

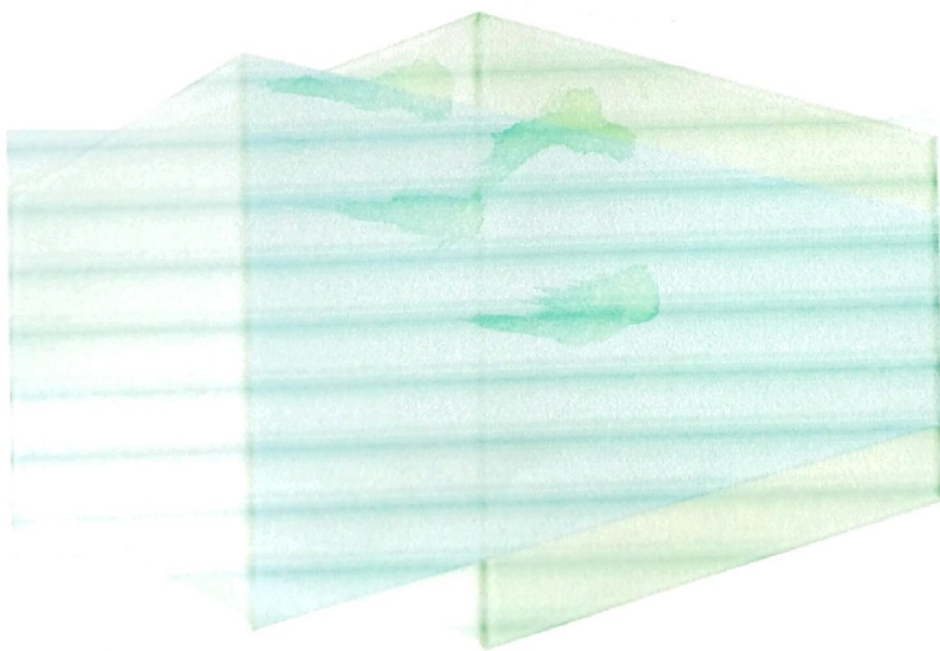
PROJECT NAME –SHANTI COMPLEX

PROMOTER NAME –SAEBAN CONSTRUCTION PRIVATE LIMITED

RERA REGISTRATION NO. BRERAP70754-002/12/R-1659/2024

QUARTERLY PROGRESS REPORT FOR RERA, BIHAR

Period – OCT TO DEC 2024



2024

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending 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	CIN NO. U45200BR2009PTC014820	Name of Firm	SAEBAN CONSTRUCTION PVT LTD
Firm Address :	C/O SHRI IFTAKAR AHMAD BEG,C-1 PHULWARISHARIF PATNA-801505		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

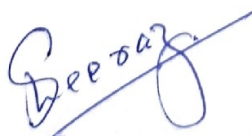
II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP70754-002/12/R-1659/2024	Name of Project/Phase of Registered Project	SHANTI COMPLEX
Name of Promoter	SAEBAN CONSTRUCTION PVT LTD	Project Address	HARNICHAK, ANISHABAD, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	02-11-2028		
Starting date of Project or Phase of the Project	04-04-2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4, Plotted project		
Period of validity of map by the Competent Authority	02-11-2028		

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P/HARNICHAK/PRN-G+2/290/2021

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)	0%	
2.	Basements (if any)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	0%	30-03-2025
5.	Stilt Floor	0%	30-06-2025
6.	Slabs of Super Structure	0%	30-12-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	30-05-2026 30-11-2026 30-03-2027 30-06-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	30-11-2027 30-11-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 0%	30-12-2027 30-07-2026 30-09-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	30-08-2027 30-05-2027 30-10-2027 30-12-2027



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 requirements as me be required to complete project as per Specifications in Agreement of Sale.	0%	28-02-2028
		100%	30-07-2024
		0%	30-12-2027
		0%	30-01-2028
	Any other activities	0%	28-02-2028

