FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of SEPT 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 NEAR P.S KANKARBAGH.	NUTAN VIHAR APARTMENT 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	31st MAR 2024 / 31st Dec 2024 already for Extension in Feb 2024	Applied	
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		

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 - 16	Total Number of Apartments in Landowner's share - 16
	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	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 (Landowner + Builder)	Total Number of Garages:	
01	35	1. Booked/Allotted -	3
		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.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P/JAGANPURA/PRN – B+G+4/91/2019 Revised G+4 (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 %.	
2.	Basements (if any)	No	
3.	Podiums (if any)	Completed.	
4.	Plinth	Completed.	
5.	Stilt Floor 05	25 %.	Dec 2025
6.	Slabs of Super Structure 05	25 %. 2nd floor work in Progress	Dec 2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	No (0 %.)	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	No (0 %.)	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	2 floor Stair Case Complete.	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	No.	
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	No.	

	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	NO		
2.	Water Supply	Yes.	5 %.	Dec 2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes.	0 %.	
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	No.		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	Yes.	0 %.	
9.	Solid Waste Management & Disposal	Yes	0 %.	
10.	Water Conservation / Rain Water Harvesting	Yes	0 %.	
11.	Energy Management	No	No.	

12.	Fire Protection and Fire Safety Requirements	Yes.	0%	
13.	Closed Parking	Yes.	100%	
14.	Open Parking	No,		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0-1.	
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			
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 No. 12000252014O, Pooling A/c No 12000254862O Collection A/c No. 12000248227 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	2,33,000/-
6.	Actual Cost Incurred during the Quarter	15,70,000/-
7.	Net amount at end of the Quarter	15,70,000/-
8.	Total expenditure on Project **till date**	7455599.90
9.	Cumulative fund collected till the end of Quarter in question	18,14,300.00
10.	Cumulative expenditure done till the end of Quarter in question	7455599.90

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	No.
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 2 Date 01.07.2024	(1) Santosh Kumar Flat No. 207. (2) Manoj Kumar Flat No. 203.
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.

M/s Nutan Homes
Rahul Kumar Sinha
Partner

Signature of Promoter

Name: Rahul Kumar Sinha

Date: 15.10.2024