

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/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	118/2016 for Firm Registrar Bihar	Name of Firm	NUTAN HOMES
Firm Address : SHOP No. 09 & 10 NUTAN VIHAR APARTMENT NEAR P.S KANKARBAGH, PATNA - 20			
Total Experience of promoter in Real Estate sector	10 yrs.		
Total Experience in Real Estate after Implementation of RERA	First Project is in Progress		
No of Project done Before Implementation of RERA	☒ 1. Residential ☐ 2. Commercial ☐ 3. Residential- cum Commercial ☐ 4. Plotted project	01	
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	BRERAP 21354-1/1246/R-1102/2021	Name of Project/Phase of Registered Project	RAM LAKHAN APARTMENT
Name of Promoter		Project Address	SUBHASH NAGAR NEW JAGANPURA PATNA - 27
Name of Co-promoter			
Project Registration is valid up to	30 Dec 2024	Applied already for Extension in Dec 2024.	
Starting date of Project or Phase of the Project			
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	30th MAY 2028		

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M.K.T.R.

Partner

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 -
	1. 1 BHK ✓ 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	3	670 Sft 660 Sft 654 Sft	01	1. Booked / Allotted - 3 2. Sold- No	16 3. Booked/ Allotted - N/A. Sold - No.
					Percentage of booking 18%	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES				
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:		
	(Landowner + Builder)	1. Booked/Allotted	-	3
01	35	2. Sold	-	No

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.				

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MKS. G

Partner

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. (To beaded for each Building / Wing)

P/JAGANPURA/PRN- B+G+4/91/2019 Revised G+4

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)	100-%	
2.	Basements (if any)	N/D	
3.	Podiums (if any)	-	-
4.	Plinth	100-%	-
5.	Stilt Floor - 5	45-%	I will try to finish the work by 30 SEP 2025
6.	Slabs of Super Structure	05 - 45-%	"
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal walls 10-% Completed.	31 March 2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0-%	30 Apr 2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	only Staircases/Lift Wells 40-% Completed.	30 June 2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0-%	31 July 2026
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-%	Dec 31 2026 31/12/2026

I will try to finish the entire work of this Project Ram Laxman. Apartment before the above mention. expected date.

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M. K. Dinkar

Partner

	requirements as may 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	—	—
2.	Water Supply	yes	5%.	work is in progress
3.	Sewerage (Chamber, Line, Septic Tank, STP)	yes	0%.	,,
4.	Storm Water Drains	—	—	—
5.	Landscaping & Tree Planting	yes	0%.	work is in progress
6.	Street Lighting	No	—	—
7.	Community Buildings	No	—	—
8.	Treatment and Disposal of Sewage and Sullage Water	—	—	—
9.	Solid Waste Management & Disposal	—	—	—
10.	Water Conservation / Rain Water Harvesting	yes	0%.	work is in progress
11.	Energy Management	No	—	—

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MK Singh

Partner

12.	Fire Protection and Fire Safety Requirements	yes	0%.	work is in progress
13.	Closed Parking	yes	100 %.	-
14.	Open Parking	No	-	-
15.	Electrical Meter Room, Sub-Station, Receiving Station	yes	0%.	work is in progress
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	✓
	2.	Rear Elevation	
	3.	Side Elevation	✓
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. C/A- 120002520140, Pooling A/c - 120002548620 Collection A/c - 120002482027 Canara Bank	
2.	Estimated Cost of the Project including land cost at the start of the Project	6,56,00,000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	3,84,00,000/-
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	35,31,403
7.	Net amount at end of the Quarter	35,31,403/-
8.	Total expenditure on Project till date	1,09,87,002/-
9.	Cumulative fund collected till the end of Quarter in question	18,14,300/-
10.	Cumulative expenditure done till the end of Quarter in question	1,09,87,002/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	

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M. R. Datta
Partner

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 Date 01.07.2024
3.	No. of possessions given to allottees
No. . ① Santosh Kumar Flat No. 207. ② Manoj Kumar Flat No. 203.	
No. .	
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.

M/s Nutan Homes

M. K. Singh

Partner

Signature of Promoter

Name: **Munindra Kumar**
Sinha

Date: **13/01/2025**