FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March 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	CIN NO. U45200BR2008PTC014149	Name of Firm	SRISATYA SAI HOMES PRIVATE LIMITED
Firm Address :	SAKET BHAWAN, JAY PRAKASH NAGAR, NALA PAR, P.O - RAJEEV NAGAR, P.S. - RAJEEV NAGAR, DISTRICT - PATNA, BIHAR		
Total Experience of promoter in Real Estate sector	10 YEARS		
Total Experience in Real Estate after Implementation of RERA	05 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	02	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	02	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00396-3/228/R-1524/2023	Name of Project/Phase of Registered Project	UPREM APARTMENT
Name of Promoter	SRISATYA SAI HOMES PRIVATE LIMITED	Project Address	PLOT NO.- 808, KHATA NO.- 1869, MAUZA-VAJIDPUR DIGHA, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	25/12/2027		
Starting date of Project or Phase of the Project	25/01/2023		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	12/11/2027		

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-16	Total Number of Apartments in Landowner's share - FLAT-16
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	8 24		Flat-32	1. Booked / Allotted -11 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 68.75%	Percentage of booking 0%

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)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
	32	1. Booked/Allotted -	11
		2. Sold -	NIL

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.	DIRECTOR-CUM-STATE FIRE OFFICER, BIHAR, PATNA		12-09-2022	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 115/22-23

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%	31-12-2025
2.	Basements (if any)	70%	31-12-2025
3.	Podiums (if any)	N/A	
4.	Plinth	80%	31-12-2025
5.	Stilt Floor	80%	31-12-2025
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	95% 95% 40% 20%	31-12-2025 31-12-2025 31-12-2025 31-12-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	60% 40%	31-12-2025 31-12-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80% 80% 50%	31-12-2025 31-12-2025 31-12-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 80% 90% 50%	31-12-2025 31-12-2025 31-12-2025 31-12-2025
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,	5% 5% 0% 40% 0%	31-12-2025 31-12-2026 31-12-2026 31-12-2026

	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%	
	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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	31-12-2025
2.	Water Supply	YES	50%	31-12-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	31-12-2025
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	YES	0%	31-12-2025
6.	Street Lighting	YES	0%	31-12-2025
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	YES	0%	31-12-2025
10.	Water Conservation / Rain Water Harvesting	YES	0%	31-12-2025
11.	Energy Management	YES	0%	31-12-2025

12.	Fire Protection and Fire Safety Requirements	YES	0%	31-12-2025
13.	Closed Parking	YES	0%	31-12-2025
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station			
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			
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.	52570200000378
2.	Estimated Cost of the Project including land cost at the start of the Project	8,23,51,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,61,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	32,35,892=16
6.	Actual Cost Incurred during the Quarter	35,49,328=78
7.	Net amount at end of the Quarter	3,01,985=40
8.	Total expenditure on Project **till date**	3,07,40,181=47
9.	Cumulative fund collected till the end of Quarter in question	3,32,95,011=00
10.	Cumulative expenditure done till the end of Quarter in question	3,07,40,181=47

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
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
1 BHK-
2 BHK -08
3 BHK-24
4 BHK-
Shop-
Bungalow -
Plot etc

Details of allotment made so far with Flat number/ Bungalow - Plot etc

FLAT NO.	FLAT TYPE
207	2 BHK
308	2 BHK
201	3 BHK
202	3 BHK
205	3 BHK
206	3 BHK
301	3 BHK
302	3 BHK
304	3 BHK
305	3 BHK
306	3 BHK

Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc

N/A

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : Abhay Kumar Singh
Contact No : 9334101229
Email id : abhaykumarsingh9334@gmail.com
Address : Shashi Complex, Near Makrana MarblesGujral Path, Keshri Nagar (Rajeev Nagar) PATNA 800024

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:

GPS Map Camera
पटना, बिहार, भारत
J3mc+jcm, कौस्तुभ पथ, मिथिला कॉलोनी, Danapur Nizamat, पटना, बिहार 801503, भारत
Lat 25.633984° Long 85.071153°
Google

GPS Map Camera
पटना, बिहार, भारत
J3mc+jcm, कौस्तुभ पथ, मिथिला कॉलोनी, Danapur Nizamat, पटना, बिहार 801503, भारत
Lat 25.633948° Long 85.07113°
Google

GPS Map Camera
पटना, बिहार, भारत
J3mc+jcm, कौस्तुभ पथ, मिथिला कॉलोनी, Danapur Nizamat, पटना, बिहार 801503, भारत
Lat 25.633948° Long 85.07113°
Google

GPS Map Camera
पटना, बिहार, भारत
J3mc+jcm, कौस्तुभ पथ, मिथिला कॉलोनी, Danapur Nizamat, पटना, बिहार 801503, भारत
Lat 25.63399° Long 85.071128°
Google

10FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date 19-04-2025

To,
Sri Satyasai Homes Pvt Ltd (Name & Address of Promoter),
Prabhunath Singh Road ,Keshri Nagar
Patna, Bihar

Subject: **Certificate of Percentage of Completion of Construction Work** of **one** No. of Building(s)/ **One** Wing(s) of the **First** Phase of the Project **BRERAP00396-3/228/R-1524/2023** [Bihar RERA Registration Number] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No **808** demarcated by its boundaries (latitude and longitude of the end points) boundaries (latitude and longitude of the end points) of the land 25.537062° N & 85.100833° E situated in village **Digha** District **Patna** admeasuring **1332.80** sq.mts area being developed by [Promoter's Name] **Sri Satyasai Homes Pvt Ltd**

Sir,

I/ We Amit Kumar have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **One** Building(s)/ **One** Wing(s) of the **First** Phase of the Project, **UPREM APARTMENT** situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. 808 of Village **Dhanaut Mahubag** District **Patna** admeasuring **1332.80** sq.mts. area being developed by [Promoter's Name] **Sri Satyasai Homes Pvt Ltd**

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

(i) M/s/Shri/Smt. Amit Kumar as L.S. / Architect;

(ii) M/s /Shri / Smt. Brajesh Kumar Sinha as Structural Consultant

(iii) M/s /Shri / Smt. Prashant Gaurav as MEP Consultant

(iv) M/s /Shri / Smt. Ashish Kumar as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number under **BRERAP00396-3/228/R-1524/2023** Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
IDHD, GOVERNMENT OF BIHAR

Table-A

Building/ Wing number One (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	
2.	Basements(if any)	NA	
3.	Podiums(if any)	NA	
4.	Plinth	80%	
5.	Stilt Floor	80%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	80%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	70%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	40%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	40%	
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	10%	

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
IDHD, GOVERNMENT OF BIHAR

TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads &Footpaths	YES	0%	
2.	Water Supply	YES	50%	
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	NA		
8.	Treatment and Disposal of Sewage and Sullage Water	NA		
9.	Solid Waste Management & Disposal	NA		
10.	Water Conservation/Rain Water Harvesting	YES	0%	
11.	Energy Management	NA		
12.	Fire Protection and Fire Safety Requirements		0%	
13.	Electric Meter Room	YES	0%	
14.	Any Other Amenities			

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
IDHD, GOVERNMENT OF BIHAR

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No.....)

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: 08-04-2025

To,
Sri Satyasai Homes Pvt Ltd (Name & Address of Promoter),

Prabhunath Singh Road ,Keshri Nagar

Patna, Bihar

Subject : Certificate o f Cost Incurred for Development of [Project Name] **UPREM APARTMENT** for Construction of building(s)/ **One** Wing(s) of the **First** Phase **BRERAP00396-3/228/R-1524/2023** (Bihar RERA Registration Number) situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No **1367** demarcated by its boundaries (latitude and longitude of the end points) boundaries (latitude and longitude of the end points) of the land 25.567062° N & 85.100933° E situated in village **Dhanaut Mahubag** District **Patna** admeasuring **1332.80** sq.mts area being developed by [Promoter's Name] **Sri Satyasai Homes Pvt Ltd**

Ref: Bihar RERA Registration Number **BRERAP00396-3/228/R-1524/2023**

Sir,

I/we Brajesh Kumar Sinha have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being **One** Building(s)/ **One** Wing(s) of the **First** Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. **1367** of Division Mohanpur Village **Digha** District **Patna** admeasuring **1332.80** sq.mts area being developed by [Promoter's Name] **Sri Satyasai Homes Pvt Ltd**

[Owner/Promoter]

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

   (i) M/s /Shri/Smt Amit Kumar as L.S. / Architect ;
   (ii) M/s /Shri/Smt Brajesh Kumar Sinha as Structural Consultant
   (iii) M/s /Shri/Smt Prashant Gaurav as MEP Consultant
   (iv) M/s /Shri/Smt Ashish Kumar 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 Ashish Kumar 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.

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **71729500.00** (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 Patna Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 14349500/-** (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. 573800000/-** (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 One **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 13-06-2023 date of Registration is	Rs. **573800000/-**
2	Cost incurred as on 31-03-2025 (based on the Estimated cost)	Rs. 40166000.00
3	Work done in Percentage (as Percentage of the estimated cost)	70.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17214000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 1550000.00

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

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 22.05.2024 date of Registration is	Rs. **14349500/-**
2	Cost incurred as on 31.03.2025 (based on the Estimated cost).	Rs. 4304850.00
3	Work done in Percentage (as Percentage of the estimated cost).	30%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 10044650/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

Signature of Engineer. (Licence No)

*** 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