FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending 31st December of 2024 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U70100BR2015PTC025539
Name of the Promoter's Entity	SANRACHNA HOMES PVT. LTD.
Address of the Promoter's Entity :	FLAT NO.302,BINA MANSION,IN FRONT OF ROYAL KING NAGESHWAR COLONY,BORING ROAD
Total Experience of promoter in Real Estate Sector	6 Years
Total Experience in Real Estate After commencement of RERA	6 Years
No of Project done Before commencement of RERA	No Any
No of Project done After commencement of RERA	1. Ravi Prem Enclave (Completed) 2. Kesar Enclave (Completed) 3. Sanrachna Galaxy (Completed) 4. Kumar Enclave (Completed) 5. Sanrachna City Centre (Completed) 6. Sanrachna Heights (Ongoing) 7. Krishna Jyoti Heritage (Ongoing)

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP00497-7/35/R-1142/2021
Name of Project	SANRACHNA HEIGHTS
Name of Promoter	SANRACHNA HOMES PVT. LTD.
Project Address	KHATA NO.- 430, TAUZI NO.- 5406, THANA NO.- 21, MAUZA- DANAPUR SAHJADPUR, PLOT NO.- 1639 P, DANAPUR, DIST.- PATNA
Project Registration is valid up to	01/04/2025
Starting date of Project	01/04/2021
Type of Project	Residential/Group Housing
Name of the Competent Authority which sanctioned the project map	Nagar Parishad Danapur Nizamat
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share –		Total Number of Apartments in Landowner's share –	
				Booked	AFS Executed	Booked	AFS Executed
Sanrachna Heights	3 BHK	967.00	45				
Sanrachna Heights	3 BHK	937.00	10				
Sanrachna Heights	3 BHK	940.00	05				
Sanrachna Heights	3 BHK	1006.00	05				
Total				33	17	00	00
				%of total units	%of total units	00%of total units	00%of total units

*Note:- 20 no's for Sale Deed.

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :
Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

Since we have just received the format of Association of Allottes, we are in the process of completing it and updating it as soon as possible.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO./OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allotees	(B) Cancelled by Promoters
No Any	**No Any**

VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES/ PARKING SPACE

Building Wise/ Block Number	Total Number of Sanctioned Garages/ Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted -
Sanrachna Heights	60	

VII. DETAILS OF BUILDING APPROVALS

Already filed along with Registration Application

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Validity Upto		Attach Copy
1.	Environment Clearance				

2.	Fire N.O.C.				
4.	Airport Authority of India NOC				
5.	Water Supply Permission				
6.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No. 33/20-21 (Sanrachna Heights) (To be added 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/yyy) Format
1.	Excavation (if any)	**100%**	**Completed**
2.	Basements (if any)	**100%**	**Completed**
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**100%**	**Completed**
6.	Slabs of Super Structure	**100%**	**Completed**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**100%**	**Completed**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**100%**	**Completed**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**100%**	**Completed**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**100%**	**Completed**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**90%**	**25-01-2025**
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	**100%**	**05-03-2025**

13.	Finishing to entrance lobby/s plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	**100%**	**05-03-2025**
14.	Overall Percentage of Actual Work Done and final completion date	**99.16%**	**05-03-2025**

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA				
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	No	**NA**	
2.	Water Supply	Yes	100%	Completed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	Completed
4.	Storm Water Drains	No		
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 / RainWater Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and FireSafety Requirements	Yes	**100%**	Completed
13.	Closed Parking	Yes	100%	Completed
14.	Open Parking	No		

15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to AddMore)	No		
17.	Overall Percentage of Actual Work Done and final completion date	Yes	100%	Completed

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT
Not Applicable because our project is Residential/Group Housing.

XI. Financial Progress of the Project

S.No.	Particulars	Amount (in Rs.)
1	Project Account No.	3110201004180
2	Estimated Cost of the Project including land cost at the start of the Project (In Lakh)	1,210.00/-
3	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost) (In Lakh)	1,150.00/-
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5	Amount received during the Quarter	2,35,45,700.00/-
6	Actual Cost Incurred during the Quarter	1,65,01,590.00/-
7	Net amount at end of the Quarter	7,358.00/-
8	Total expenditure on Project **till date**	18,41,97,654.00/-
9	Cumulative fund collected till the end of Quarter in question	20,41,19,314.80/-
10	Cumulative expenditure done till the end of Quarter in question	18,41,97,654.00/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	

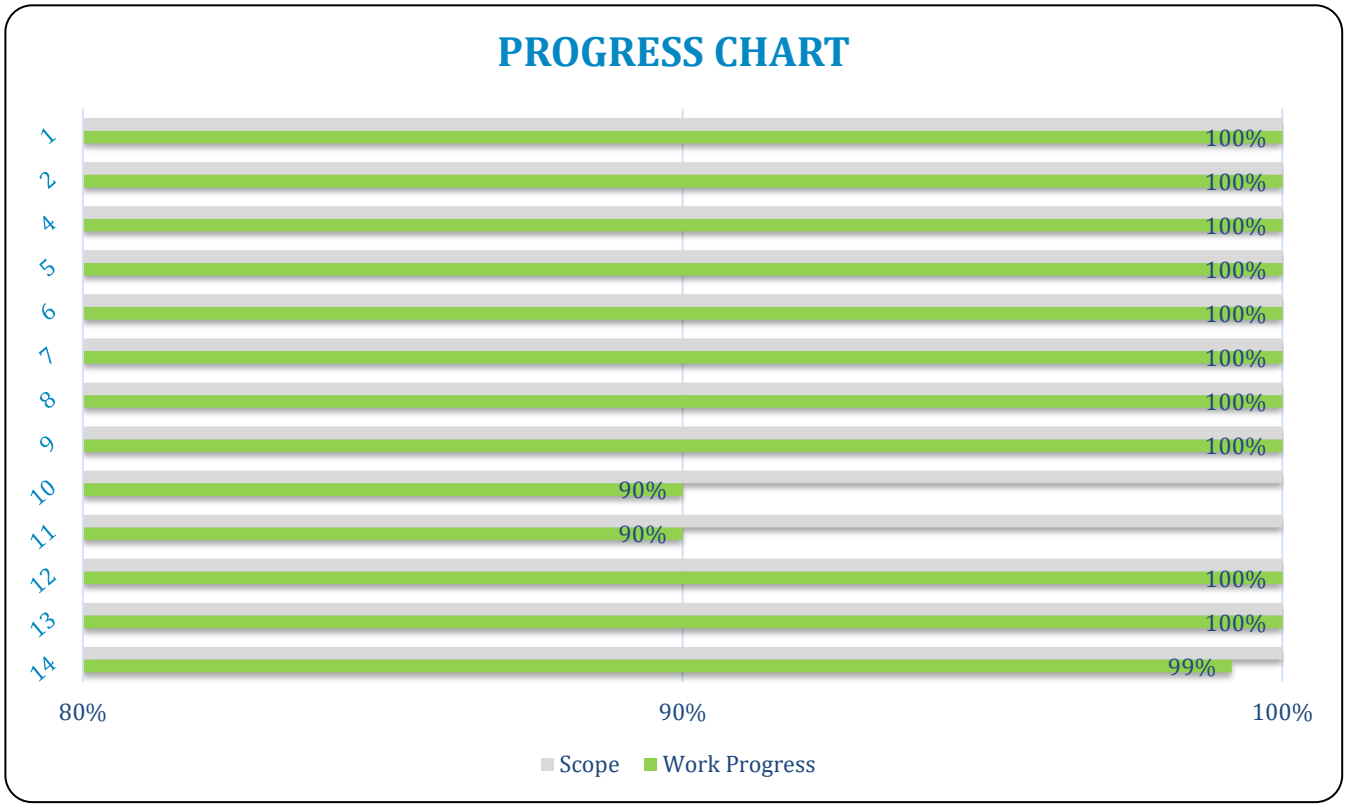
XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

No Any

XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.		
(A)	**S. No.**	**Particulars**
	1.	**Photographs showing Front Elevation.-** Attached Below
	2.	**Photographs showing Rear Elevation.-** Attached Below
	3.	**Photographs showing Side Elevation (Both sides)** Attached Below
	4.	**Photograph of each floor showing the progress of interior works**
	5.	**Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)**
(B)		**Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority**

XIV. MISCELLANEOUS		
A	List of Legal Cases (if any) On Project / Promoter	
1.	(a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
2.	No. of Execution Cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
3.	No. of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
4.	No. of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties	NA

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
a. Whether the project is in progress as per time schedule or lagging behind? Yes b. If yes, whether it would be completed on the completion date fixed as per RC. Yes If No, then Reason for delay: NA


PROGRESS CHART
1
2
4
5
6
7
8
9
10
11
12
13
14
100%
100%
100%
100%
100%
100%
100%
100%
90%
90%
100%
100%
99%
80%
90%
100%
Scope
Work Progress

XVI. Brochure- Attached

XVII. Grievance Redressal Officer

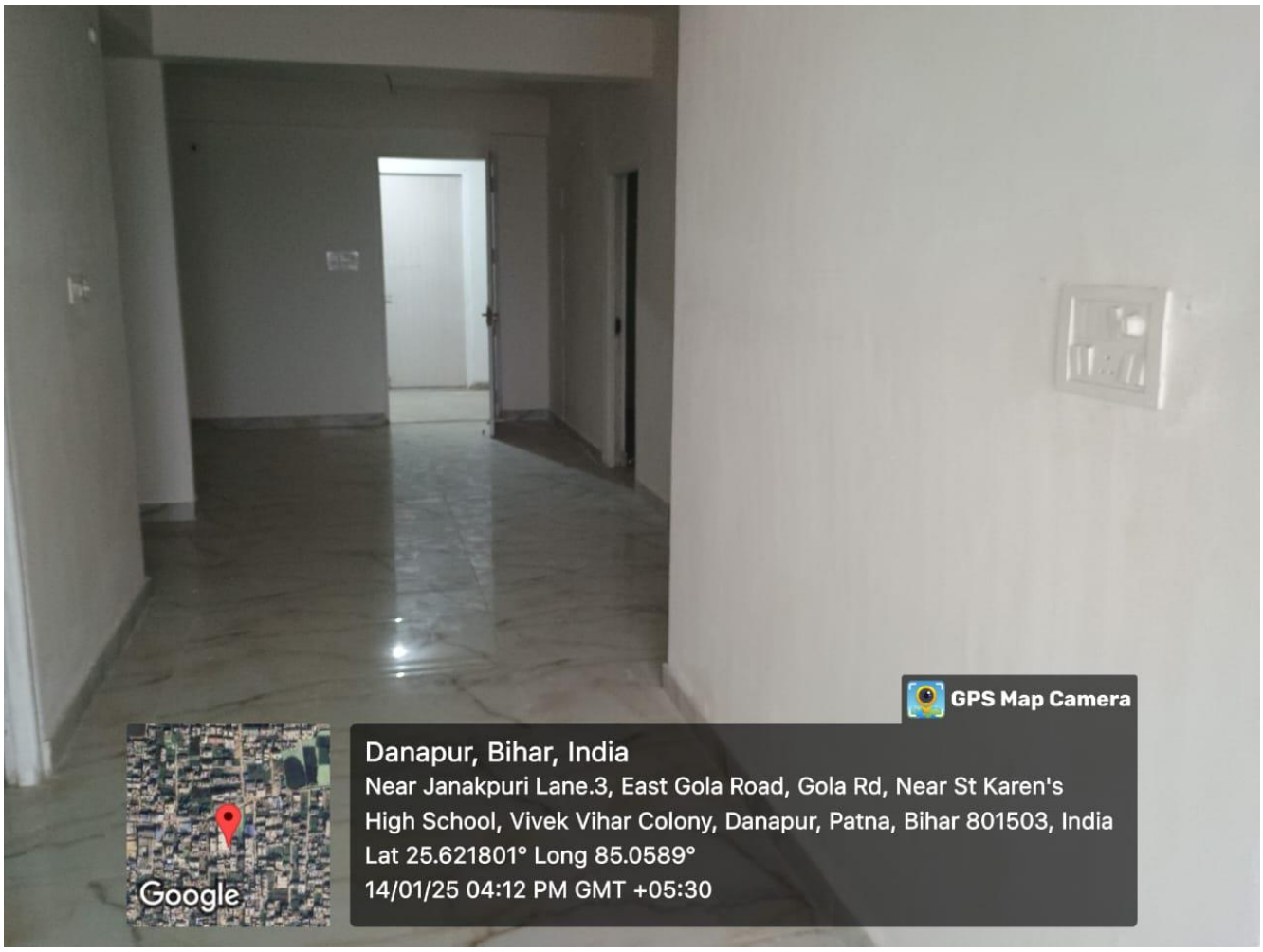
Name :- Manoj Kumar Singh and Sushil Kumar Singh

