

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	AAP-2108	Name of Firm	CALCULAS PROJECTS LLP
Firm Address :	Flat No-120, Sharan Complex, Near Petrol Pump, Sadaquat Ashram, Patna		
Total Experience of promoter in Real Estate sector	23 Years		
Total Experience in Real Estate after Implementation of RERA	04 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	08 00 00 00	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	00 00 01 00	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP94206-1/13/R-1309/2022	Name of Project/Phase of Registered Project	RAM KRISHNA COMPLEX
Name of Promoter	CALCULAS PROJECTS LLP	Project Address	KANDI NAWADA, NEAR MANPUR BYPASS, GAYA
Name of Co-promoter	N/A		
Project Registration is valid up to	30/01/2026		
Starting date of Project or Phase of the Project	28/03/2022		
Type of Project or Phase of the Project	Residential and commercial		
Period of validity of map by the Competent Authority	30/01/2026		

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 - FLAT- 29	Total Number of Apartments in Landowner's share - FLAT-19
	1. 1 BHK	00		Flat-48 Shop-30 Office-12	1. Booked / Allotted -22	3. Booked/ Allotted-00
	2. 2 BHK, -	21	14802.00		2. Sold-00	Sold -00
	3. 3 BHK	27	24975.00			
	4. Shop	30	14218.00		Percentage of booking 75.86% (Flat only)	Percentage of booking 0%
	5. office	12	15658.00			
	6. Plot etc.					

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	22
	48	2. Sold	00

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.	The State fire officer-cum-Director, Patna, Bihar		29/01/2021	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	Airport Authority of India		01/04/2021	
5.	Other Approval(s), if any, required for the Project.	N/A			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 03/2021 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/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	0%	
4.	Plinth	0%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	40%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	

11.	Installation of Lifts,	0%	
	water pumps,	0%	
	Fire Fighting Fittings and	0%	
	Equipment as per CFO NOC,	0%	
	Electrical fittings, Mechanical	0%	
	Equipment, compliance to		
	conditions of environment/CRZ		
	NOC,		
	Finishing to entrance lobby/s,	0%	
	plinth protection,		
	paving of areas		
	appurtenant to Building/Wing,	0%	
	Compound Wall and all other		
	requirements as me be		
	required to complete project		
	as per Specifications in		
	Agreement of Sale.		
	Any other activities	0%	

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%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	

