S.B. CONSTRUCTION PVT. LTD.
providing your dreams

SATVIKA BINDHYAWASINIS CONSTRUCTION PVT. LTD.

FORM-7
[REGULATION-9]

Quarterly Progress Report for the quarter ending December-2022

I. PARTICULARS OF PROJECT			
Project Registration Number and Date	**BRERAP00069-6/77/R-1243/2021 30.11.2021**	Name of Project / Phase of Registered Project	**SATVIKA SAPPHIRE PHASE-II**
Name of Promoter	**SATVIKA BINDHYAWASINIS CONSTRUCTION PVT. LTD.**	Project Address	**SATVIKA SAPPHIRE, SHIV PURI, AADAMPUR ROAD, LAKHNIBIGHA**
Name of Co-promoter	-		
Project Registration is valid up to	04-04-2024		
Starting date of Project or Phase of the project	30-11-2021		
Type of Project or phase of the Project	Residential		
Period of validity of map by the Competent Authority	Valid till 30.03.2024 vide office Letter No.303 dated 31.03.2021		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS (ONLY BUILDER PROPORTION)				
Building/Block Number	**Apartment/Flat Type**	**Carpet Area** C- Carpet, B- Balcony	**Total Number of Sanctioned Apartments/Flat**	**Total Number of Apartments / Flat**
RESIDENTIAL DWELLING	3BHK	C-1153, B-298	05 UNIT	Booked – Nil, Sold - Nil
	3BHK	C-821, B-222	04 UNIT	Booked – 3, Sold - Nil
	2BHK	C-812, B-70	04 UNIT	Booked – 2, Sold - Nil
	3BHK	C-944, B-204	01 UNIT	Booked – 1, Sold - Nil
	2BHK	C-719, B-42	02 UNIT	Booked – Nil, Sold - Nil
	3BHK	C-1175, B-243	01 UNIT	Booked – Nil, Sold - Nil
	2BHK	C-695, B-115	01 UNIT	Booked – Nil, Sold - Nil
	3BHK	C-914, B-222	01 UNIT	Booked – Nil, Sold -

SATVIKA BINDHYAWASINIS CONST. PVT. LTD. PATNA

Corporate Office : Ground Floor, B/231, Sahdeo Mahto Marg, Sri Krishna puri, Boring Road, Patna -800 001
Contact No.: 9934745079, 9771481422, 8709595001
Email ID.: ksubodh69@gmail.com

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES		
Building/Block Number	**Total Number of Sanctioned Garages Including Land Owner Proportion**	**Total Number of Garages**
Residential Dwelling	37 (Thirty-Seven)	Booked-06, Sold- NIL

IV. DETAILS OF BUILDINGS APPROVALS

(If already filed along with Registration Application, then there is no need of further filling)

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	State Fire Officer-Cum-Director, Patna, Bihar	22.01.2020	28.02.2020	Annexure -A
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	-		

V. CONSTRUCTION PROGRESS OF THE PREOJECT

1.Plan Case No. for Satvika Sapphire Phase-II(Single Tower) (To beaded for each Building / Wing)

Sl. No.	Tasks /Activity	Percentage of Actual Work Done (As on Date of the Certificate)
1.	Excavation (if any)	100%
2.	Basement (if any)	100%
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	75%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	30%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Work is in Progress
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	30%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Work Not Yet Started
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 may be required to complete project as per specifications in Agreement of sale. Any other activities.	Work is in Progress

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VI. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