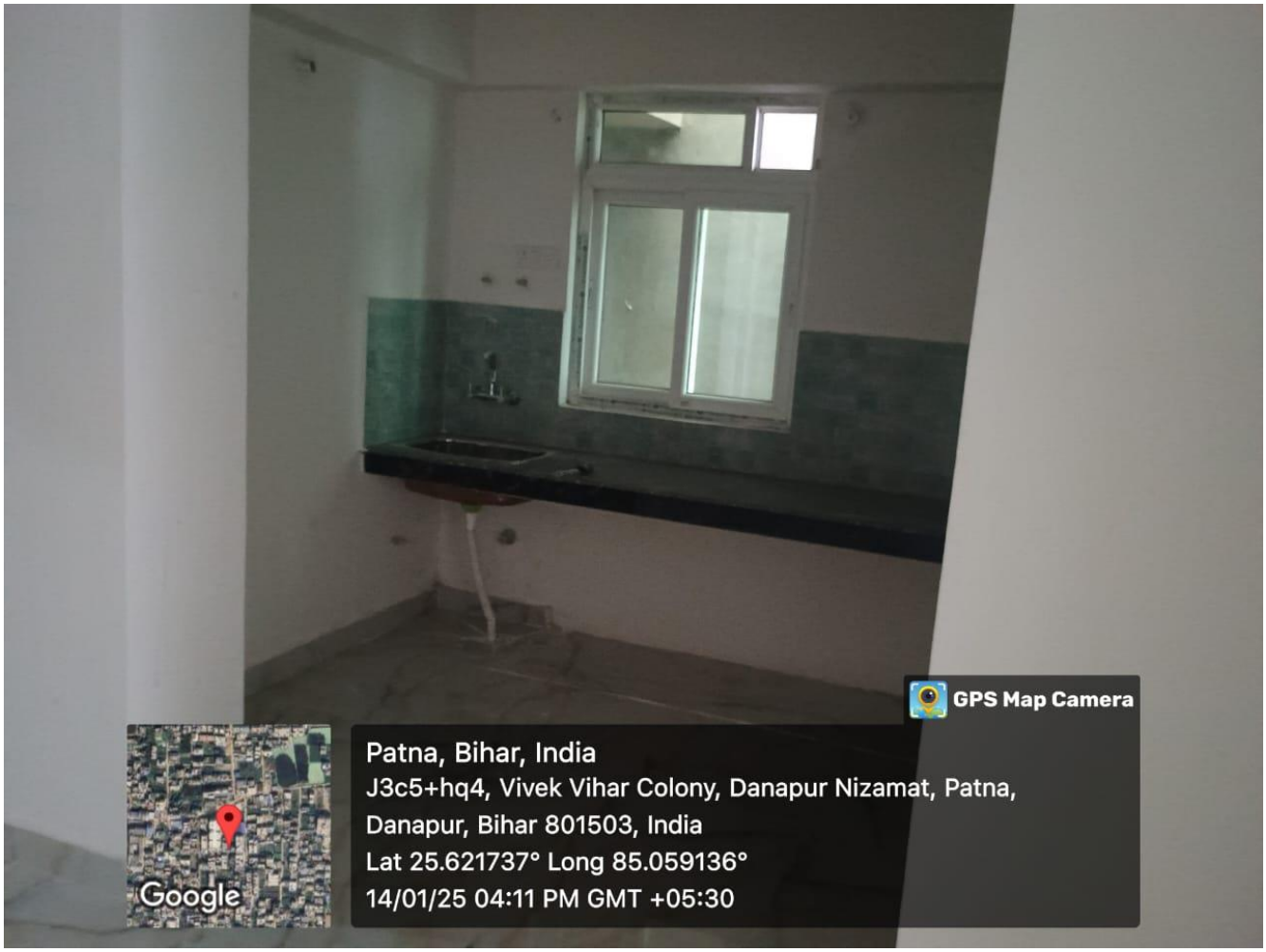
Contact No :- 9973675009, 9934305202

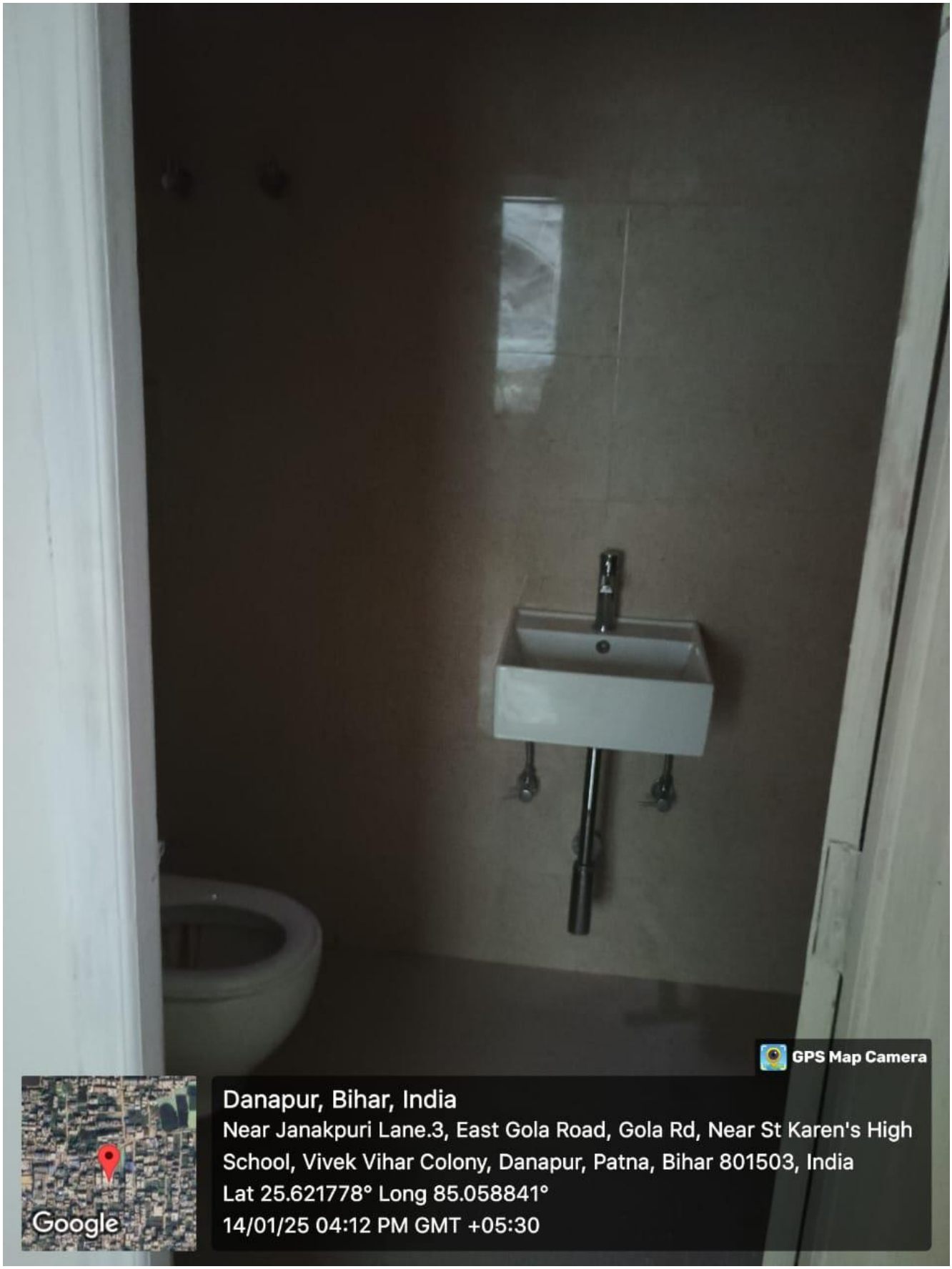
Email id :- sanrachnahomes@gmail.com

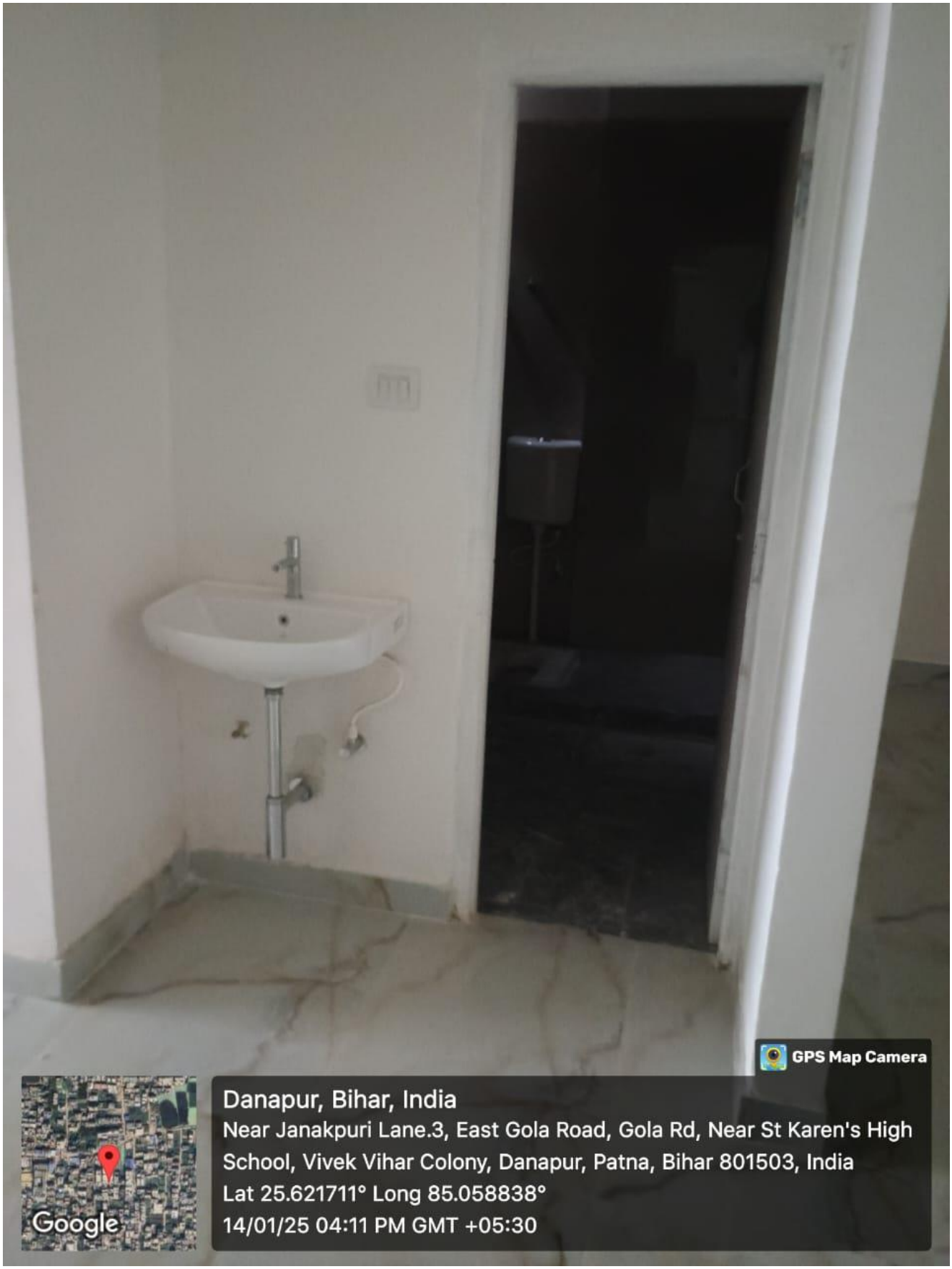
Address :- Flat No.302,Bina Mansion,In Front Of Royal King Nageshwar Colony,Boring Road