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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	30-01-2028
2.	Water Supply	YES	0%	30-01-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30-10-2027
4.	Storm Water Drains	NO	N/A	
5.	Landscaping & Tree Planting	YES	0%	30-01-2028
6.	Street Lighting	YES	0%	30-03-2028
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	

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9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	30-03-2028
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	30-03-2028
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	30-03-2028
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			

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9.	Energy Management			
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IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	133305003600
2.	Estimated Cost of the Project including land cost at the start of the Project	4,33,99,328=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	2,33,79,328=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	00=00
6.	Actual Cost Incurred during the Quarter	00=00
7.	Net amount at end of the Quarter	00=00
8.	Total expenditure on Project till date	1,50,000=00
9.	Cumulative fund collected till the end of Quarter in question	00=00
10.	Cumulative expenditure done till the end of Quarter in question	00=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	

XII. MISCELLANEOUS	
A	List of Legal Cases (if any) – On Project / Promoter

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1.	Case No.	NO
2.	Name of Parties	NO
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	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
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 1BHK-04 2 BHK -16 3 BHK- 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc NO BOOKING	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc N/A

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XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : SHAHZAD AHMAD

Contact No : 9905076148

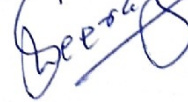
Email id : saebancpl@gmail.com

Address : C/O SHRI IFTAKAR AHMAD BEG,C-1 PHULWARISHARIF PATNA-801505

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.

Saehan Construction Pvt. Ltd.



Director

Signature of Promoter

Name:

Date:

FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 11/01/2025

To,
The _____ (Name & Address of Promoter),

Saeban Construction Pvt. Ltd.
101, 1st Floor The Crescent Apartment, Ali Nagar, Amisabad, Patna

Subject : Certificate of Cost Incurred for Development of [Project Name] Shanti Complex for Construction of _____ building(s)/ _____ Wing(s) of the _____ Phase (Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No../C.N.No./CTSNo./SurveyNo./Final Plot No. 21(P) demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division Patna Village Harnichak Block Phulwari District Patna PIN 800002 admeasuring 993.15 sq.mts. area being developed by [Promoter] Saeban Construction Pvt Ltd

Ref: Bihar RERA Registration Number BRERAP7075-002/12/R-1659/2024

Sir,

I/ We Shailesh Rangan have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being _____ Building(s)/ _____ Wing(s) of the _____ Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 21(P) of Division _____ Village Harnichak Taluka _____ District Patna PIN 800002 admeasuring 993.15 sq.mts. area being developed by [Owner/Promoter]

1. Following technical professionals are appointed by Owner / Promoter :—

- (i) M/s /Shri/Smt _____ as L.S. / Architect ;
- (ii) M/s /Shri/Smt SHAILESH RANGAN as Structural Consultant
- (iii) M/s /Shri/Smt _____ as MEP Consultant
- (iv) M/s /Shri/Smt _____ as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by _____ Quantity Surveyor* appointed by Developer/Engineer, and the assumption of _____

the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. _____ (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate / Completion Certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _____ (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from _____ (planning Authority) is estimated at Rs. _____ (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

**Building /Wing bearing Number _____ or called _____
(to be prepared separately for each Building /Wing of the Real Estate Project)**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. <u>4,33,99,328/-</u>
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. _____
3	Work done in Percentage (as Percentage of the estimated cost)	_____ <u>10 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. _____
5	Cost Incurred on Additional /Extra Items as on _____ _____ not included in the Estimated Cost (Annexure A)	Rs. _____

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	4,33,99,328 Rs.
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. _____
3	Work done in Percentage (as Percentage of the estimated cost).	10 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. _____
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,

Shailesh Ranjan
ER. SHAILESH RANJAN, M.T.E
 B.S.C. (ENGG.) CIVIL
 STR. ENGINEER
 EMP. NO.-BR/UDHD/SE/23-0110
 UDHD, PATNA (BIHAR)

*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive