

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December 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	LLP DETAILS AAO-1853	Name of Firm	VANASTHALI HOME LLP
Firm Address :	FLAT NO. 202 TINKUS KD VIHAR APARTMENT, EAST BORING CANAL ROAD, PATNA-800001		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA	03 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	N/A	
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	BRERAP90932-1/ 1321/R-1110/2021	Name of Project/Phase of Registered Project	URMILA TOWER
Name of Promoter	VANASTHALI HOME LLP	Project Address	URMILA TOWER, NEAR PGS MORE, KHAGAUL ROAD, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	10/12/2025		
Starting date of Project or Phase of the Project	28/01/2021		
Type of Project or Phase of the Project	Residential-cum-Commercial		
Period of validity of map by the Competent Authority	3 YEARS		

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Suresh

Designated Partner

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 -15	Total Number of Apartments in Landowner's share - Flat-15
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. commercial 6. Bungalow 7. Plot etc.	02 28	636.00 28550.00 14064.00	Flat-30	1. Booked / Allotted -07 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 47%	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:		
		1. Booked/Allotted	-	07
	53	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	N/A			
2.	Fire N.O.C.				
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. 124/19-20

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)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	95%	10/12/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	65% 20% 0% 0%	10/12/2025 10/12/2025 10/12/2025 10/12/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	10/12/2025 10/12/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	95% 90% 0%	10/12/2025 10/12/2025 10/12/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	10/12/2025 10/12/2025 10/12/2025 10/12/2025

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Design & Partner

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.	0%	10/12/2025
		100%	10/12/2025
		0%	10/12/2025
		0%	10/12/2025
		0%	10/12/2025
		0%	10/12/2025
	Any other activities	0%	10/12/2025

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	0%	10/12/2025
2.	Water Supply	YES	5%	10/12/2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	10/12/2025
4.	Storm Water Drains	NO	N/A	
5.	Landscaping & Tree Planting	YES	0%	10/12/2025
6.	Street Lighting	YES	0%	10/12/2025
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	

Suresh

Designated Position

9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	10/12/2025
11.	Energy Management	YES	0%	10/12/2025
12.	Fire Protection and Fire Safety Requirements	YES	0%	10/12/2025
13.	Closed Parking	YES	0%	10/12/2025
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	10/12/2025
16.	Others (Option to Add More)	NO		

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			

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9.	Energy Management			
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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.	040405008914
2.	Estimated Cost of the Project including land cost at the start of the Project	14,73,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	7,93,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	20,65,000=00
6.	Actual Cost Incurred during the Quarter	43,55,445=00
7.	Net amount at end of the Quarter	94,08,095=53
8.	Total expenditure on Project till date	6,56,46,247=23
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	6,56,46,247=23

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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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-02 2 BHK, - 3 BHK-28 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 FLAT. NO. 405- 3BHK
	FLAT NO.	FLAT TYPE	
	401	3 BHK	
	402	3 BHK	
	403	3 BHK	
	601	3 BHK	
	602	3 BHK	
	702	3 BHK	
	606	3 BHK	
XV. BROCHURE /Prospectus			

