HI-TECH SANJAY CONSTRUCTION PVT. LTD.

GOVT. CONTRACTOR

Registered Office : Road No - 1 (Private), Rajbanshi Nagar, Patna - 800 023, Bihar (INDIA)

Email : hitech.scpl@gmail.com | Tel. : 0612-2282662 | Mob. : 98352 04491, 98350 49094, 87896 52271

Ref : VS/Apt/M42/2025/028

Date : 08/01/2025

To,

RERA BIHAR

Shastri Nagar, Patna-800023

Sub: - Quarterly Progress Report for Quarter ending Dec. 2024 (Vishwa Shanti Apartment)

Dear Sir,

We are submitting Form- 7 Quarterly Progress Report for Quarter ending Dec. 2024 for the project of Vishwa Shanti Apartment Address- Chatta chowk, Sahay Campus, Muzaffarpur, Bihar.

This is for your kind information that the all civil work is completed. Finishing work is under progress. The RERA has given approval on dated 17.03.2022.

Your's faithfully

HI-TECH SANJAY CONSTRUCTION PVT LTD

Ashok Kumar 08/01/2025

DIRECTOR

Hi-Tech Sanjay Construction Pvt.Ltd.

Encl: - As Above

FORM-7

REGULATION-9]

Quarterly progress report for quarter ending March/June/Sept/December of
December 2024-25 (01-10-2024 to 31-12-2024)

(year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP92234-1/197/R-1306/2022	Name of Project/Phase Of Registered Project	VISHWA SHANTI APARTMENT
Name of Promoter	HI-TECH SANJAY CONSTRUCTION PVT. LTD.	Project Address	PLOT NO.-52, KHATA NO.-304, THANA NO.347, MAUZA-MUSHARI, DIST-MUZAFFARPUR
Name of Co-promoter			
Project Registration is valid up to	20/03/2025		
Starting date of Project or Phase of the Project	17/03/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial4,Plottedproject	RESIDENTIAL	
Period of validity of map by the Competent Authority			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments-
	1. 1BHK - 2. 2BHK,- 3. 3BHK - 4. Shop - 5. Bungalow- 6. Plot etc. -	3 BHK		12	1. Booked/ Allotted - 02 PREVIOUS-1 2. Sold - NILL

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	02 PREVIOUS -1
	12	2. Sold -	NILL

IV. DETAILS OF BUILDING APPROVALS (IfalreadyfiledalongwithRegistrationApplication,thenthereisnoneedoffurtherfiling)					
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.				

V. 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)
1.	Excavation(ifany)	100%
2.	Basements(ifany)	100%
3.	Podiums(ifany)	100%
4.	Plinth	100%
5.	Stilt Floor	90%
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	85%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	85%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	80%

11.	Installation of Lifts, water pumps, Fire Fighting Fitting sand Equipment as per CFO NOC, Electricalfittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, Finishingtoentrancelobby/s,plinthprotection,pavingofareasappurtenanttbuilding/Wing, Compound Wall and all other Requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	WATER PUMP INSTALLED

VI. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	80%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	80%	
4.	Storm Water Drains	YES	15%	
5.	Landscaping & Tree Planting	YES	15%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	-	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	15%	
9.	Solid Waste Management &Disposal	YES	0%-	
10.	Water Conservation / Rain Water Harvesting	NO	15%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	15%	

13.	Closed Parking	YES	85%	
14.	Open Parking	NO	-	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	70%	
16.	Others(Option to Add More)	-	-	

VI	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGEOF ACTUALWORK DONE(As on date Ofcertificate)	Details
1.	Internal Roads and footpaths	YES	15%	
2.	Water Supply	YES	50%	
3.	Sewerage Chambers Septic Tank	YES	20%	
4	Drains	YES	35%	
5.	Parks, Land Scaping and Tree Planting	NO	-	
6.	Street Lighting	YES	0%	
7.	Disposal of sewage & sullage water	YES	0%	
8.	Water conservation/Rain Water Harvesting	NO	-	
9.	Energy Management	YES	0%	

VII.	GEO TAGGED AND DATE PHOTO GRAPH OF (EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	ATTACHED
	2.	Rear Elevation	ATTACHED
	3.	Side Elevation	ATTACHED

(B)		Photograph of each floor	ATTACHED

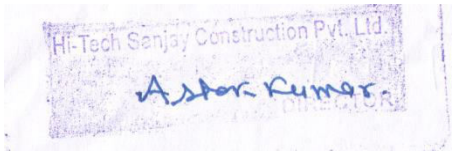
VIII. FINANCIAL PROGRESS OF THE PROJECT		
S.No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	018311024141
2.	Estimated Cost of the Project including land cost at The start of the Project	29200000/-
3.	Amount received during the Quarter	UNSECURED LOAN- 668191 /-
4.	Actual Cost Incurred during the Quarter	45,50,000/-
5.	Net amount at end of the Quarter	45,50,000/-
6.	Total expenditure on Project **till date**	1,63,76,251/-
7.	Cumulative fund collected till the end of Quarter in question	1,63,76,251/-
8.	Cumulative expenditure done till the end of Quarter In question	1,63,76,251/-

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases(if any)	
1.	Case No.	NO ANY
2.	Name of Parties	NO ANY
B	Sale/Agreement for Sale During the Quarter	NO ANY
1.	Sale Deed	NO ANY
2.	Agreement for Sale	PREVIOUS-1
XI. PERCENTAGEOFWORKALONGWITHMILESTONECHART		
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.



Signature of Promoter

Name:

Date:


LOAN FACILITY AVAILABLE
Vishwa Shanti
Apartment
RERA APPROVED PROJECT


LOAN FACILITY AVAILABLE
Vishwa Shanti
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RERA APPROVED PROJECT
MOB. 8206139164, 7903113923, 8789652271, 9635204491

