FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **01.04.2024 TO 30.06.2024.**

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U70102BR2014PTC 022146	Name of Firm	**VASTU VASTAYA BUILDER PVT. LTD**
Firm Address :	SUJATA BAYPASS ANAND BIHAR COLONY BODHGAYA, GAYA-824231.		
Total Experience of promoter in Real Estate sector	10 YEARS		
Total Experience in Real Estate after Implementation of RERA	7 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	1	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	2 1	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00356-6/1341/R-1325/2022	Name of Project/Phase of Registered Project	**S K TOWER**
Name of Promoter	**VASTU VASTAYA BUILDER PVT. LTD DIRECTOR SATYENDRA KUMAR**	Project Address Vill- Mastpura, Near Tekuna Farm, Bodhgaya, Bihar	Vill- Mastpura, Near Tekuna Farm, Bodhgaya, Bihar. Plot No 1032,1034,1035, Khata No. 92,117 Thana No. 353, Mauza-Mastpura. Dist Gaya.
Name of Co-promoter			
Project Registration is valid up to	31.12.2024		
Starting date of Project or Phase of the Project	30.03.2023		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	3.Residential- cum-Commercial	
Period of validity of map by the Competent Authority	31.12.2024 By Bodhgaya Nagar Planning area authority		

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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 -	Total Number of Apartments in Landowner's share -
1	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Studio - 6. Plot etc.	18 36 6 38 18	7025.54 28165.08 5949.84 15989.12 4425.60	116	1. Booked / Allotted - 80 2. Sold-	3. Booked/ Allotted - Sold -
					Percentage of booking	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	55	1. Booked/Allotted -	47
		2. Sold -	

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	NA			
2.	Fire N.O.C.	Office of the state fire director Bihar patna	25.02.2021	20.03.2021	
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	Airport authority of India, (Gaya)		14.09.2020	
5.	Other Approval(s), if any, required for the Project.	NA			

VI. 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)	Expected Completion date in (dd/mm/yy y)Format
1.	Excavation (if any)	100%	31.12.2024
2.	Basements (if any)	100%	31.12.2024
3.	Podiums (if any)	100%	31.12.2024

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4.	Plinth	100%	31.12.2024
5.	Stilt Floor	100%	31.12.2024
6.	Slabs of Super Structure	90%	31.12.2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	60%	31.12.2024
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20%	31.12.2024
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%	31.12.2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	20%	31.12.2024
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%	31.12.2024
	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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	31.12.2024

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2.	Water Supply	YES	0%	31.12.2024
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	20%	31.12.2024
4.	Storm Water Drains	YES	0%	31.12.2024
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	YES	0%	31.12.2024
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	0%	31.12.2024
13.	Closed Parking	YES	0%	31.12.2024
14.	Open Parking	YES	0%	31.12.2024
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	31.12.2024
16.	Others (Option to Add More)	NO		

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

		PROPOSED YES/NO.	PERCENTAGE 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			

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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	Attached
	2.	Rear Elevation	
	3.	Side Elevation	Attached
(B)		Photograph of each floor	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	CENTRAL BANK A/C NO 5267433069
2.	Estimated Cost of the Project including land cost at the start of the Project	18,84,19,000.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	31,18,280.78
6.	Actual Cost Incurred during the Quarter	34,53,070.70
7.	Net amount at end of the Quarter	16,13,408.70
8.	Total expenditure on Project **till date**	15,63,32,169.95
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

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XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
3.	No. of possessions given to allottees	
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
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.

VASTU VASTAYA BUILDER PVT. LTD.
DIRECTOR DIRECTOR

Signature of Promoter

Name: SATYENDRA KUMAR

Date: 10.07.2024