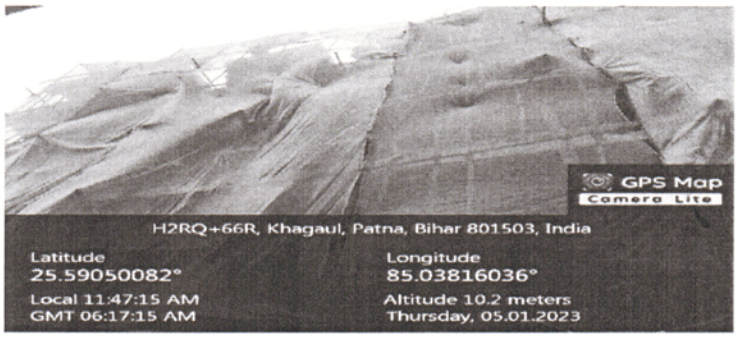
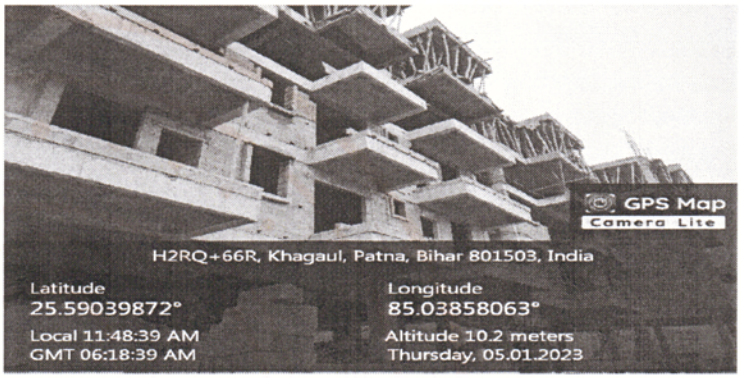
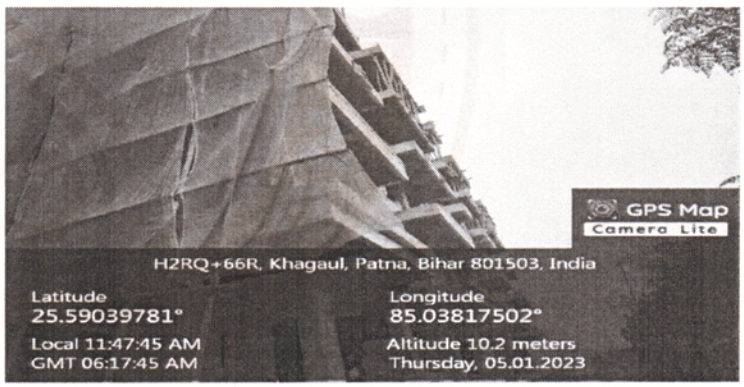
S. No	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	Not Yet Started	
2.	Water Supply	YES	40%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	Not Yet Started	
4.	Storm Water Drains	YES	Not Yet Started	
5.	Landscaping & Tree Planting	YES	Not Yet Started	
6.	Street Lighting	YES	Not Yet Started	
7.	Community Buildings	YES	NIL	
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	NIL	
11.	Energy Management	NO	N/A	
12.	Fire Protection and Fire Safety Requirements	YES	NIL	
13.	Closed Parking	YES	30%	
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	NIL	
16.	Others (Option to Add More)	NO	N/A	

VI. AN 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 Footpaths	NO	-	
2.	Water Supply	NO	-	
3	Sewerage Chambers Septic Tank	NO	-	
4.	Drains	NO	-	
5.	Parks, Land Scaping and Tree Planting	NO	-	
6.	Street Lighting	NO	-	
7.	Disposal of sewage & sullage water	NO	-	
8.	Water conservation / Rain Water Harvesting	NO	-	
9.	Energy Management	NO	-	

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

1.	Front Elevation	
2.	Rear Elevation	
3.	Right Side Elevation	
4.	Left Side Elevation	

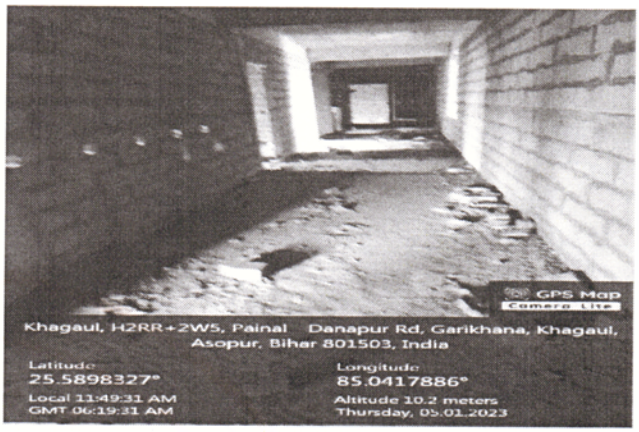
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VII. (B) GEO TAGGED AND DATE PHPTOGRAPH OF (EACH BLOCK) OF THE PROJECT

Ground Floor:



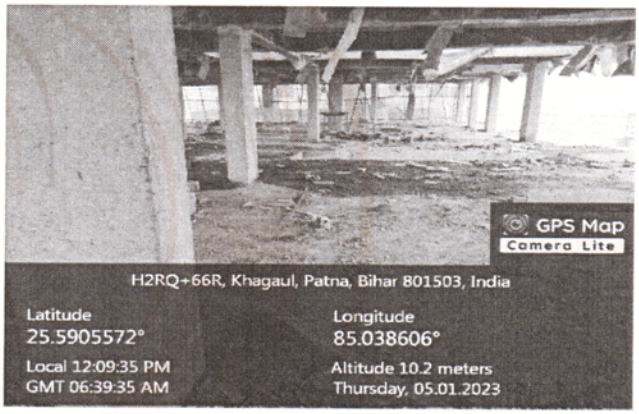
First Floor:



