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	Deed No- 5709	Name of Firm	MOHINI CONSTRUCTIONS
Firm Address :	Mithilesh Sadan, Sarvodaya Nagar, C.D.A. Colony, North L.B.S. Nagar, 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	BRERAP00985-1/773/R-459/2019	Name of Project/Phase of Registered Project	APEX TWIN TOWER
Name of Promoter	MOHINI CONSTRUCTIONS	Project Address	NEAR RANIPUR POOL, RANIPUR ROAD, PHULWARISHARIF, PATNA.
Name of Co-promoter	N/A		
Project Registration is valid up to	30/11/2021		
Starting date of Project or Phase of the Project	26/02/2019		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	3 YEARS+ 9 Month Covid 19		

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, B And C	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	54 50		104	1. Booked / Allotted -NIL 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking	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)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	NIL
Block-A, B And C	104	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. 14/2018-19 BLOCK-A

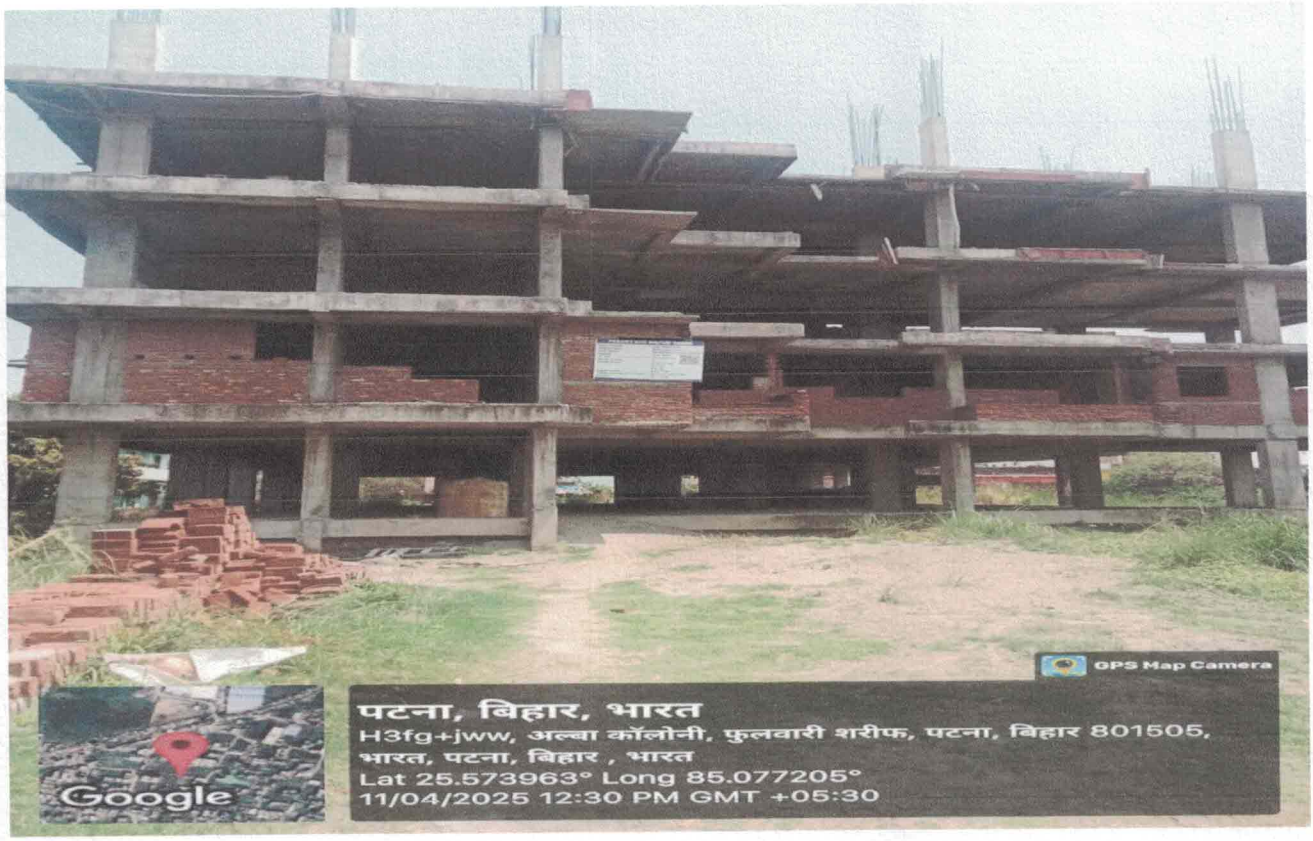
S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	0%	
2.	Basements (if any)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	N/A	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
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	0%	

