FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending October to 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	U45201BR2019PTC042086	Name of Firm	Soumyvinayak Construction Pvt.Ltd
Firm Address :	Smt. Manorama Sinha, NTPC Colony Nala Par, Ram Krishna Nagar Patna-800027		
Total Experience of promoter in Real Estate sector	5 Years		
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	2	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	4	

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAPI5818-7/170/R:297/ 2022	Name of Project/Phase of Registered Project	UR Ravi Karan Complex
Name of Promoter	Soumyvinayak Construction Pvt.Ltd	Project Address	Khesra/ Plot No-817 (P), Khata No.-27, Thana No.-102, Mauza, Udaini, District- Patna.
Name of Co-promoter			
Project Registration is valid up to	04-11-2024		
Starting date of Project or Phase of the Project	14-03-2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority		Patna Metropolitan Area Authority	

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments-36	Total Number of Apartments in Promoter's share - 18	Total Number of Apartments in Landowner's share - 18
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	24 12	15856.92 9800.64		1. Booked/ Allotted -7 2. Sold-7	3.Booked/ Allotted-0 Sold-0

					Percenta of booking- 35%	Percentage of booking- 0%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	36 7
1	36	2. Sold -	

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.	State Fire Officer	2020	29-10-2020	-02/20-21
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 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%	2024
2.	Basements (if any)	100%	2024
3.	Podiums (if any)	0	0
4.	Plinth	100%	2024
5.	Stilt Floor	100%	2024
6.	Slabs of Super Structure	100%	2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	90%	2024
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	2024
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%	2024
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	0%	2024
	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.		

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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes		2024
2.	Water Supply	Yes		2024
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes		2024
4.	Storm Water Drains	Yes		2024
5.	Landscaping & Tree Planting	Yes		2024
6.	Street Lighting	Yes		2024
7.	Community Buildings			
8.	Treatment and Disposal of Sewage and Sullage Water			
9.	Solid Waste Management & Disposal			
10.	Water Conservation / Rain Water Harvesting	Yes		2024
11.	Energy Management	Yes		2024
12.	Fire Protection and Fire Safety Requirements	Yes		2024
13.	Closed Parking	Yes		2024
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes		2024
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	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		

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached
(B)		Photograph of each floor	Attached

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	4845898877
2.	Estimated Cost of the Project including land cost at the start of the Project	34900000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	26000000
4.	Any Variation in Development Cost which is declared at the start of the Project .	0
5.	Amount received during the Quarter	1800000/-
6.	Actual Cost Incurred during the Quarter	4500000
7.	Net amount at end of the Quarter	
8.	Total expenditure on Project **till date**	34500000/-
9.	Cumulative fund collected till the end of Quarter in question	1800000/-
10.	Cumulative expenditure done till the end of Quarter in question	34500000/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	7
3.	No. of possessions given to allottees	
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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: Narayan Singh

Date: