FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U45400BR2015PTC025370	Name of Firm	SANGHMITRA HOMES PVT.LTD
Firm Address :	GROUND FLOOR, BAILEY KUNJ APARTMENT MAZAR GALI, SHEIKHPURA, B.V. COLLEGE , PATNA, BIHAR, INDIA - 800014		
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	BRERAP94532-3/1145/R-1038/2020	Name of Project/Phase of Registered Project	SHUKUL KUNJ
Name of Promoter	SANGHMITRA HOMES PVT.LTD	Project Address	SHUKUL KUNJ, CHAMARICHAK MORE, RK PURAM, DANAPUR
Name of Co-promoter	N/A		
Project Registration is valid up to	24/01/2024		
Starting date of Project or Phase of the Project	07/09/2020		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	3 YEARS		

Sanghmitra Homes Pvt. Ltd.

Director

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-16	Total Number of Apartments in Landowner's share - Flat-16
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	32	28248.00	32	1. Booked / Allotted -03 2. Sold-09	3. Booked/ Allotted- Sold -02
					Percentage of booking 75%	Percentage of booking 12.5%

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:	
	32	1. Booked/Allotted -	03
		2. Sold -	11

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.	DIG HG & FS CUM STATE FIRE OFFICER, BIHAR, PATNA		09-09-2019	
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			

Sanghmitra Homes Pvt. Ltd.

Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 89/19-20

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	N/A	
2.	Basements (if any)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	
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	100%	

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Director

	as per Specifications in Agreement of Sale. Any other activities	N/A	

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	100%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4.	Storm Water Drains	YES	100%	
5.	Landscaping & Tree Planting	YES	100%	
6.	Street Lighting	YES	100%	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	100%	
10.	Water Conservation / Rain Water Harvesting	YES	100%	
11.	Energy Management	YES	100%	
12.	Fire Protection and Fire Safety Requirements	YES	100%	
13.	Closed Parking	YES	100%	

Sanghmitra Homes Pvt. Ltd.

Director

14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%	
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	Attach
	2.	Rear Elevation	Attach

Sanghmitra Homes Pvt. Ltd.

Director

	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.	50509817773
2.	Estimated Cost of the Project including land cost at the start of the Project	5,16,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	4,75,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	4,00,000=00
6.	Actual Cost Incurred during the Quarter	57,000=00
7.	Net amount at end of the Quarter	6,01,008=00
8.	Total expenditure on Project **till date**	5,20,48,958=00
9.	Cumulative fund collected till the end of Quarter in question	5,30,50,142=00
10.	Cumulative expenditure done till the end of Quarter in question	5,20,48,958=00

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

Sanghmitra Homes Pvt. Ltd.

Director

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	02
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-
2 BHK -
3 BHK-32
4 BHK-
Shop-
Bungalow -
Plot etc

Details of allotment made so far with Flat number/ Bungalow - Plot etc

FLAT NO.	FLAT TYPE
201	3 BHK
202	3 BHK
203	3 BHK
204	3 BHK
206	3 BHK
207	3 BHK
302	3 BHK
303	3 BHK
304	3 BHK
404	3 BHK
403	3 BHK
301	3 BHK

Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc

N/A

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : LACHHMAN SINGH
Contact No : 9386433703
Email id : drlaxmansingh2512@gmail.com
Address : GROUND FLOOR,BAILEY KUNJ APARTMENT, MAZAR GALI, SHEIKHPURA, B.V COLLEGE, PATNA 14

Sanghmitra Homes Pvt. Ltd.
Director

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.