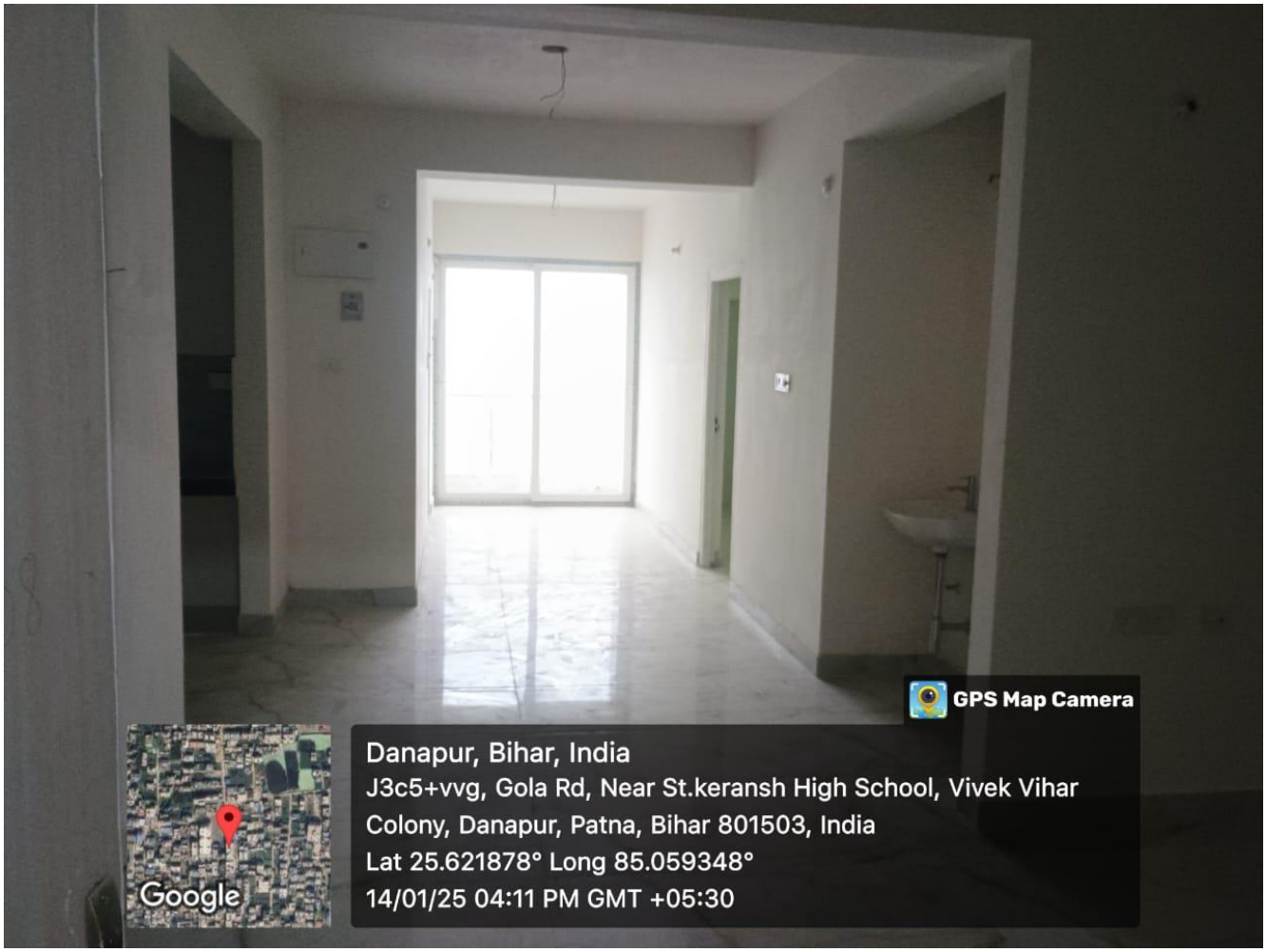
Project Site Photographs

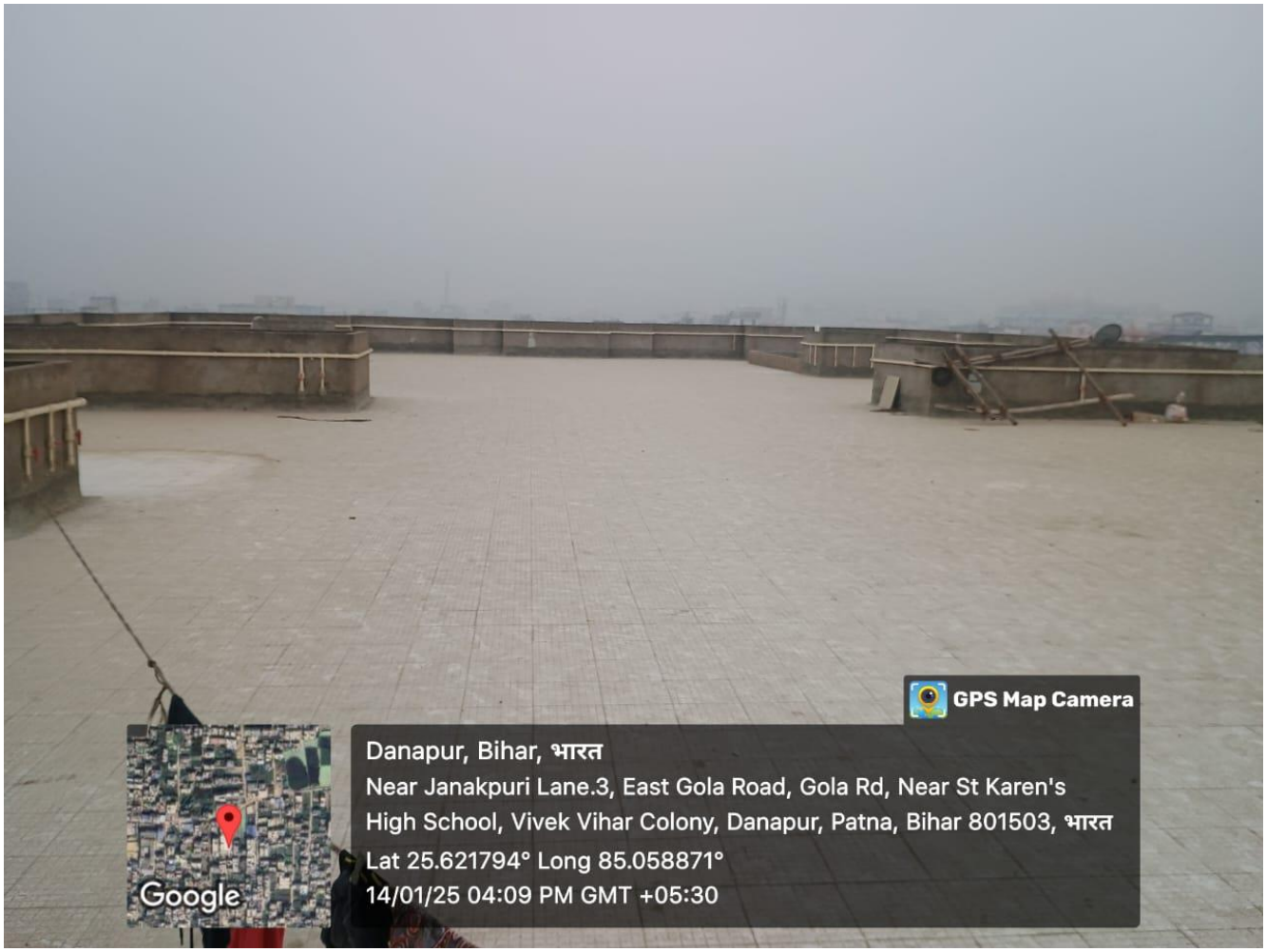



GPS Map Camera
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J3c5+hq4, Vivek Vihar Colony, Danapur Nizamat, Patna,
Danapur, Bihar 801503, India
Lat 25.621737° Long 85.059136°
14/01/25 04:11 PM GMT +05:30
Google


GPS Map Camera
Google
Danapur, Bihar, India
Near Janakpuri Lane.3, East Gola Road, Gola Rd, Near St Karen's High School, Vivek Vihar Colony, Danapur, Patna, Bihar 801503, India
Lat 25.621778° Long 85.058841°
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GPS Map Camera
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Near Janakpuri Lane.3, East Gola Road, Gola Rd, Near St Karen's High School, Vivek Vihar Colony, Danapur, Patna, Bihar 801503, India
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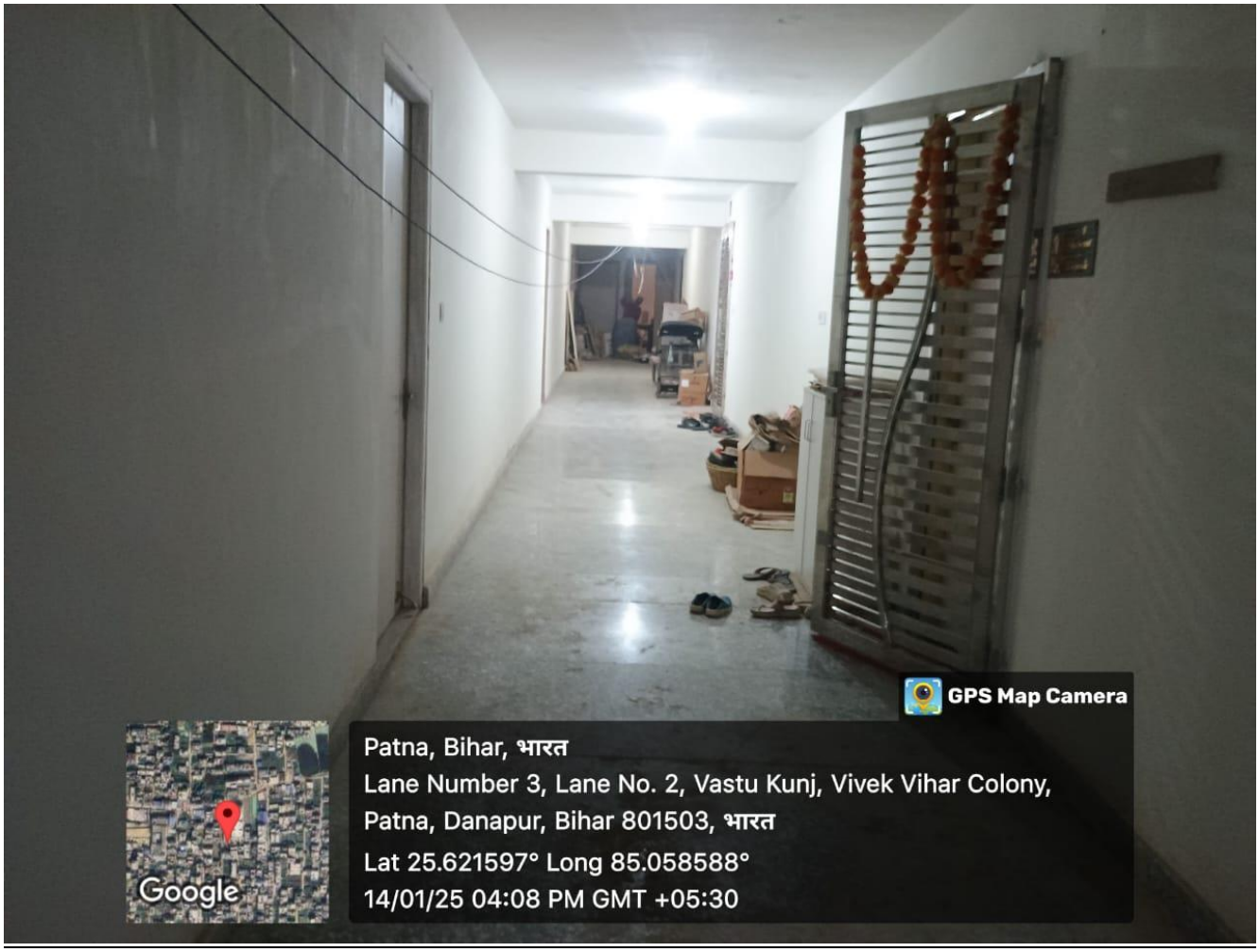

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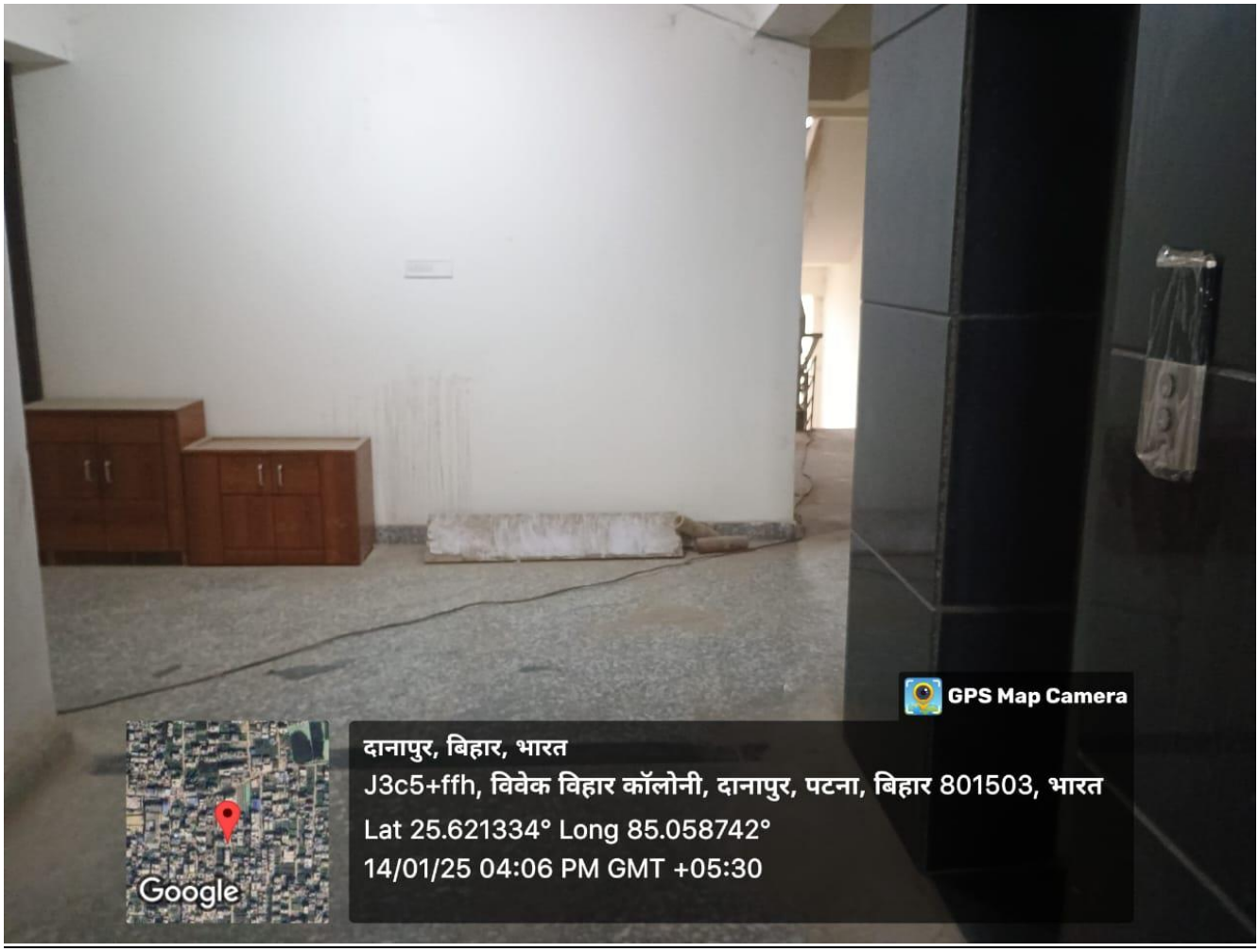

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Near Janakpuri Lane.3, East Gola Road, Gola Rd, Near St Karen's High School, Vivek Vihar Colony, Danapur, Patna, Bihar 801503, भारत
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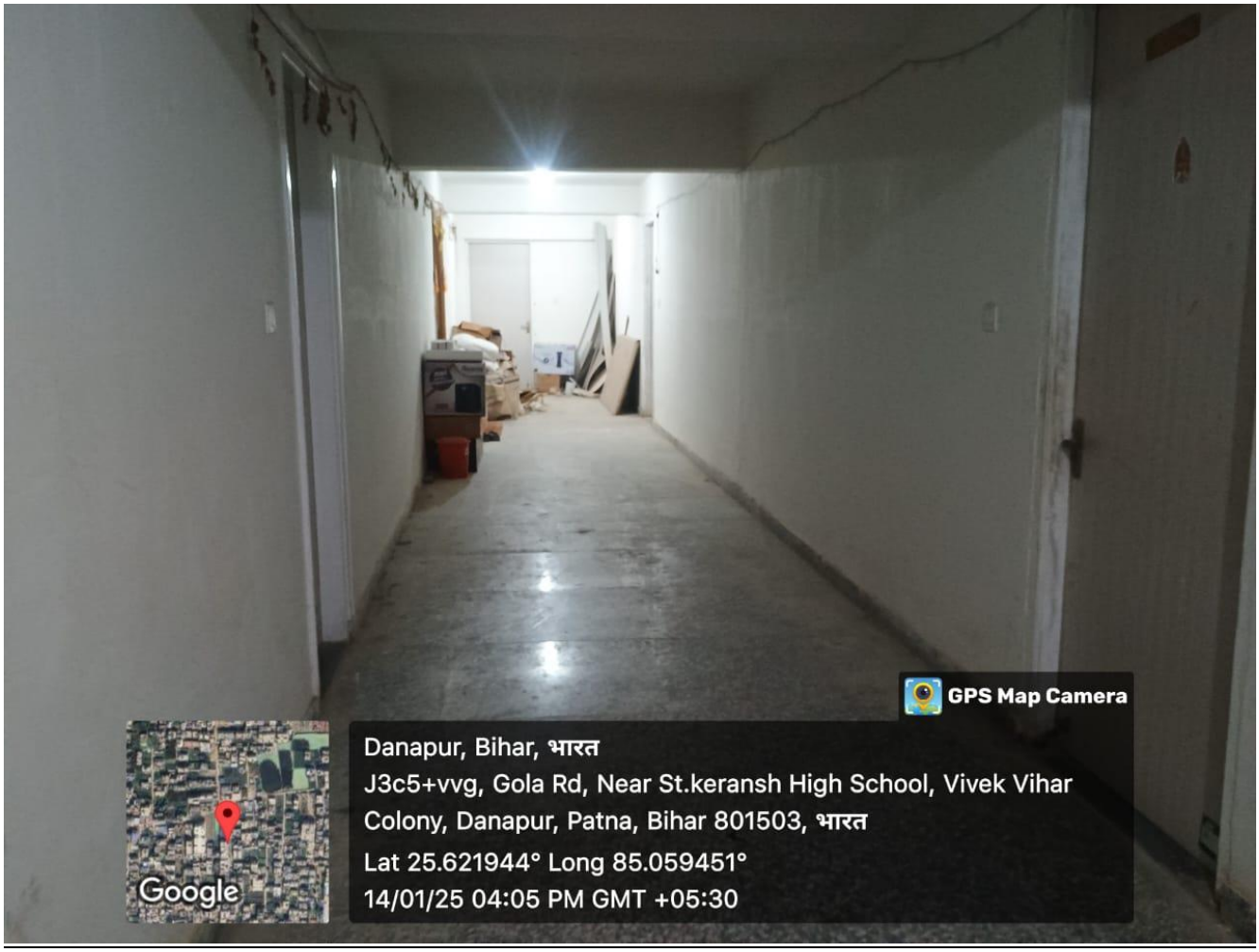

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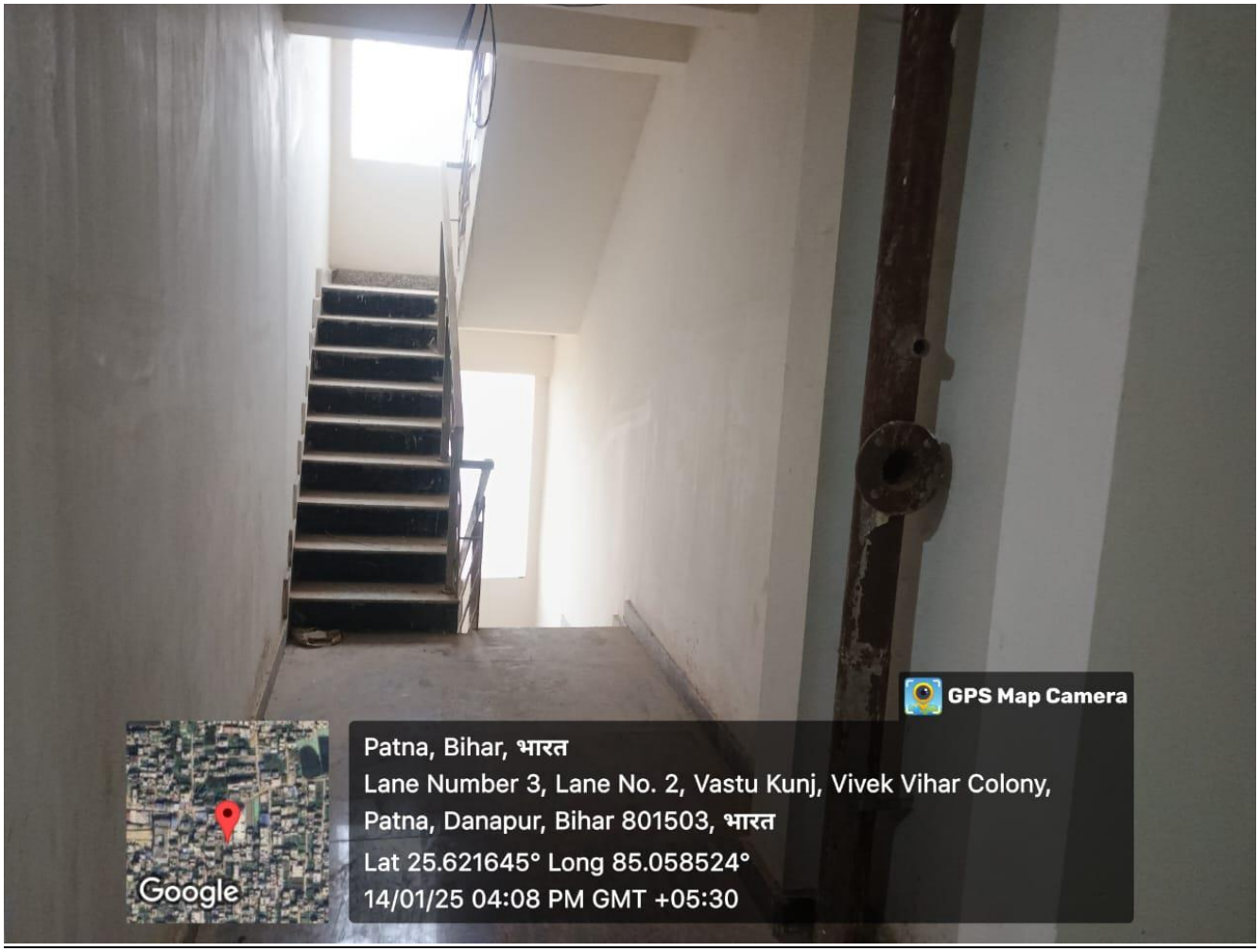

