FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **SEPTEMBER 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	Partnership Deed No -56, Serial No -735, Dated 22/01/2021	Name of Firm	**KUMAR CONSTRUCTIONS AND DEVELOPERS**
Firm Address :	House no L-3/2, Srikrishnapuri, Patna -800001		
Total Experience of promoter in Real Estate sector	1 Years		
Total Experience in Real Estate after Implementation of RERA	1 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NIL	
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	**BRERAP01453-1/226/R-1522/2023**	Name of Project/Phase of Registered Project	**BISHUNDEO SARSWATI APARTMENT**
Name of Promoter	Kumar Constructions and Developers	Project Address	**Kanhauli,Bishundutt, Muzaffarpur**
Name of Co-promoter			
Project Registration is valid up to	**15/01/2028**		
Starting date of Project or Phase of the Project	**06/03/2023**		
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	**12/09/2025**		

KUMAR CONSTRUCTIONS AND DEVELOPERS

Sanjay Kumar

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.	08 12	35520 109488	20	1. Booked / Allotted -**1** 2. Sold- **NIL**	3. Booked/ Allotted - **NIL** Sold - **NIL**
					Percentage of booking - **10%**	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 -	1
1	20	2. Sold -	0

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.	N/A			
3.	Water Supply Permission	Self Boring			100%
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____(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%	Completed
2.	Basements (if any)	N/A	
3.	Podiums (if any)		
4.	Plinth	100%	Completed
5.	Stilt Floor	Completed	Completed
6.	Slabs of Super Structure	All Slab Work Completed Brick Work All Floor Completed(100%)	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Ground Floor (Partially Completed)(20%)	25/06/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NO(0%)	14/07/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NO(0%)	15/08/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NO(0%)	20/08/2025
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	NO(0%)	22/08/2025

KUMAR CONSTRUCTIONS AND DEVELOPERS

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	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	NO(0%)	30/08/2025

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		10/09/2025
2.	Water Supply	N/A		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES		11/09/2025
4.	Storm Water Drains	YES		12/09/2025
5.	Landscaping & Tree Planting	N/A		
6.	Street Lighting	N/A		
7.	Community Buildings	N/A		
8.	Treatment and Disposal of Sewage and Sullage Water	N/A		
9.	Solid Waste Management & Disposal	YES		06/09/2025
10.	Water Conservation / Rain Water Harvesting	YES		07/09/2025
11.	Energy Management	N/A		

KUMAR CONSTRUCTIONS AND DEVELOPERS

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12.	Fire Protection and Fire Safety Requirements	N/A		
13.	Closed Parking	NO		
14.	Open Parking	YES		12/09/2025
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		12/09/2025
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			

KUMAR CONSTRUCTIONS AND DEVELOPERS

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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.	**922020063642338**
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs.3,82,73,000.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 2,12,23,000.00
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter(Excluding GST)	Rs. NIL
6.	Actual Cost Incurred during the Quarter(RERA)	Rs. 1,29,250.00
7.	Net amount at end of the Quarter(RERA)	Rs. 1,63,045.00
8.	Total expenditure on Project **till 30/09/2024**	Rs. 96,47,960.00
9.	Cumulative fund collected till the end of Quarter in Question(Excluding GST)	Rs. 25,24,752.46
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 1,16,93,965.00

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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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	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	NO
2.	Agreement for Sale	NO
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?

XIV. UNITS ALLOCATION DETAILS

Total Number of Sanctioned apartments 1 BHK – 2 BHK- 08 3 BHK – 12 4 BHK – Shop – Bungalow – Plot etc	Details of allotment made so far with Flat number/Bungalow-Plot etc Flat 305 - 3 BHK	Cancellation of Flat allotment, If any with Flat number/Bungalow-Plot etc. NIL

XV. BROCURE/Prospectus

XVI. Grievance Redressal Officer
Name:
Contact No:
Email id:
Address

KUMAR CONSTRUCTIONS AND DEVELOPERS

Sanjay kumar
Partner

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.

KUMAR CONSTRUCTIONS AND DEVELOPERS

Sanjay kumar

Partner

Signature of Promoter

Name: SANJAY KUMAR

Date:

Bishundeo Saraswati Apartment