Sanghmitra Homes Pvt. Ltd.
Director

Signature of Promoter

Name: Rajesh Kumar Singh

Date: 21/04/25


GPS Map Camera
Danapur, Bihar, India
J28q+qcq, Noor Colony, Balaji Nagar, New Tarachak, Danapur, Bihar 801503, India
Lat 25.616933° Long 85.038655°
11/04/2025 04:50 PM GMT +05:30
Google


GPS Map Camera
Danapur, Bihar, India
J28q+qcq, Noor Colony, Balaji Nagar, New Tarachak, Danapur, Bihar 801503, India
Lat 25.6168° Long 85.038697°
11/04/2025 04:49 PM GMT +05:30
Google


GPS Map Camera
Danapur, Bihar, India
J28q+jvw, Maurya Path, Ram Krishna Puram, Balaji Nagar, New Tarachak, Danapur, Bihar 801503, India
Lat 25.616673° Long 85.039358°
11/04/2025 04:59 PM GMT +05:30
Google

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:- 11-04-2025

To,
M/S SANGHMITRA HOMES PVT.LTD.,
Director- Sri RAJESH KUMAR SINGH,S/O SRI SURENDRA KUMAR SINGH & SRI LACHHMAN SINGH,S/O Late MULKRAJ SINGH
AT- GROUND FLOOR ,BAILEY KUNJ APARTMENT, MAZAR GALI,
SHEIKHAPURA , DISTT.-PATNA ,800014

Subject: Certificate of Percentage of Completion of Construction Work of **"SHUKUL KUNJ"** No. of Building(s)/ **01** Wing(s) of the **.....** Phase of the Project **BRERA P94532-1/1145/R-1038/2020** situated on **R. K. PURAM , SAGUNA MORE,DANAPUR, PATNA,** the Plot bearing **Khata No. 229,** S.Plot No. **766 ,** demarcated by its boundaries (Latitude and longitude of the end points) **25°61'53.66'',85°03'75.70''** to the **North , 25° 61'68.52'',85°03'86.75''** to the **South , 25°61'52.01'',85°03'17.20''** to the **East ,25° 61'67.23'',85°03'93.88''** to the **West** village-**DANAPUR**, Block-**DANAPUR** division- **Patna** ,District **Patna ,**PIN- **801503,** admeasuring **1391.81** sq. mts., area being developed by the Promoter M/S SANGHMITRA HOMES PVT.LTD.,

Sir ,
I **Manoj Kumar** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **"SHUKUL KUNJ"** Building(s)/ 01 Wing(s) of the **.....**Phase of the Project, situated on **R. K. PURAM , SAGUNA MORE,DANAPUR, PATNA,** the Plot bearing **Khata No. 229,** S.Plot No. **766,** village-**DANAPUR**, Block-**DANAPUR** division- **Patna** ,District **Patna ,**PIN- **801503,** admeasuring **1391.81** sq. mts., area being developed by the Promoter M/S SANGHMITRA HOMES PVT.LTD.,

Following technical professionals are appointed by Owner/ Promoter:
Shri **Manoj Kumar** as L.S./Architect;
Shri **Vijay Kumar** as Structural Consultant
Shri **Krishna Gopal Prasad** as Mechanical/ Electrical / Plumbing Consultant (MEP)
Shri **Rohit Shekhar** as Site Supervisor

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 building/ Wing of the Real Estate Project as registered vide number **BRERA P94532-1/1145/R-1038/2020** 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.

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

Table-A

Building/ Wing number 01 (to be prepared separately for each building / wing of the project)

S.No.	Task/Activity	Percentage of Actual Work Done	Projected date of Completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	
2.	Basements(if any)	N/A	
3.	Podiums(if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	G+4=100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	95%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	100%	

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

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	100%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line,Septic Tank, STP)	YES	100%	
4.	Storm Water Drains	NO	N/A	
5.	Landscaping & Tree Planting	YES	100%	
6.	Street Lighting	YES	100%	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal ofSewage and Sullage Water	NO	N/A	
9.	Solid Waste Management& Disposal	NO	N/A	
10.	Water Conservation/Rain Water Harvesting	YES	100%	
11.	Energy Management	YES	0%	
12.	Fire Protection and FireSafety Requirements	YES	100%	
13.	Electric Meter Room	YES	0%	
14.	Any Other Amenities			

Yours Faithfully,

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

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

MANOJ KUMAR

(Registration No./License No.- CA/2002/29414)