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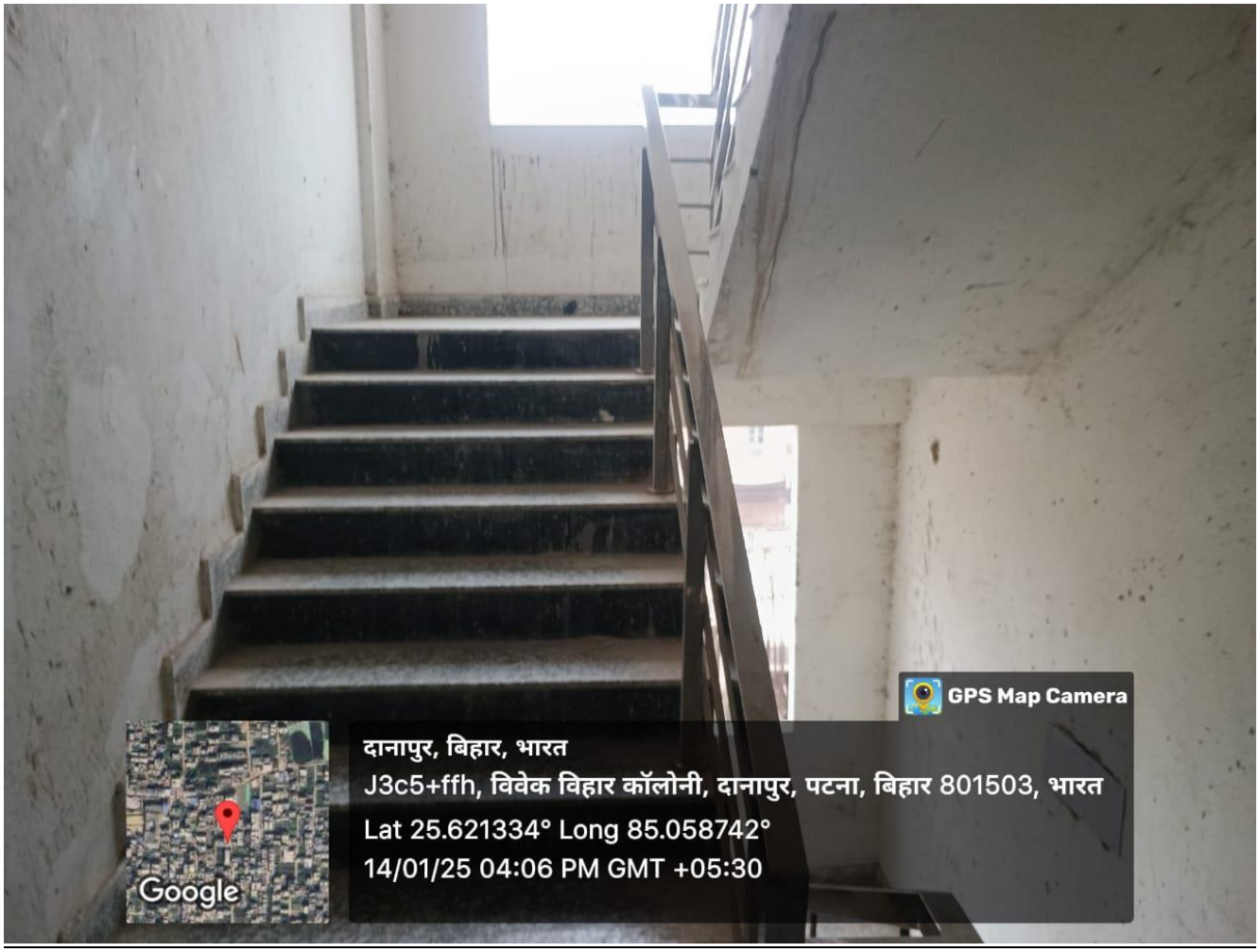

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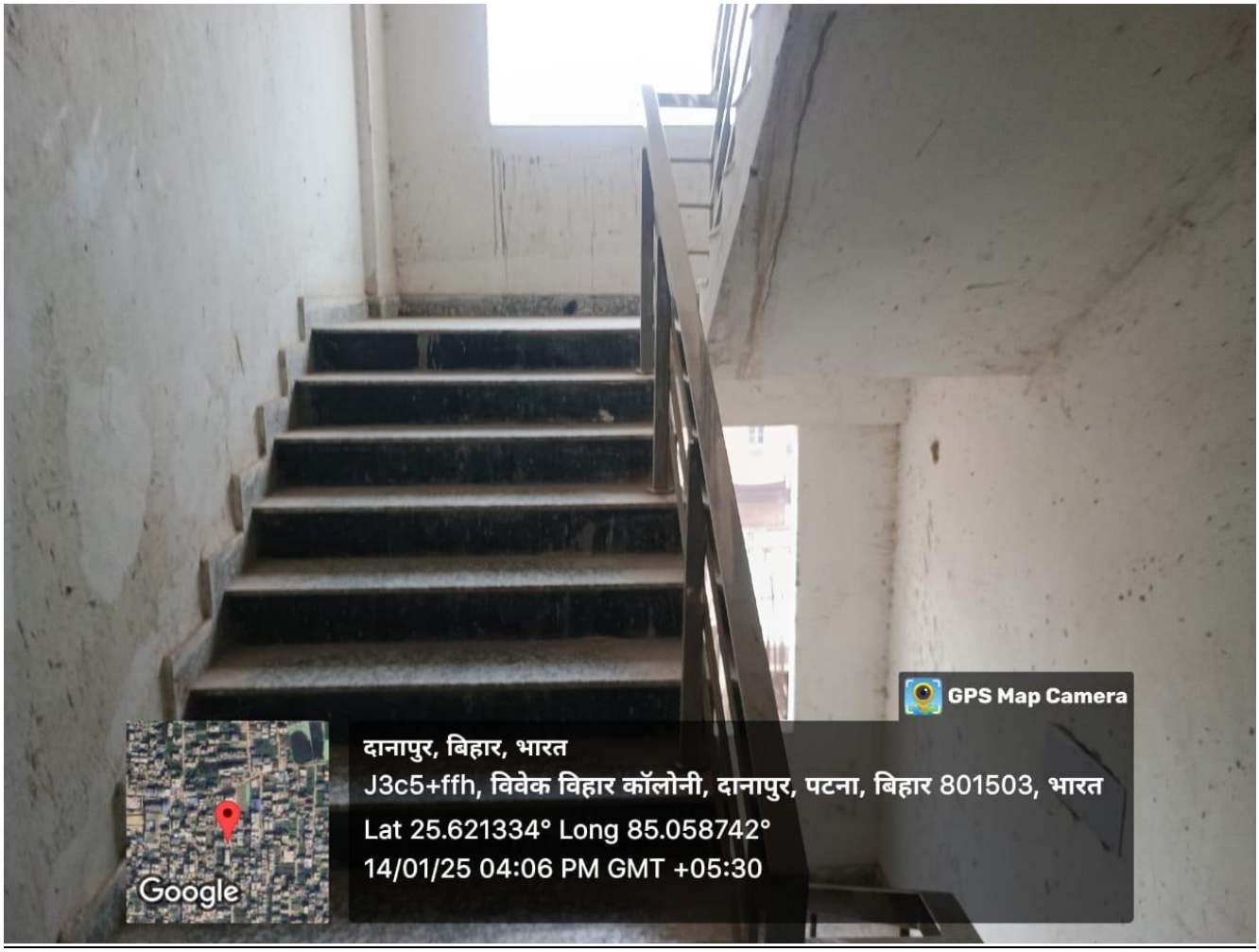

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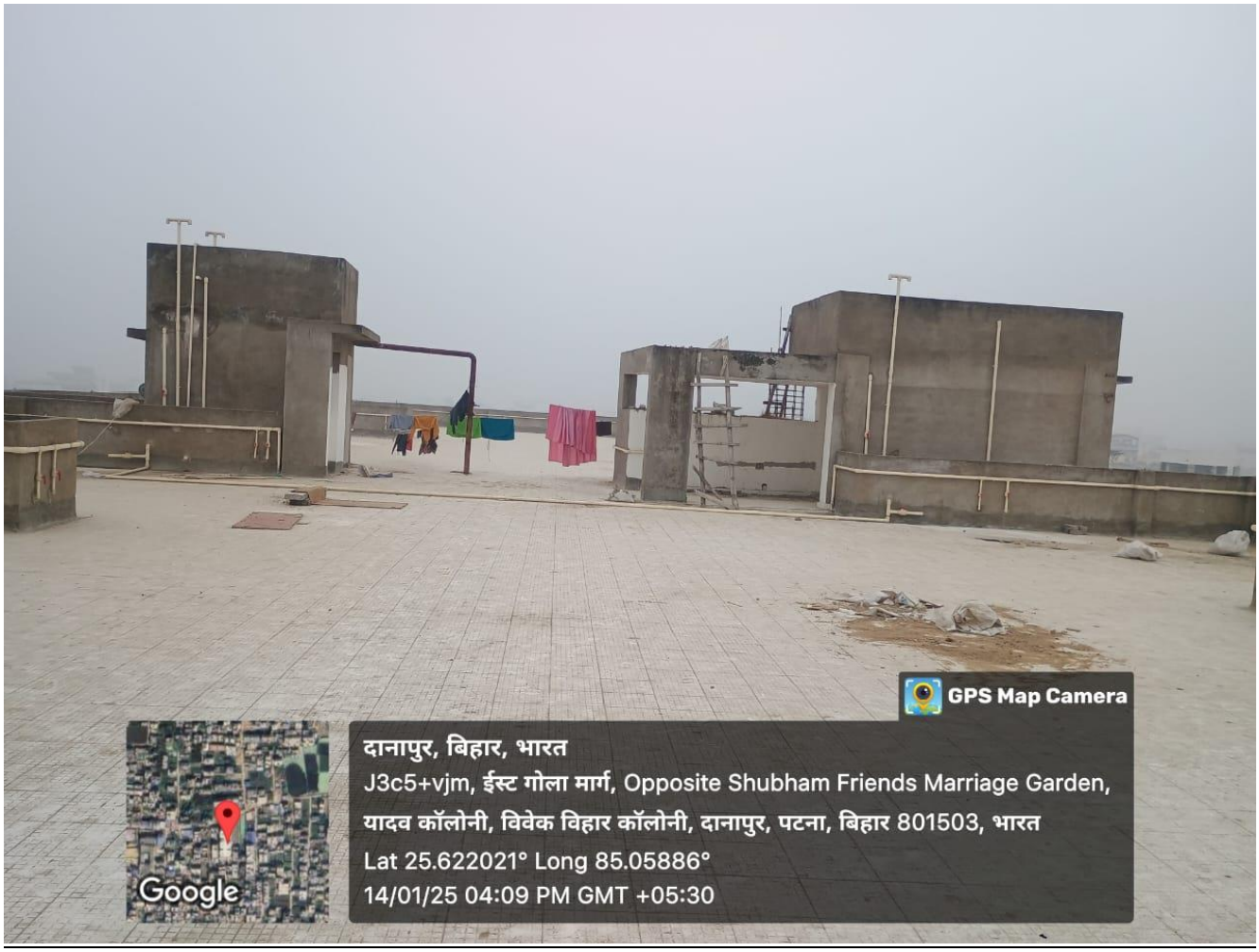

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J3c5+ffh, विवेक विहार कॉलोनी, दानापुर, पटना, बिहार 801503, भारत
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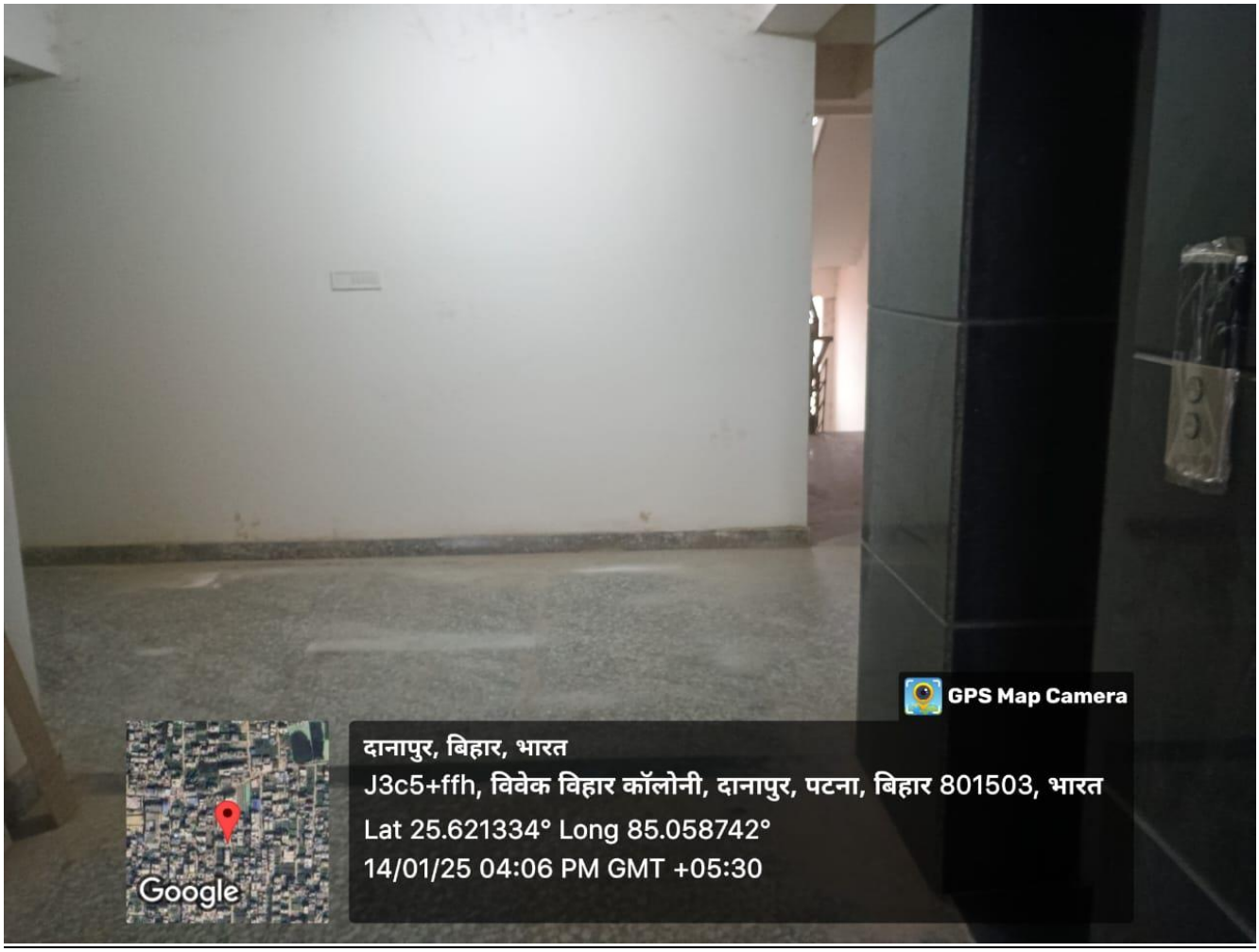

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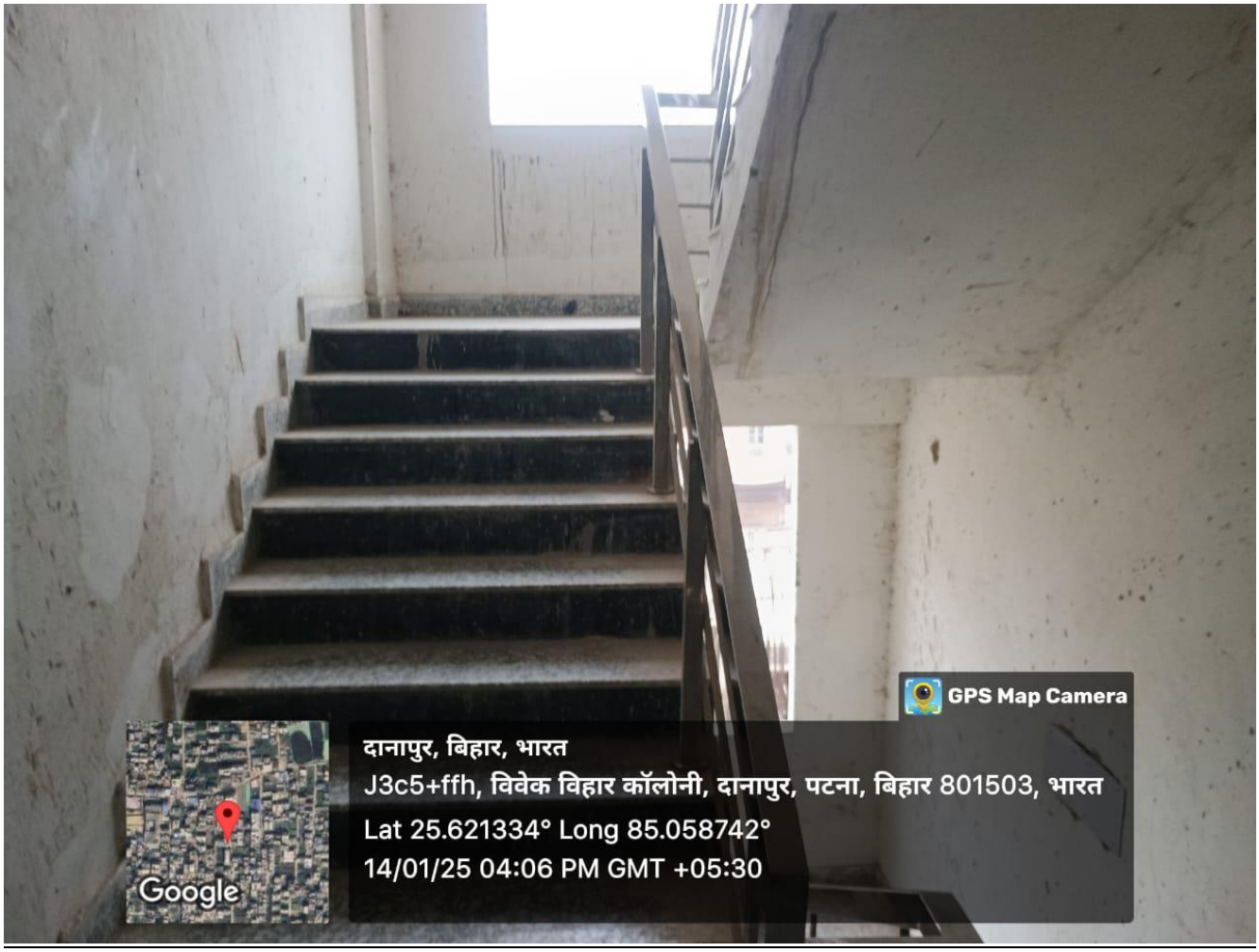

