must be followed by the concerned Architect/Developer/Land owner as the case may be:

i) Construction :

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.

b) The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least one hours fire resisting capacity.

c) The interior finish decoration of the building shall be made low flame spread materials conforming I S specifications.

d) Provision of ventilation at the corner of the vertical core-duct of the building shall be provided.

e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate fire resisting capacity.

ii) Open Space & Approach :

a) The open space surrounding the building shall confirm the relevant building rules as well as permit the accessibility and manoeuvrability of Fire appliance with turning facility.

b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighing up to 20 M.T.

c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respectively showing the road.

iii) Stair Case :

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.

b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosure and openable outlets at each floor level equal to 10% of the said cross section are shall have to be provided in the external wall of the building.

c) All the Staircase of the building shall be separable to each other in each floor without entering into any rooms and shall be extended up to respective terrace. The roof of the Stair well shall be 1M above the surrounding roof area.

d) The width of the Staircase and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.

e) In case of two staircase, one must be an outer wall.

f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) LIFT :-

a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type conspicuously marked on the plan with the cross sectional area not less than 0.2 m².

b) The lift of the building shall be designed as high speed "Fire Lift" and conspicuously indicated marked in the plan.

c) In case of failure of normal electric supply, it shall automatically step over to alternate supply. For apartment houses where change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down to the ground level and comes to stand still with door open.

d) Arrangements shall be provided for extraction of smoke in all the lift shall by incorporation smoke venting system designed to permit 10 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply, it shall automatically step to alternate supply.

e) All other requirements shall confirm the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

v) That active Fire protection system such as down comer system with landing valve and hose reel on each floor incorporated with 450 LPM pump at Terrace level, 04 numbers Fire extinguishers as per I.S.2190/1992, F.R. check door, manual call point, Fire safety hazard/exit sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

vi) That an underground water static tank of not less than 50,000 Ltrs capacity with automatic refilling arrangement preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs capacity such stocks should be made available before occupancy.

vii) That the internal finishing shall be non-combustible or class - 1 surface spread of flame.

viii) That electric cables must be shield in each sheet with incombustible covering.

ix) That Fire evacuation be carried out regularly at least twice in a year after occupancies.

x) That the building must be inspected once in every 20 days weekly and it is responsibility of the assigned Architect to be ensure the road width because he is the passing authority.

xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong, the Architect / Passing authority shall be held responsible.

xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developer/ Architect/ Landowner as the case may be and not on the recommending Govt. authority i.e. the office of the State Fire Officer, Bihar.

xiv) It is hereby made also clear that this office i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

xv) Set backs as all the sides adhering to the provisions like the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On completion of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation. Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

DIG HG & FS
Cum
State Fire Officer
Bihar, Patna

BROCHURE:


APPROVED
RERA
APPROVED
BIHAR RERA WEBSITE:
rera.bihar.gov.in
Govind Gopal Heritage