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	0%	

1. Plan Case No. 14/2018-19 BLOCK-C

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)	0%	
2.	Basements (if any)	0%	
3.	Podiums (if any)	0%	
4.	Plinth	0%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	


GPS Map Camera
पटना, बिहार, भारत
H3fg+jww, अल्बा कॉलोनी, फुलवारी शरीफ, पटना, बिहार 801505, भारत, पटना, बिहार , भारत
Lat 25.573963° Long 85.077205°
11/04/2025 12:33 PM GMT +05:30
Google


GPS Map Camera
पटना, बिहार, भारत
H3fg+jww, अल्बा कॉलोनी, फुलवारी शरीफ, पटना, बिहार 801505, भारत, पटना, बिहार , भारत
Lat 25.573963° Long 85.077205°
11/04/2025 12:30 PM GMT +05:30
Google

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	33121013939
2.	Estimated Cost of the Project including land cost at the start of the Project	20,76,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	11,76,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	NIL
6.	Actual Cost Incurred during the Quarter	NIL
7.	Net amount at end of the Quarter	NIL
8.	Total expenditure on Project **till date**	NIL
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

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---10/03/25

To, Mohini Construction

The ----------(Name & Address of Promoter),
Partner - Sri Neeraj Kumar
S/o Sri Mohan Prasad

Subject : Certificate of Percentage of Work executed in the project

having---3---No. of Building(s)/A,B,C---Wing(s) of the Phase-------
----------bearing the registration no. [Bihar RERA Registration Number]-BRERAP00985-1/79
----------and being developed on the plot bearing CS No. ...../Khata R-459/2019

no...../Survey No...../Plot No.1170, 1171, 1172---demarcated by its

boundaries (latitude and longitude of the end points) of the land----------

-------situated in ---------- Village Phulwari Sharif Block Phulwari Sharif

Division --- District ---Patna--- PIN ----------

admeasuring ---3729.41---sq.mts., Area being developed by the

promoter [Name] ---Neeraj Kumar---

Sir,

I, We ---Pawan Kumar---have undertaken assignment as Architect / Licensed

Surveyor of certifying Percentage of execution of Work of the ---1170, 1171, 1172---

---------Building(s)/ ---3---Wing(s) of the ---------- Phase of the Project,

Situated on the plot bearing C.S. No. ...../Survey No. ...../Plot No. ----------

of Village Phulwari Sharif Block ----------Division ----------District ---Patna---

----------PIN ----------admeasuring ---3729.41---sq.mts. area being

developed by [Promoter's Name] ---Neeraj Kumar----------

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s /Shri/Smt.---Pawan Kumar--- as L.S. / Architect;
   (ii)M/s /Shri/Smt.---Amsendra Kumar--- as Structural Consultant
   (iii) M/s /Shri/Smt.---Manish Kumar--- as Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) M/s /Shri/Smt.---Pramod Kumar--- as Site Supervisor

Based on site Inspection, with respect to reach 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 the entire phase is detailed in Table B.

