FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending 01.01.2025 TO 31.03.2025.

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00356-13/219/R-1799/2024	Name of Project/Phase of Registered Project	**S K TOWER - 14**
Name of Promoter	**VASTU VASTAYA BUILDER PVT. LTD.**	Project Address Mauza Lakanpur Thana no 287, Anchal Manpur	Plot no.180, 183, & 184 Khata no. 185 & 186 Thana No. 287 Mauza - Lakanpur., Manpur, Gaya, Bihar
Name of Co-promoter			
Project Registration is valid up to	10.11.2029		
Starting date of Project or Phase of the Project	17.01.2025		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	1. Residential 2. Commercial	
Period of validity of map by the Competent Authority	10.11.2029 By Gaya Nagar Planning area 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	1. 2 BHK, - 2. 3 BHK - 3. Shop - 4. Studio - 5. Plot etc. -	32 20 31	20459 17863 16295	83	1. Booked/ Allotted - 01 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	
1	71		

IV. 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	NA			
2.	Fire N.O.C.	YES	06.07.2023	20.10.2023	

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3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	YES		13.10.2023	
5.	Other Approval(s), if any, Required for the Project.	NA			

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

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	Requirements as me are required to complete project as per Specifications in Agreement of Sale. Any other activities.	

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	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	NO	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	NO	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%	

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14.	Open Parking	No	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Swimming Pool)	NO	0%	

VI	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
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			

VII.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach

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	3.	Side Elevation	
(B)		Photograph of each floor	

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	Punjab National Bank A/C NO. 5860002100003645
2.	Estimated Cost of the Project including land cost at the start of the Project	12,63,59,000.00
3.	Amount received during the Quarter	32,25,000.00
4.	Actual Cost Incurred during the Quarter	31,09,124.00
5.	Net amount Balance at end of the Quarter	1,15,876.00
6.	Total expenditure on Project **till date**	31,09,124.00
7.	Cumulative fund collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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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.

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

Signature of Promoter

Name: Satyendra Kumar (Director)

Date: 11.04.2025


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GPS Map Camera
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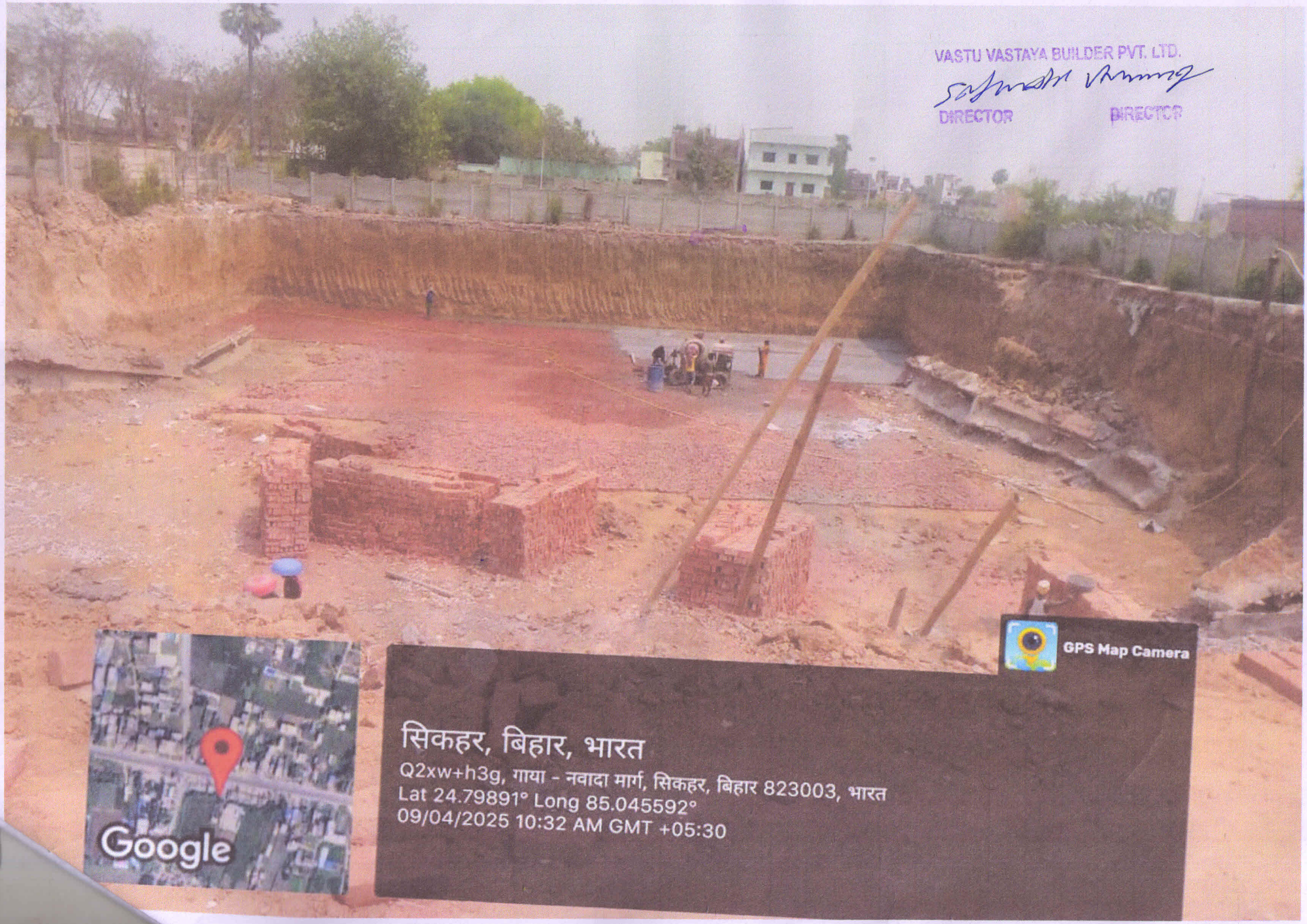
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