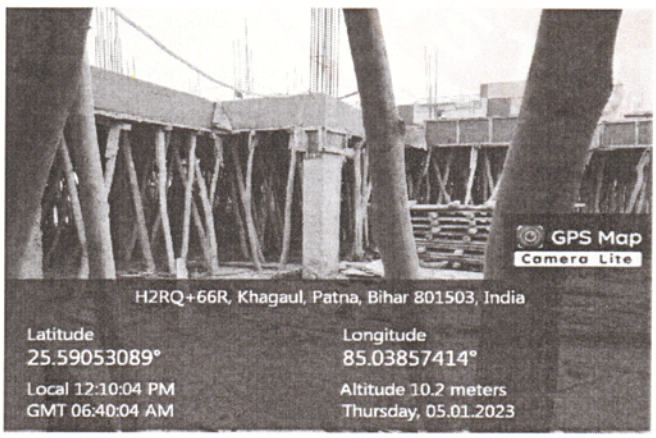
Second Floor:



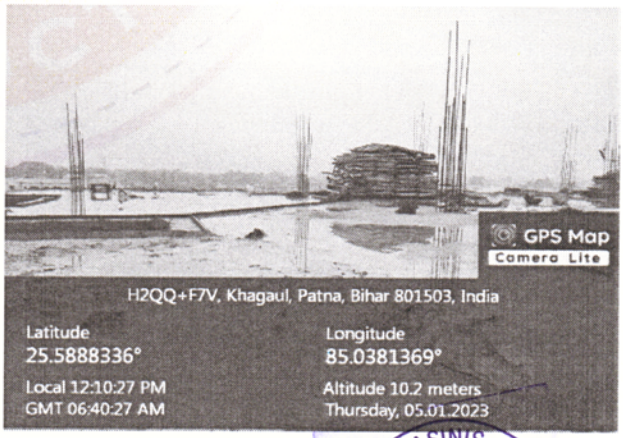
Third Floor:



Fourth Floor:



Fifth Floor:



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VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	**40133661315**
2.	Estimated Cost of the Project including land cost at the start of the Project	₹12,00,00,000/- Approx.
3.	Amount received during the Quarter	₹01,44,38,061/-
4.	Actual Cost Incurred during the Quarter	₹97,62,102/-
5.	Net Amount at end of the Quarter	₹55,66,453/-
6.	Total expenditure on Project **till date**	₹02,82,94,958/-
7.	Cumulative fund collected till the end of Quarter in question	₹3,12,42,152/-
8.	Cumulative expenditure done till the end of Quarter in question	₹02,82,94,958/-

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NO

X. MISCELLANEOUS		
A.	List of Legal Cases (if any)	
1.	Case No.	
2.	Name of Parties	
B.	Sale / Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Whether the Project in progress is as per time schedule or lagging behind?
YES, Project Progress is as per line

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.

Satvika Bindhyawasinis Const. Pvt. Ltd.
14/01/23
Managing Director

Signature of Promoter

Name: - SUBODH VERMA

Date: - 14.01.2023

ANKITA SINGH & COMPANY
CHARTERED ACCOUNTANTS

FUND UTILIZATION CERTIFICATE

This is to certify that the fund utilization for SATVIKA BINDHYAWASINIS CONSTRUCTION PVT. LTD. AT HOUSE NO-B/ 231 , SRI KRISHNAPURI , PATNA , for the December – 2020 is given below :

PROJECT NAME: SATVIKA SAPPHIRE PHASE-II
RERA REG NO. BRERAP00069-6/77/R-1243/2021
Project Account No. - 40133661315

Amount received during the Quarter	₹ 1,44,38,061/-
Actual Cost Incurred during the Quarter	₹ 97,62,102/-
Net Amount at end of the Quarter	₹ 55,66,453/-
Total expenditure on Project **till date**	₹ 2,82,94,958/-

This certificate has been issued on the basis of book of accounts and documents produced before us.

For Ankita Singh & Company
Chartered Accountants
Firm Registration No. 029887C

(CA Ankita Singh)
Properitor
Membership No. – 451232
UDIN- 23451232BGVPGW2613

Date – 15.01.2023
Place -PATNA

Address : 507, Hariom Commercial Complex, New Dakbugnlow Road, Patna - 800001, Bihar, INDIA (FRN- 029887C)
Contact: acaankitasingh@gmail.com 7488165625, 7004664762

Provisional Fire Clearance **(Above 15 Mtr. Height)**

Letter No. ...519.../

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar. Sudhendu Ranjan
Reg. No.-AR/42/2018
S.K. Nagar, Kidwaipuri,
Opp.-Madhu Kunj, Patna-1

Patna Dt 28/02/2020.

Sub :- The views regarding proposed Residential building of above 15 mtr. In height to be constructed at Mauza-Lakhni Bigha, Dist-Patna.

Sir,

Please refer to your letter no. 3542, dt. -22/01/2020 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+6) (Total B/U Area (A+B)-6594.26 Sqmtr.), Fully Proposed Residential Building shall be constructed on 60 feet wide road belongs to Satvika Bindhyawasinis Construction Pvt. Ltd., Director-Smt. Sweta Verma, W/o Subodh Verma, Plot No.-1493(P),1496, Khata No.-18 & 135, Tauzi No.-5225, Thana-Danapur, Mauza-Lakhni Bigha, 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,

25/07/2020

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