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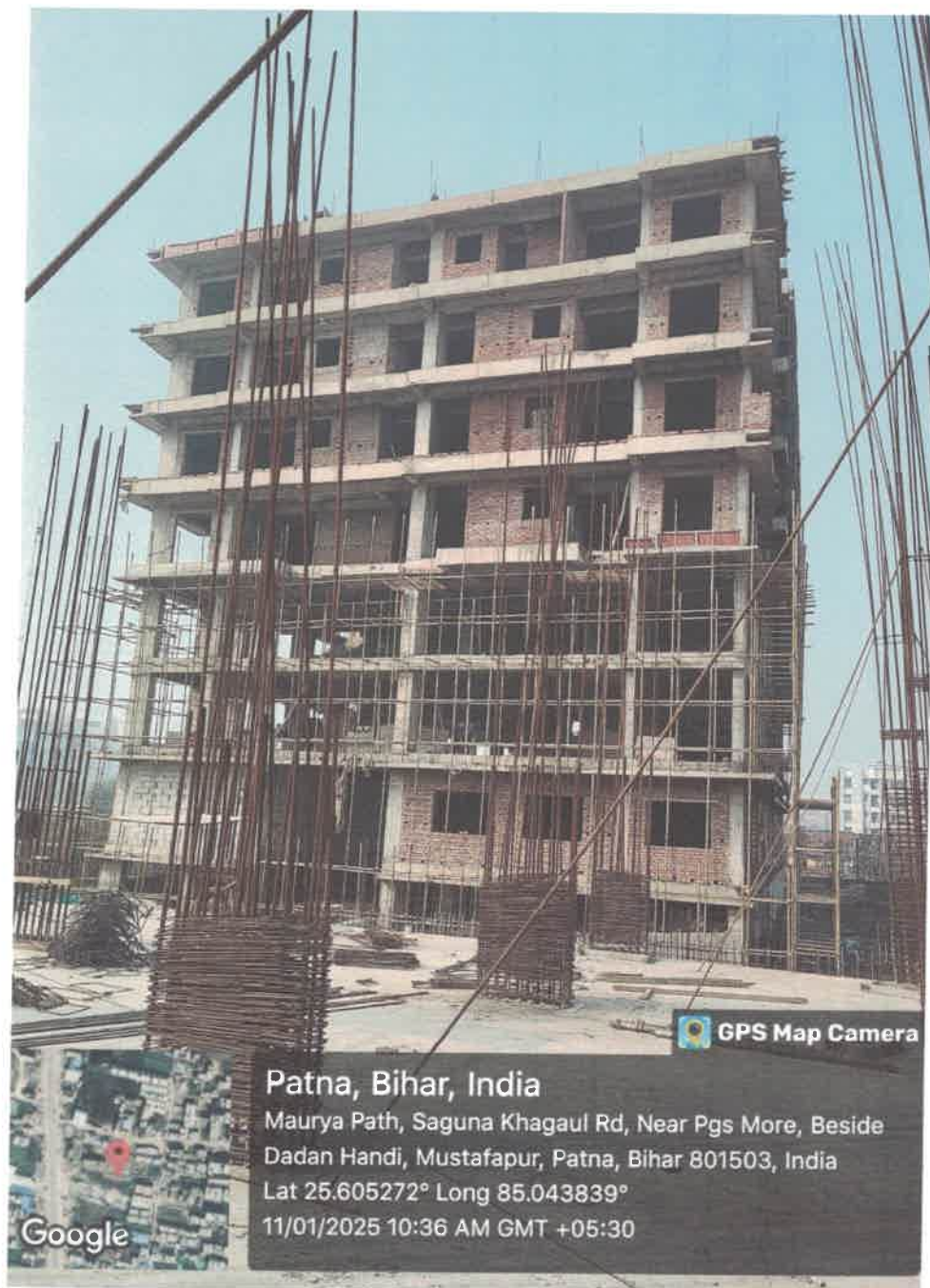
Designated Partner



VANASTHALI HOME LLP

Designated Partner





FORM No.2
[See Regulation 3]

ENGINEER'S CERTIFICATE

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

Date:-----

To,
VANASTHALI HOME LLP.

**Address: 202, TINKU, S K.D. VIHAR APARTMENT
EAST BORING CANAL ROAD, PATNA-800001**

Subject: Certificate of Cost Incurred for Development of [Project Name] URMILA TOWER for Construction of ONE building(s)/ ONE Wing(s) of the _____ Phase (Bihar RERA Registration Number) BRERAP90932-1/1321/R-1110/2021 situated on the Plot bearing Survey Plot no 706 Khata No-262, Tauzi - 5276, Thana No.- 36, Mauza - MUSTAFAPUR, Saguna More, Danapur, Pargana - Phulwari, Patna, Bihar, (latitude and longitude of the end points Lat-25.60555 Long-85.043228 to the North, Lat-25.604875 Long-85.043112 to the South, Lat-25.605272 Long-85.043839 to the East, Lat-25.605328 Long-85.042892 to the West admeasuring 1619.32 sq.mts.. area being developed by [Promoter]

VANASTHALI HOME LLP

Ref: Bihar RERA Registration Number BRERAP90932-1/1321/R-1110/2021

Sir,

I/ We BRAJESH KUMAR SINHA have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being ONE Building(s)/ ONE Wing(s) of the _____ Phase situated on the plot bearing Survey Plot no 706 Khata No-262, Tauzi - 5276, Thana No.- 36, Mauza - MUSTAFAPUR, Saguna More, Danapur, Pargana - Phulwari, Patna, Bihar admeasuring 1619.32 sq.mts.. area being developed by [Owner/Promoter]

1. Following technical professionals are appointed by Owner/Promoter:—

- (i) M/s Smriti Architects Pvt. Ltd., Architect – AR. KHUSHBOO SMRITI RAJE as Architect;
- (ii) Er. Brajesh Kr. Sinha as Structural Consultant
- (iii) Mr. JITENDRA KUMAR as MEP Consultant
- (iv) Mr. KUNDAN SINGH as Site SUPERVISOR

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by _____ Quantity Surveyor*appointed by Developer/Engineer, and the assumption of


BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 7,93,00,000/- (Seven crore ninety three lakh only)**. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate/Completion Certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _____ (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate/Completion Certificate from _____ (planning Authority) is estimated at Rs. _____ (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building/Wing bearing Number _____ or called _____
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ Date of Registration is	Rs. 7,93,00,000 /-
2	Cost incurred as on 31-12-24 (based on the Estimated cost)	Rs. 6,56,46,247 /-
3	Work done in Percentage (as Percentage of the estimated cost)	%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,36,53,752 /-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.


BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 7,93,00,000 /-
2	Cost incurred as on 31-12-2024 (Based on the Estimated cost).	Rs. 6,56,46,247 /-
3	Work done in Percentage (As Percentage of the estimated cost).	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 1,36,53,752 /-
5	Cost Incurred on Additional/Extra Items As on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,

BK Sinha

Signature of Engineer.

BRAJESH KUMAR SINHA
(Licence No.)

BR/UDHD/SE/23-0071

UDHD, Government of Bihar

*** Note:**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive

ARCHITECT'S CERTIFICATE

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

Date: 13-01-2025

To,
VANASTHALI HOME LLP.
Address: **202, TINKU'S K.D. VIHAR APARTMENT**
EAST BORING CANAL ROAD, PATNA-800001

Subject: Certificate of Percentage of Completion of Construction Work of **URMILA TOWER**
No. of Building(s) - **ONE** of the Project - Bihar RERA Registration Number - **BRERAP90932-1/1321/R-1110/2021** situated on the **Survey Plot no 706 Khata No-262, Tauzi - 5276, Thana No.- 36, Mauza - MUSTAFAFPUR, Saguna More, Danapur, Pargana - Phulwari, Patna, Bihar**

Demarcated by its boundaries (latitude and longitude of the end points **Lat-25.604875 Long-85.043112** to the North, **Lat-25.605555 Long-85.043228** to the South, **Lat-25.605272 Long-85.043839** to the East, **Lat-25.605328 Long-85.042892** to the West admeasuring **1619.32 sq.mts.** are being developed by **VANASTHALI HOME LLP.**

Sir,

We, **Smriti Architects Pvt. Ltd.,** have under taken assignment as Architect of certifying Percentage of Completion of Construction Work of '**URMILA TOWER**' No. of Building(s) - **ONE** of the Project - Bihar RERA Registration Number - **BRERAP90932-1/1321/R-1110/2021**, situated on **Survey Plot no 706 Khata No-262, Tauzi - 5276, Thana No.- 36, Mauza - MUSTAFAFPUR, Saguna More, Danapur, Pargana - Phulwari, Patna, Bihar** admeasuring **1619.32 sq.mts.** area being Developed by **VANASTHALI HOME LLP.**

Following technical professionals are appointed by Owner/Promoter:—

- (i) M/s **Smriti Architects Pvt. Ltd.,** Architect - **AR. KHUSHBOO SMRITI RAJE** as Architect;
- (ii) **Er. BRAJESH KUMAR SINHA** as Structural Consultant
- (iii) **Mr. SATYENDRA KUMAR and UNITECH ASSOCIATES** as MEP Consultant
- (iv) **Mr. KUNDAN SINGH** as Site Engineer

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 activity is as follows :

TABLE A

S. N o.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	Completed
2.	Basements(if any)	100%	Completed
3.	Podiums(if any)	NA	--
4.	Plinth	100	Completed
5.	Stilt Floor	NA	--
6.	Slabs of SuperStructure	95%	10-12-2025
7.	Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	25%	10-12-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0	10-12-2025
9.	Staircases, Lifts Wells and Lobbies at each floor level Overhead and Underground water tanks.	50%	10-12-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0	10-12-2025
11.	Installation of lifts, Water pumps, FireFighting 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 may be required to complete projects as per specifications in Agreement of Sale.	0	10-12-2025

Yours Faithfully,

Signature & Name of Architect
Registration No.

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AR. KHUSHBOO SMRITI RAJE
 CA/2015/69697

TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected Date Of completion (DD/MM/YYYY)
1.	Internal Roads & Footpaths	YES	0	10-12-2025
2.	Water Supply	YES	5%	10-12-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	10-12-2025
4.	Storm Water Drains	YES	0	10-12-2025
5.	Landscaping & Tree Planting	YES	0	10-12-2025
6.	Street Lighting	YES	0	10-12-2025
7.	Community Buildings	NO	N/A	--
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0	10-12-2025
9.	Solid Waste Management & Disposal	YES	0	10-12-2025
10.	Water Conservation/Rain Water Harvesting	YES	0	10-12-2025
11.	Energy Management	YES	0	10-12-2025
12.	Fire Protection and Fire Safety Requirements	YES	0	10-12-2025
13.	Closed/Covered Parking	YES	0	10-12-2025
14.	ELECTRIC METER ROOM	YES	0	10-12-2025

Yours Faithfully,

Signature & Name of Architect
Registration No.

Khushboo
AR. KHUSHBOO SMRITI RAJE
CA/2015/69697