- 4 Bedroom
- 2 Toilet
- 3 Balcony
- Drawing
- Dining
- Kitchen

Flat No # 2
Super B/U Area **1665 sq.ft**
4 BHK Flat









- 2 Bedroom
- 2 Toilet
- 1 Balcony
- Drawing
- Kitchen

Flat No # 1
Super B/U Area **861 sq.ft**
2 BHK Flat



- 2 Bedroom
- 1 Toilet
- 2 Balcony
- Drawing
- Dining
- Kitchen

Flat No # 2
Super B/U Area **816 sq.ft**
2 BHK Flat

Conceptual View



- 2 Bedroom
- 2 Toilet
- 2 Balcony
- Drawing
- Dining
- Kitchen

Flat No # 3
Super B/U Area **880 sq.ft**
2 BHK Flat



Conceptual View

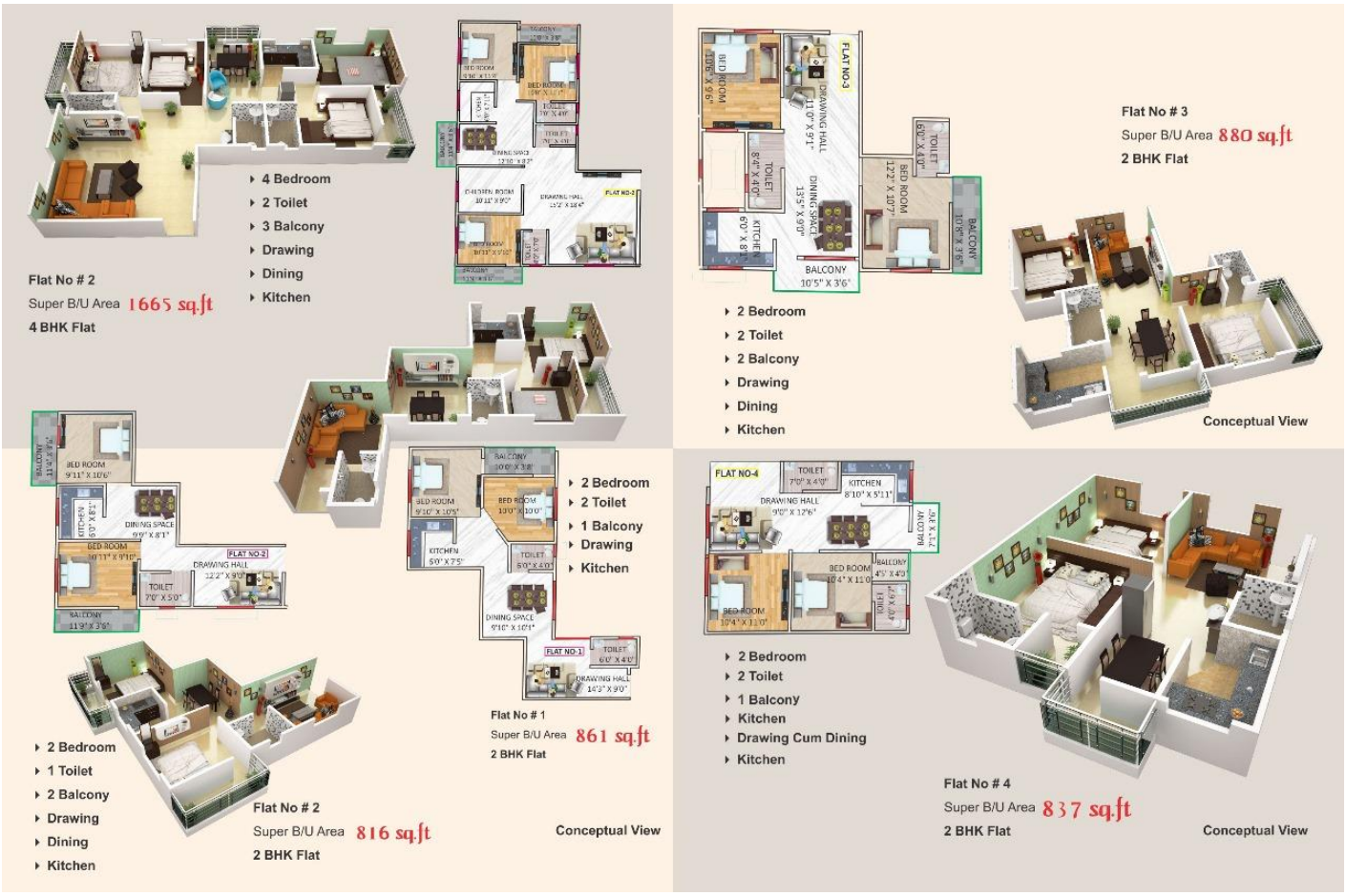


- 2 Bedroom
- 2 Toilet
- 1 Balcony
- Kitchen
- Drawing Cum Dining
- Kitchen



Flat No # 4
Super B/U Area **837 sq.ft**
2 BHK Flat

Conceptual View



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.

Signature of Promoter
VINDHYWASINI ENGICON PVT. LTD.

Date: 14-04-2025