

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	AE732565	Name of Firm	PULMEN HOMES J.V.
Firm Address :	FLAT NO-103 B,RSD COMPLEX NORTH SHASTRI NAGAR CDA COLONY PATNA		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
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	BRERAP01637-1/171/R-1342/2022	Name of Project/Phase of Registered Project	SAMIKSHA ENCLAVE
Name of Promoter	PULMEN HOMES J.V.	Project Address	MAHAL HADASPURA HARIDASPUR PS RUPUSPUR NEAR KALIMADIR PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	13/12/2023		
Starting date of Project or Phase of the Project	05/04/2022		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	3 YEARS		

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 -	Total Number of Apartments in Landowner's share -
BLOCK-A & BLOCK-B	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	08 33		41	1. Booked / Allotted -07 2. Sold-NIL Percentage of booking	3. Booked/ Allotted-NIL Sold -NIL Percentage of booking

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 & BLOCK-B	41	1. Booked/Allotted	-	07
		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.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be headed 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/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	100%	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% 100% 80% 60%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	40% 60%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50% 100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60% 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	100% 40% 50%	

	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 complete project as per Specifications in Agreement of Sale.	0%	
	Any other activities	0%	

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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	70%	
2.	Water Supply	YES	50%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	60%	
4.	Storm Water Drains	YES	70%	
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	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	

11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
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			
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.	921020045550609
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	1,90,000 = 00
6.	Actual Cost Incurred during the Quarter	1,00,000 = 00
7.	Net amount at end of the Quarter	53,157=35
8.	Total expenditure on Project till date	3,19,87,076=00
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	

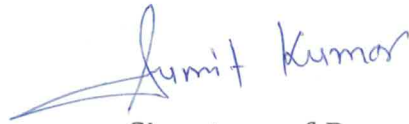
XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO

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	NIL
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		
Total Number of sanctioned apartments 1 BHK- 2 BHK -08 3 BHK-33 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc 106-3 BHK 304-2 BHK
XV. BROCHURE /Prospectus		

XVI Grievance Redressal Officer**Name :** SUMIT KUMAR**Contact No :** 8709073397**Email id :** info@pulmenhomes.com**Address :** FLAT NO-103 B,RSD COMPLEX NORTH SHASTRI NAGAR CDA COLONY PATNA**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.



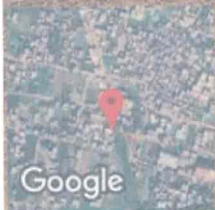
Signature of Promoter

Name: Sumit Kumar

Date:



GPS Map Camera

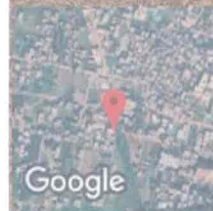


Patna, Bihar, India

Anjaan Jee Marg, Mustafapur, Patna, Bihar 801503, India
Lat 25.589432° Long 85.052725°
13/04/2025 09:32 AM GMT +05:30