8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO		

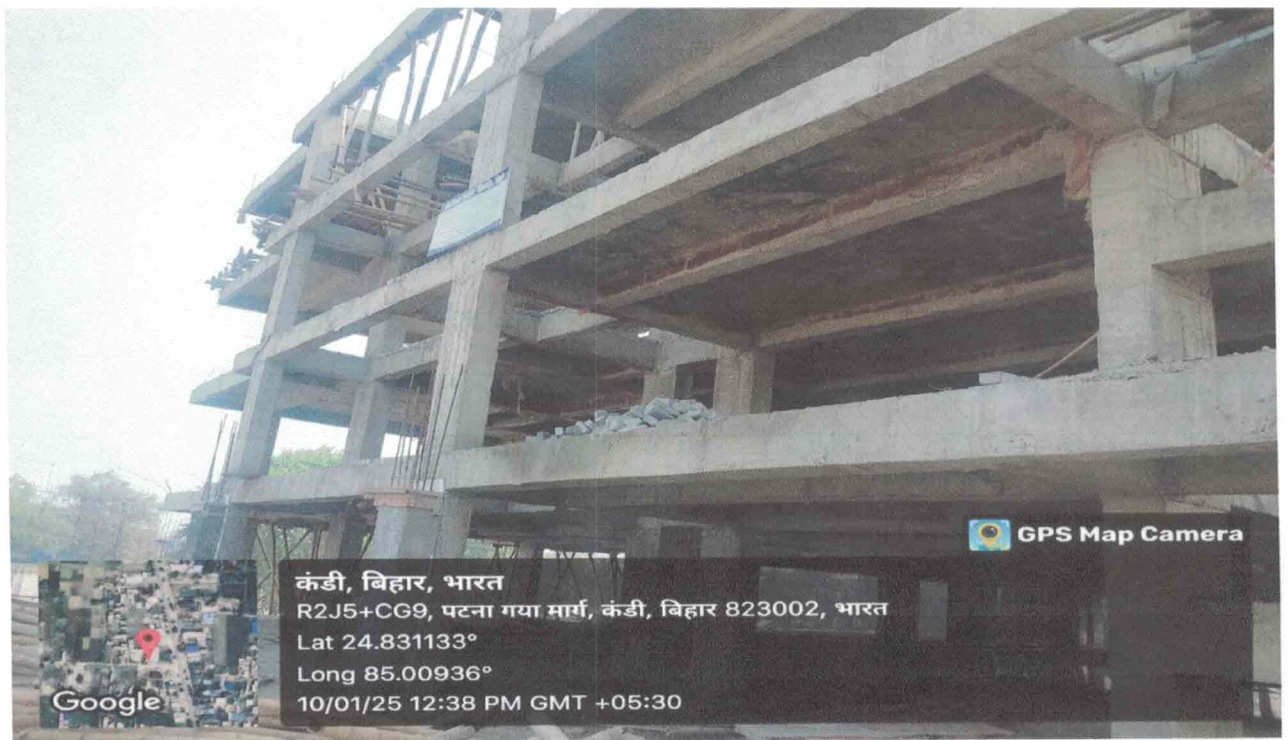
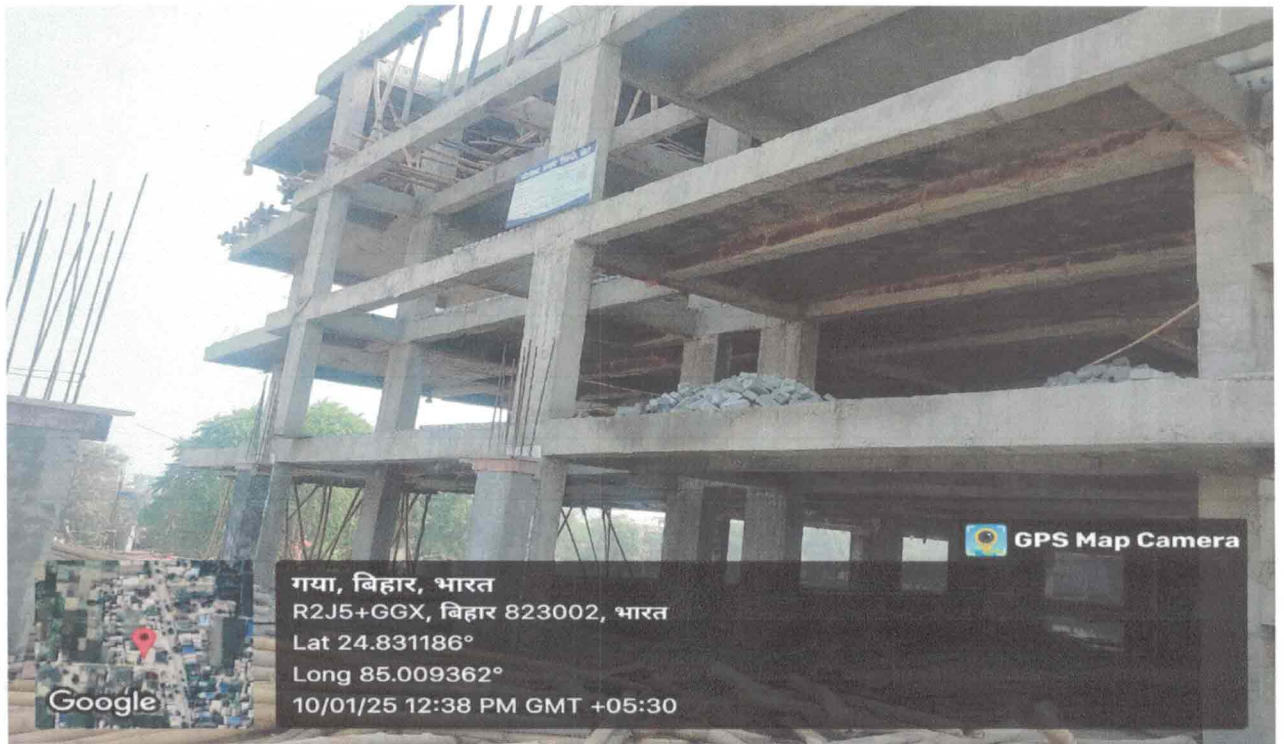
VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		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			
9.	Energy Management			

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.	921020041141061
2.	Estimated Cost of the Project including land cost at the start of the Project	12,08,63,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	10,00,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	2,91,200=00
6.	Actual Cost Incurred during the Quarter	00=00
7.	Net amount at end of the Quarter <i>2,42,592.50</i>	2,42,539=50 <i>2,42,592.50</i>
8.	Total expenditure on Project till date	10,82,786=00 <i>1,21,09,703</i>
9.	Cumulative fund collected till the end of Quarter in question	78,43,703=00
10.	Cumulative expenditure done till the end of Quarter in question	10,82,786=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS

A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	N/A
2.	Name of Parties	N/A
3.	No of Execution Cases against this project Case No. Name of Parties	N/A
4.	No of Suo - Moto cases against this project Case No. Name of Parties	N/A
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	N/A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	N/A
2.	Agreement for Sale	04
3.	No. of possessions given to allottees	N/A
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 - 21 3 BHK- 27 4 BHK- Shop- 30 OFFICE -12 Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc Flat No		Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
	01	3 BHK	2nd floor
	03	2 BHK	
	05	3 BHK	
	06	3 BHK	
	07	3 BHK	
	10	2 BHK	
	12	3 BHK	
	13	2 BHK	
	14	2 BHK	
	15	2 BHK	
	16	2 BHK	
	08	2 BHK	

	04	3 BHK	
	05	3 BHK	
	07	3 BHK	
	10	2 BHK	
	11	3 BHK	
	12	3 BHK	
	13	3 BHK	
	15	2 BHK	
	108	2 BHK	
	114	2 BHK	

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : ASHOK KUMAR

Contact No : 7667805023

Email id : calculas.gaya@gmail.com

Address : FLAT NO-120, SHARAN COMPLEX, NEAR PETROL PUMP, SADAQUAT ASHRAM, PATNA

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.

Calculus Projects LLP

Ashok Kumar

Signature of Promoter

Name:

Date: