

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending **June** 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	U45200BR2001PTC009627	Name of Firm	Muskan Constructions Pvt.Ltd.
Firm Address :	G-70, P.C Colony, Kankarbagh, Patna - 800020		
Total Experience of promoter in Real Estate sector	23 Years		
Total Experience in Real Estate after Implementation of RERA	6 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	10 No.s	Residential
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	5 No.s 1 No.	Residential Residential-cum Commercial

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00262-007/196/R-1690/2024	Name of Project/Phase of Registered Project	Namita Ramesh Residency
Name of Promoter	Muskan Constructions Pvt. Ltd.	Project Address	Manglam Vihar Colony, Ara Garden Road, Patna
Name of Co-promoter			
Project Registration is valid up to	30-09-2025		
Starting date of Project or Phase of the Project	10-05-2024		
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	5Years		

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 -
Single Block	1. 1 BHK	3BHK	7908 Sq.ft.	9 No.s	4.5 No.s	4.5 No.s
	2. 2 BHK, -				1. Booked / Allotted - NIL	3. Booked/ Allotted- NIL
	3. 3 BHK				2. Sold- NIL	Sold - NIL
	4. Shop					
	5. Bungalow					
	6. Plot etc.					
					Percentage of booking 0%	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	- NIL
Single Block	9 No.s	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.P/SADIKPUR/PRN-G+3/624/2022(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/yyyy) Format
1.	Excavation (if any)	N.A	
2.	Basements (if any)	N.A	
3.	Podiums (if any)	N.A	
4.	Plinth	80%	30.07.2024
5.	Stilt Floor	0%	15.09.2024
6.	Slabs of Super Structure	0%	30.12.2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31.03.2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30.05.2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30.06.2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31.07.2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	31.08.2025

	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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO	0%	25.05.2025
2.	Water Supply	NO	0%	15.07.2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	NO	0%	20.07.2025
4.	Storm Water Drains	NO	0%	25.07.2025
5.	Landscaping & Tree Planting	NO	0%	05.08.2025
6.	Street Lighting	NO	0%	10.08.2025
7.	Community Buildings	NO	0%	15.08.2025
8.	Treatment and Disposal of Sewage and Sullage Water	NO	0%	30.08.2025
9.	Solid Waste Management & Disposal	NO	0%	05.09.2025
10.	Water Conservation / Rain Water Harvesting	NO	0%	10.09.2025
11.	Energy Management	NO	0%	11.09.2025

12.	Fire Protection and Fire Safety Requirements	N.A		
13.	Closed Parking	N.A		
14.	Open Parking	NO	0%	14.09.2025
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO	0%	15.09.2025
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	Photograph Attached
	2.	Rear Elevation	Photograph Attached
	3.	Side Elevation	Photograph Attached
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	12200200026674
2.	Estimated Cost of the Project including land cost at the start of the Project	3,22,79,650 = 00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	1,99,91,650 = 00
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	NIL
6.	Actual Cost Incurred during the Quarter	12,20,646=00
7.	Net amount at end of the Quarter	
8.	Total expenditure on Project till date	12,20,646=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?		

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.

For Muskan Constructions Pvt. Ltd

Rajesh Kumar

Signature of Promoter

Name: RAJESH KUMAR
[Managing Director]

Date: 15.07.2024



S. Sannigrahi & CO.
Chartered Accountants

To,
The Chairman,
Real Estate Regulatory Authority,
Patna, Bihar

Subject: Issue of certificate of Quarterly Financial Report for the Fin. Year 2024-25

This is to certify that the new project "NAMITA RAMESH RESIDENCY" at Manglam Vihar Colony, Ara Garden Road, Patna having RERA Reg No.:- BRERAP00262-007/196/R - 1690/2024, a residential project of M/s Muskan Constructions Private Limited vide CIN: U45200BR2001PTC009627 having Reg. Office at G-70, P.C. Colony, Kankarbagh, Patna - 800020(Bihar) has following Fund inflow and outflow during the 1st quarter of Financial Year 2024-25:

INFLOW

QUARTER	SOURCE OF FUND	AMOUNT ₹
1 st	Booking Advance	NIL
2 nd	Company Own Fund	6,13,053.00
3 rd	Sundry Creditors	6,07,593.00
<u>Total FUND</u>		<u>12,20,646.00</u>

OUTFLOW

QUARTER	NATURE OF EXPENDITURE	AMOUNT ₹
1 st	Project Expenditure	12,20,646.00
<u>Total Expenditure</u>		<u>12,20,646.00</u>

Opening Market Dues/Sundry Creditors ₹.:	NIL
Closing Market Dues/Sundry Creditors ₹.:	6,07,593.00
Opening Cash balances ₹.:	NIL
Closing Cash balances ₹.:	NIL
Opening Bank balances ₹.:	NIL
Closing Bank Balances ₹.:	NIL

Place: Patna
Date : 15.07.2024

FOR : S. SANNIGRAHI & CO.
Chartered Accountants
FRN: 004995C



Manish Kumar Chaurasia
[Signature]
Manish Kumar Chaurasia]
Partner

M.No.: 408810
UDIN: 24408810BKAUWG9644

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PHYSICAL PROGRESS REPORT BY ARCHITECT
MUSKAN CONSTRUCTIONS PRIVATE LIMITED

CIN : U45200BR2001PTC009627

Registered Office: G-70, P.C Colony, Kankarbagh, Patna – 800020

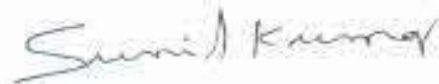
Project : **Namita Ramesh Residency**
Manglam Vihar Colony, Ara Garden Road, Bailey Road, Patna
RERA Registration No. **BRERAP00262-007/196/R-1690/2024**

Quarterly Report from 01-04-2024 to 30-06-2024

SL No.	Quarterly up-to-date status of Project	Project
	Status of the Project	Namita Ramesh Residency
A	1 st Quarterly Project Status Period 01-04-2024 to 30-06-2024	Pile work completed & Plinth area Is in progress.

ARCHITECT:

INTERFACE ARCHITECTS PVT.LTD.
ARCHITECTS, ENGINEERS, INTERIOR DESIGNERS
102/A, Om Usha Villa Apartment, A.N. Path,
Near Rajesh Petrol Pump, Opp. A.N Collage,
Boring Road, Patna – 800013



SIGNATURE & STAMP OF ARCHITECT

SUNIL KUMAR
ARCHITECT

COA New Delhi, U.D.H.D, Patna, (Bihar)
Enrollment No./C.O.A No:-CA/1991/13699