FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December 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	118/2016 form 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	RAMLAKHAN APARTMENT
Name of Promoter		Project Address	SUBASH NAGAR NEW JAGANPURA, PATNA - 27
Name of Co-promoter			
Project Registration is valid up to	30 DEC 2025 (After Extension)		
Starting date of Project or Phase of the Project	20/07/2023		
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
01	1. 1 BHK 2. ~~2~~ BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	4	670 Sft 660 Sft 654 Sft 670 Sft	01	1. Booked / Allotted - 4 2. Sold- No	3. Booked/ Allotted - N/A Sold -
					Percentage of booking 25 %.	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 -	4
		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)	—	
4.	Plinth	100 %.	
5.	Stilt Floor 5	60 %.	31 Aug 2025
6.	Slabs of Super Structure	60 %.	31 Aug 2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	40 %.	30 Sep 2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20 %.	30 Sep 2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircase/Lift Wells Completed 60 %.	30 Sep 2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	20 %.	30 Nov. 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/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	Water pumps. Completed	15 Dec 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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Yes	40-1.	15 Dec 2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes.	0 1.	"
4.	Storm Water Drains	—	—	
5.	Landscaping & Tree Planting	Yes.	0 1.	"
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 1.	15 Dec 2025
11.	Energy Management	No	—	

12.	Fire Protection and Fire Safety Requirements	Yes.	0%.	25 Dec 2025
13.	Closed Parking	Yes	100%.	—
14.	Open Parking	No	—	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes.	0%.	30 Nov 2025.
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 120002520140 Pooling A/c - 120002548620 120002482037 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	31,70,000/-
6.	Actual Cost Incurred during the Quarter	6377557/-
7.	Net amount at end of the Quarter	6377557/-
8.	Total expenditure on Project **till date**	1,73,64,559/-
9.	Cumulative fund collected till the end of Quarter in question	4984300/-
10.	Cumulative expenditure done till the end of Quarter in question	1,73,64,559/-

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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	yes. ~~Sale~~ Agreement 2. Flat.
1.	Sale Deed	NO.
2.	Agreement for Sale yes.	Santosh Kumar Flat No. 207 Manoj Kumar Flat No. 203 Gita Devi Flat No. 204 Priyanica Mandal Flat No. 208
3.	No. of possessions given to allottees	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

Partner

NUTAN HOMES Kenkarbagh, Patna-20

Signature of Promoter

Name: Munindra Kumar Sinha.

Date: 10.04.2025.