TABLE-A

BLOCK-A

Building / Wing Number _____ (to be prepared separately for each Building/Wing of the Project)

Sr.No.	Tasks/Activity	Percentage of work Actual done	Projected date of completion (DD/MM/YYYY)
1.	Excavation	0%	
2.	Number of basement (if any)	N/A	
3.	Number of Podiums	N/A	
4.	Plinth	0%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	
7.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
11.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/Completion Certificate.	0%	

TABLE-A

BLOCK-B

Building / Wing Number _____ (to be prepared separately for each Building/Wing of the Project)

Sr.No.	Tasks/Activity	Percentage of work Actual done	Projected date of completion (DD/MM/YYYY)
1.	Excavation	100%	
2.	Number of basement (if any)	100%	
3.	Number of Podiums	100%	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	4 NOS 65%	
7.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	15%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
11.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/Completion Certificate.	0%	

TABLE-A

BLOCK-C

Building / Wing Number _____ (to be prepared separately for each Building/Wing of the Project)

Sr.No.	Tasks/Activity	Percentage of work Actual done	Projected date of completion (DD/MM/YYYY)
1.	Excavation	0%	
2.	Number of basement (if any)	0%	
3.	Number of Podiums	0%	
4.	Plinth	0%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	
7.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
11.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/Completion Certificate.	0%	

TABLE-B

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

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-Paths	Yes	0%	
2	Water Supply	Yes	0%	
3	Sewerage (Chamber, lines, 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	0%	
8	Treatment and Disposal of sewage and Sullage water	No	N/A	
9	Solid Waste management & Disposal.	No	N/A	
10	Water conservation, Rain water Harvesting.	Yes	0%	
11	Energy management	No	N/A	
12	Fire protection and fire safety requirements	Yes	0%	
13	Electrical meter room, sub-station, receiving station.	Yes	0%	
14	Any Other Amenities			

Yours Faithfully,

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

(Registration No./license No.....)

Ar. Pawan Kumar
UDHD Reg. No.- CA/2008/43276

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 10/03/25

To,

The Mohini Construction (Name & Address of Promoter),
Partner Neeraj Kumar
S/O Sri Mohan Prasad

Subject : Certificate of Cost Incurred for Development of [Project Name] 3 for Construction of _____ building(s)/ _____ Wing(s) of the A,B,C Phase (Bihar RERA Registration Number) situated on the plot bearing C.S.No...../ Khata No...../Survey no. ...../Thana No. ...../ Tauzi No...../ Plot No. 1170, 1171, 1172 demarcated by its boundaries (latitude and longitude of the end points) _____ Village Phulwarisharif Block Phulwari Sharif Division _____ District Patna PIN _____ Admeasuring _____ sq.mts. area being developed by [Promoter] Neeraj Kumar

Ref: Bihar RERA Registration Number BRERAP00985-1/773/R-459/2019

Sir,

I, We Amsendra Kumar have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of _____ Building(s)/ _____ Wing(s) of the _____ Phase situated on the plot bearing/ CTS No. /Survey No./ Plot No. 1170, 1171, 1172 of Village Phulwari Sharif Block _____ Division _____ District Patna PIN _____ admeasuring 3729.41 sq.mts. area being developed by [Owner /Promoter]

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s /Shri/Smt. Pawan Kumar as L.S. / Architect;
   (ii) M/s /Shri/Smt. Amsendra Kumar as Structural Consultant
   (iii) M/s /Shri/Smt. Manish Kumar as MEP Consultant
   (iv) M/s /Shri/Smt. Pramod Kumar as Quantity Surveyor*

2. We have estimated the cost of the completion to obtain Occupation 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 Schedule of rates (name of the schedule of Rates)------ and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by _____ Quality Surveyor* appointed by Developer/Engineer, and the assumption of 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. _____ (Total of Table A and B). 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 occupation 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 Occupation 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. 11.76 Cr.
2.	Cost incurred as on _____ (Based on the Estimated cost)	Rs. 2.8 Cr
3.	Work done in Percentage (As Percentage of the estimated cost)	25 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8.96
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. No

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. _____
2.	Cost incurred as on _____ (Based on the Estimated cost).	Rs. _____
3.	Work done in Percentage (As Percentage of the estimated cost).	_____ %

4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs._____
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs._____

Yours Faithfully,

Signature of Engineer.(License No. _____)

Er. Amrendra Kumar
(Structural Engineer)
Reg. No.-BR/UDHD/SE/230129

*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 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.

Annexure A
List of Extra/Additional Items executed with cost
(Which were not Part of the original Estimate of Total Cost)