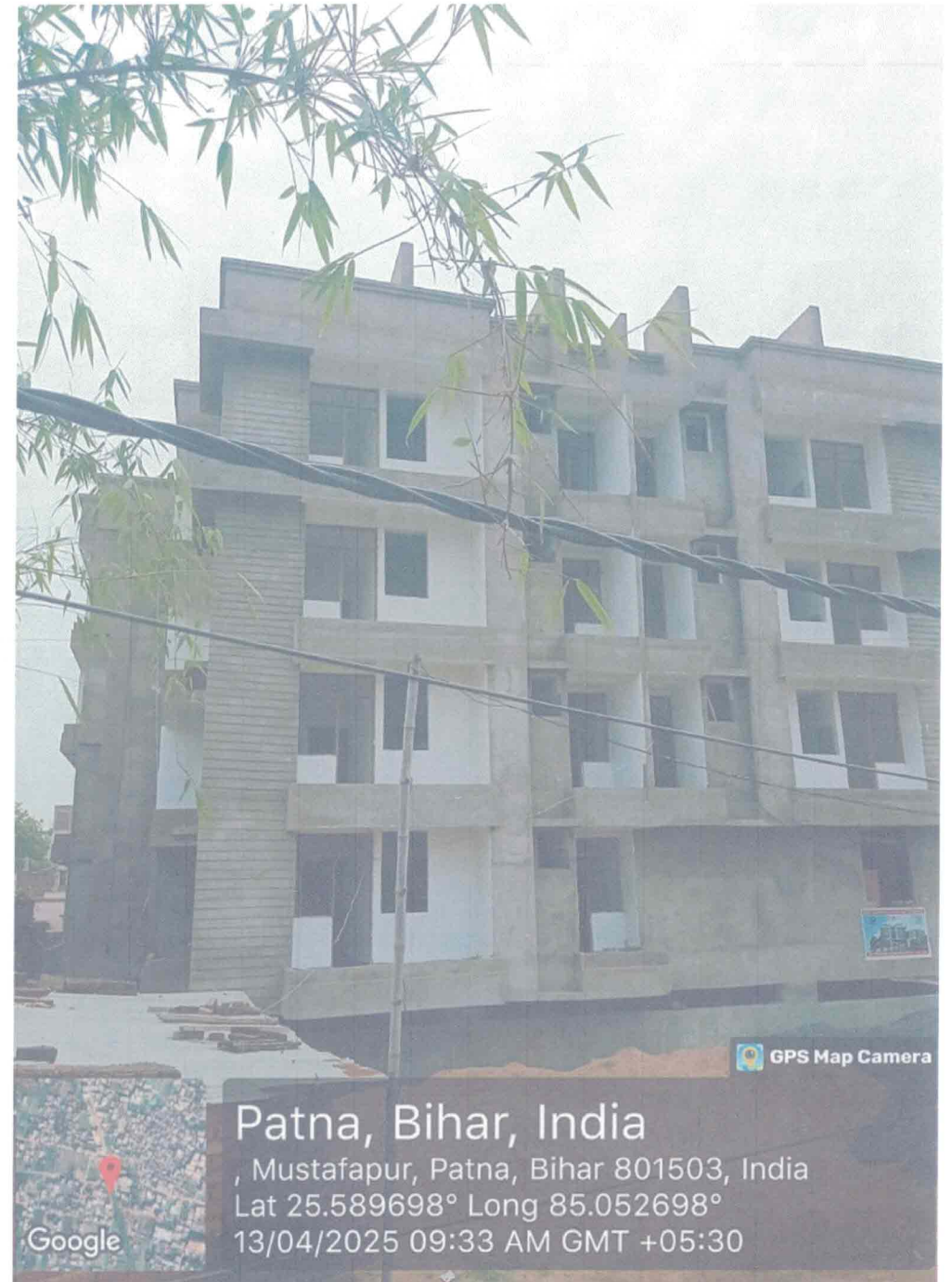


GPS Map Camera



Patna, Bihar, India

Anjaan Jee Marg, Mustafapur, Patna, Bihar 801503, India
Lat 25.589432° Long 85.052725°
13/04/2025 09:31 AM GMT +05:30



FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date 06.04.2025

To,

PULMEN HOMES JV

Flat No. - 103 B RSD Complex North Shastri Nagar,
CDA Colony Patna

Subject:- Certificate of Percentage of Work executed in the project having 1-No. of Building(s) 2- Wing(s) of the Phase- I bearing the Registration No. BRERAP01637-1/171/R- 1342/2022 and being developed on the Khata No. 27,03,11 and 12, Plot No. 384,376,381 and 383 demarcated by its boundaries (latitude and longitude of the endpoints) of the lands situated in Mohalla- HADASPURA, Danapur, Patna, (Khesra/Plot No. :-27,03,11 and 12, Khata No. :-27,03,11 and 12, Thana No. -38, Mauza- Hardaspura, P.S.- RUPUSPUR, District Patna admeasuring - 3443.65 sq. ms are being developed by the Promoter- PULMEN HOMES JV

Sir,

I/We AJIT SINGH have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of execution of Work of the Vrindavan Residency*

----- Building(s) / ----- Wing(s) of the ----- Phase of the Project.
Situating on the plot bearing C.S.no. / Survey No. / Khesra/Plot No. :-27,03,11 and 12, Khata No. :-27,03,11 and 12, Thana No. -38, Mauza- Hardaspura, P.S.- RUPUSPUR, District Patna admeasuring - 3443.65 sq. ms are being developed by the Promoter- PULMEN HOMES JV

of

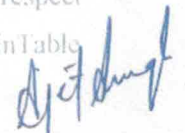
I. Following technical professionals are appointed by Owner/Promoter:-

- (i) M/s/Shri/Smt AJIT SINGH as L.S./Architect;
- (ii) M/s/Shri/Smt ER. BRAJESH KUMAR SINHA as Structural Consultant
- (iii) M/s/Shri/ Smt. PRASHANT GAURAV as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s/Shri/Smt GUDDU KUMAR 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

under

Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of then to rephase is detailed in Table


AJIT SINGH
ARCHITECT
EMP. No.-CA/2012/56055
UDHD, BIHAR

V. Amenities and Common Areas 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	N/A	N/A	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
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	Yes	0%	
10.	Water Conservation- Rain Water Harvesting	Yes	0%	
11.	Energy Management	Yes	0%	
12.	Fire Protection and Fire Safety Requirements	Yes	0%	
13.	Closed Parking	Yes	0%	
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others/Up to Add More			

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of I.S. Architect/Regist

ration No. License No.

AJIT SINGH
ARCHITECT

EMP. No.-CA/2012/56055
UDHD, BIHAR

SAMIKSHA ENCLAVE

Developers:- M/S PULMEN HOMES J.V.,

Flat No:103B,, RSD COMPLEX, NORTH SHASHTRI NAGAR, CDA COLONY, PATNA
within the Jurisdiction of sub and Sadar Registry office Danapur

RERA NO. – BRERAP01637-1/171/R-1342/2022

Quarterly Report from 01/01/2025 to 31/03/2025

1.	Quarterly up-to-date status of project(Physical and Financial)	
	Status of the project: -	SAMIKSHA ENCLAVE,DANAPUR, PATNA
A	Status of construction of each building with photographs	Block:-A Painting & Finishing Work has started. Block:-B Basement and Ground Floor, roof slab casting has been successfully completed. Casting work for the 1 st Floor has commenced.
B	Status of construction of each Floor with photographs	Attached
C	Status of construction of internal infrastructure and common areas with photographs	Attached
D	Details of the fund received through booking or other means (equity, loan etc), money spent, balance available, the proposed plan for sourcing the funds etc	a) Amount received from booking of Flats is Rs. 1,90,000.00 b) Money spent on materials on abovementioned Construction works is Rs. 1,00,000.00 c) Money spent on contractors on abovementioned Construction works is Rs. 43,000.00 d) Other administrative Expenses is Rs. 66,345.00 e) Balance available is Rs.83.912.00 f) Proposed Plan for Sourcing the Funds – by Raising Capital through Equity & from Booking of Flats.
2.	Quarterly up-to-date list of number and types of apartments or plots, as the case may be, booked	
A	List of number and type of apartments or plots, booked (Opening balance, booked during the quarter and closing balance):	Op. Booking =09 Booked during the quarter =07 Cl. Booking = 16
B	List of number of garages (Covered only) booked (Opening balance, booked during the quarter and closing balance):	Op. Booking = Booked during the quarter =0 Cl. Booking =
3.	Quarterly up-to-date list of approvals taken and the approvals which are pending subsequent to commencement certificate	N.A.
	Status of approvals: -	

A	Approvals received during the quarter	-
B	Approvals applied and expected date of receipt	-
C	Approvals to be applied and date planned for application	-
D	Modifications, amendment or revisions, if any, issued by the competent authority with regard to any sanctioned plans, layout plans, specifications, license, permit or approval for the project	-

This certificate is being issued on specific request of **M/S PULMEN HOMES J.V** for RERA compliance. The certification is based on the information and records produced before me and are true to the best of my knowledge and belief.

For Gupta Sachdeva & Co
Chartered Accountants
FRN – 006706N



SHISHIR KUMAR
Partner
MRN – 421815

Place: Patna
Date: 12/04/2025