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- 11.04.2024

To,
M/S SANGHMITRA HOMES PVT.LTD.,
Director- Sri RAJESH KUMAR SINGH,S/O SRI SURENDRA KUMAR SINGH & SRI LACHHMAN SINGH,S/O Late MULKRAJ SINGH
AT- GROUND FLOOR ,BAILEY KUNJ APARTMENT, MAZAR GALI,
SHEIKHAPURA , DISTT.-PATNA ,800014

Subject: Certificate of Cost Incurred for Development of **"SHUKUL KUNJ"** for Construction of Building **BRERA P94532-1/1145/R-1038/2020** situated on the Plot bearing **Khata No. 229,** S.Plot No. **766 ,** demarcated by its boundaries (Latitude and longitude of the end points) **25°61'53.66'',85°03'75.70''** to the **North , 25° 61'68.52'',85°03'86.75''** to the **South , 25°61'52.01'',85°03'17.20''** to the **East ,25° 61'67.23'',85°03'93.88''** to the **West** village-**DANAPUR**, Block-**DANAPUR** division- **Patna** ,District **Patna** ,PIN- **801503,** admeasuring **1391.81** sq. mts., area being developed by the Promoter M/S SANGHMITRA HOMES PVT.LTD.,

Ref: Bihar RERA Registration Number **BRERA P94532-1/1145/R-1038/2020**

Sir,

I/We, **Vijay Kumar** have undertaken assignment of certifying Cost for the Subject Real Estate Project Registered under RERA, Bihar of Building situated on the Plot bearing **Khata No. 229,** S.Plot No. **766 ,** demarcated by its boundaries (Latitude and longitude of the end points) **25°61'53.66'',85°03'75.70''** to the **North , 25° 61'68.52'',85°03'86.75''** to the **South , 25°61'52.01'',85°03'17.20''** to the **East ,25° 61'67.23'',85°03'93.88''** to the **West** village-**DANAPUR**, Block-**DANAPUR** division- **Patna** ,District **Patna** ,PIN- **801503,** admeasuring **1391.81** sq. mts., area being developed by the Promoter M/S SANGHMITRA HOMES PVT.LTD.,

1. Following technical professionals are appointed by Owner / Promoter :
   (i) Shri. **Manoj Kumar** as LS. / Architect;
   (ii) Shri. **Vijay Kumar** as Structural Consultant
   (iii) Shri **Krishna Gopal Prasad** as MEP Consultant

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion, 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

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

the Developer and Consultants and the quantity for the entire work as calculated by Er. Vijay kumar Quality Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labor 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. **52650142.00** Lacs (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 NAGAR PARISHAD DANAPUR NIZAMAT being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs51991958 /-** (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 **NPDN**

is estimated at Rs. **658184.00/-** (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 called "**SHUKUL KUNJ**"
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No.	Particulars	Amount
1	Total Estimated cost of the building as on 07.09.2020 date of Registration is	Rs. **52650142.00**
2	Cost incurred as on 31/03/2025 (Based on the Estimated cost)	Rs. **51991958.00**
3	Work done in Percentage (As Percentage of the estimated cost)	**95%**
4	Balance Cost on Incurred (Based on Estimated Cost)	**Rs.658184.00/-**
5	Cost Incurred on Additional/Extra Items as on 31/03/2025 not included in the Estimated Cost (Annexure A)	Rs. Nil

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

TABLE-B

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

Sr.No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout as on	N/A
2	Cost incurred as on ..... (Based on the Estimated cost)	N/A
3	Work done in Percentage (As Percentage of the estimated cost)	N/A
4	Balance cost to be Incurred (Based on Estimated Cost)	N/A
5	Cost Incurred on Additional/Extra Items as on ..... not included in the Estimated Cost (Annexure A)	N/A

Yours Faithfully,

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
REG. NO: BR/UDHD/SE/23-0077

Signature of Engineer.(License No.....)

*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 labor, 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)