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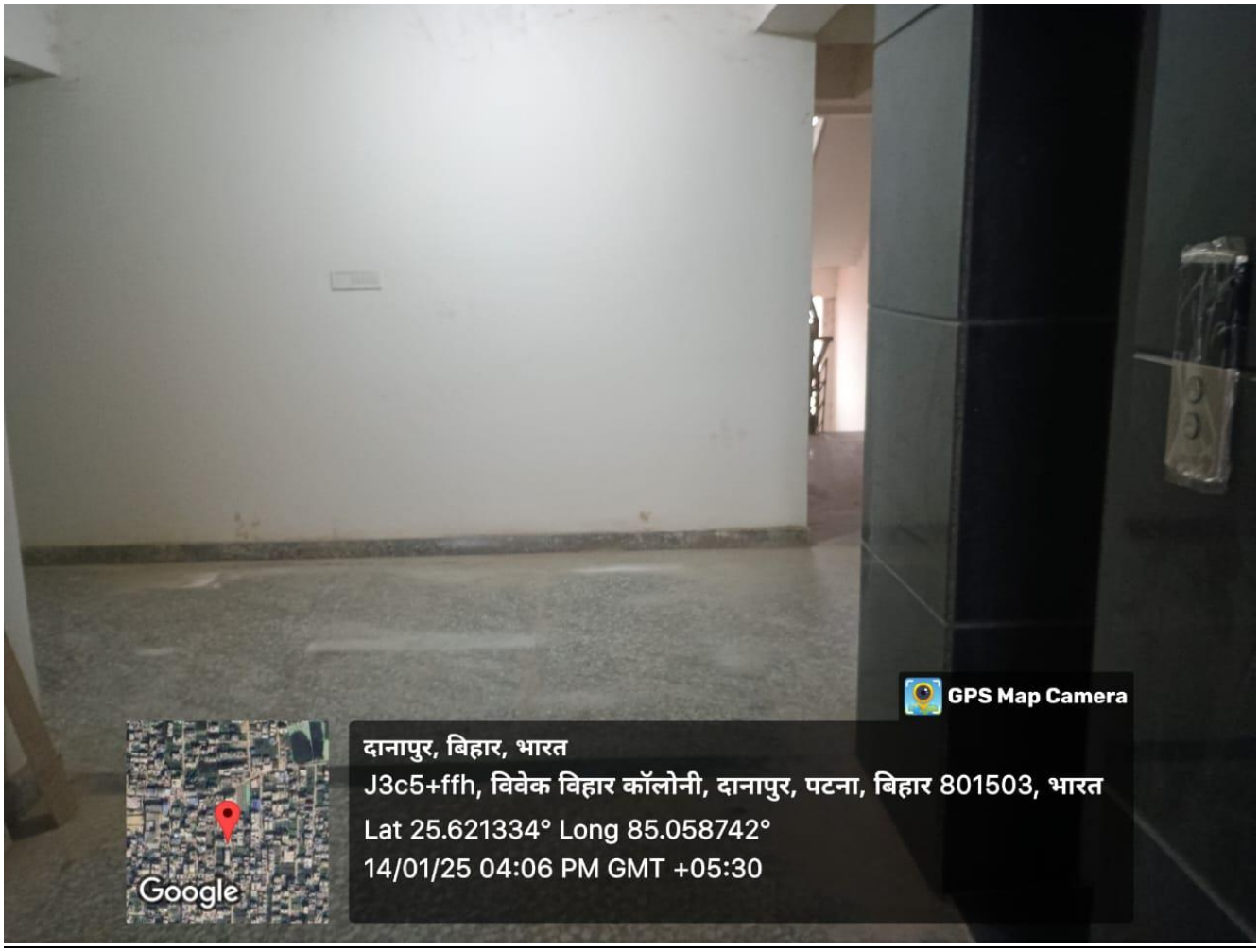

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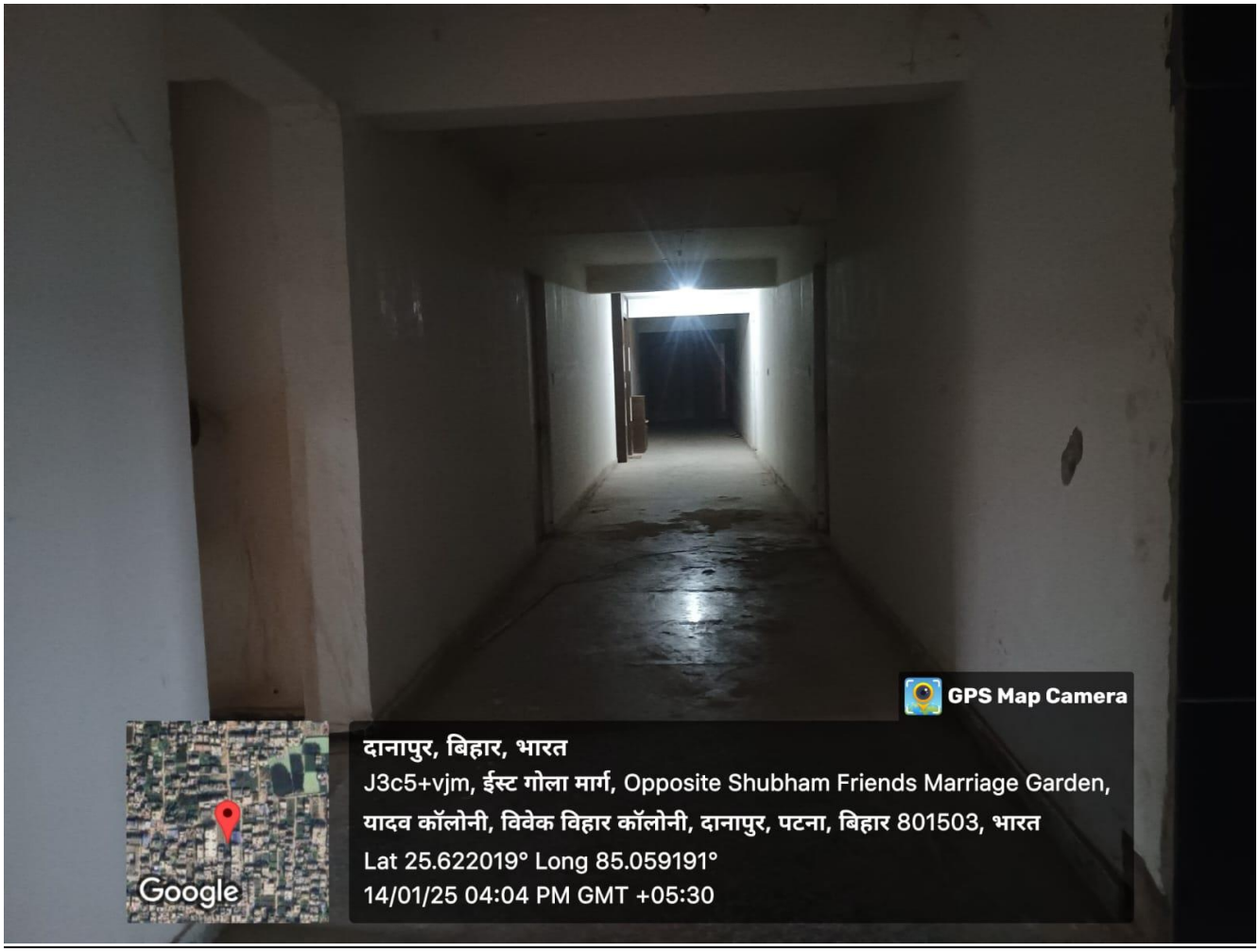

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यादव कॉलोनी, विवेक विहार कॉलोनी, दानापुर, पटना, बिहार 801503, भारत
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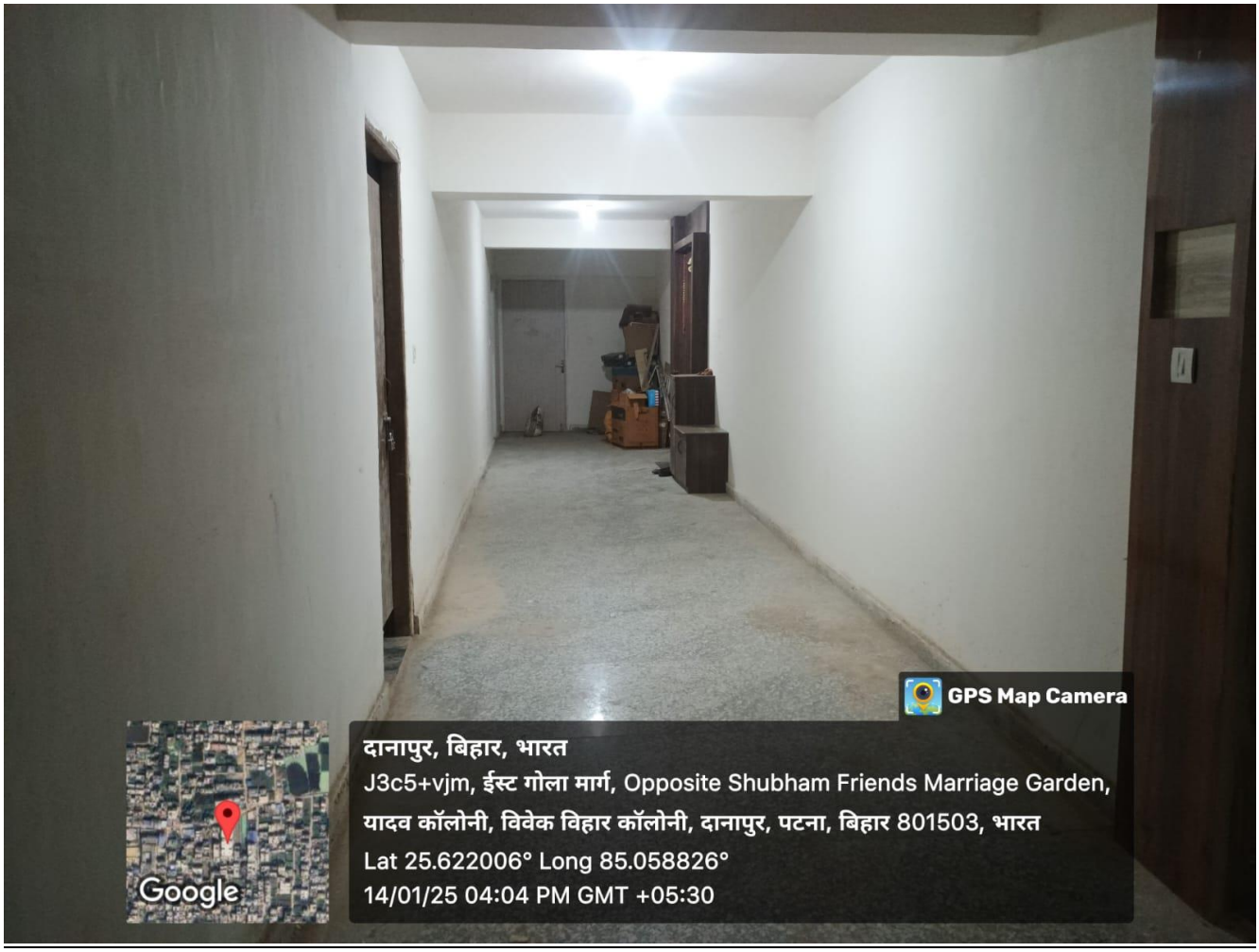

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J3c5+ffh, विवेक विहार कॉलोनी, दानापुर, पटना, बिहार 801503, भारत
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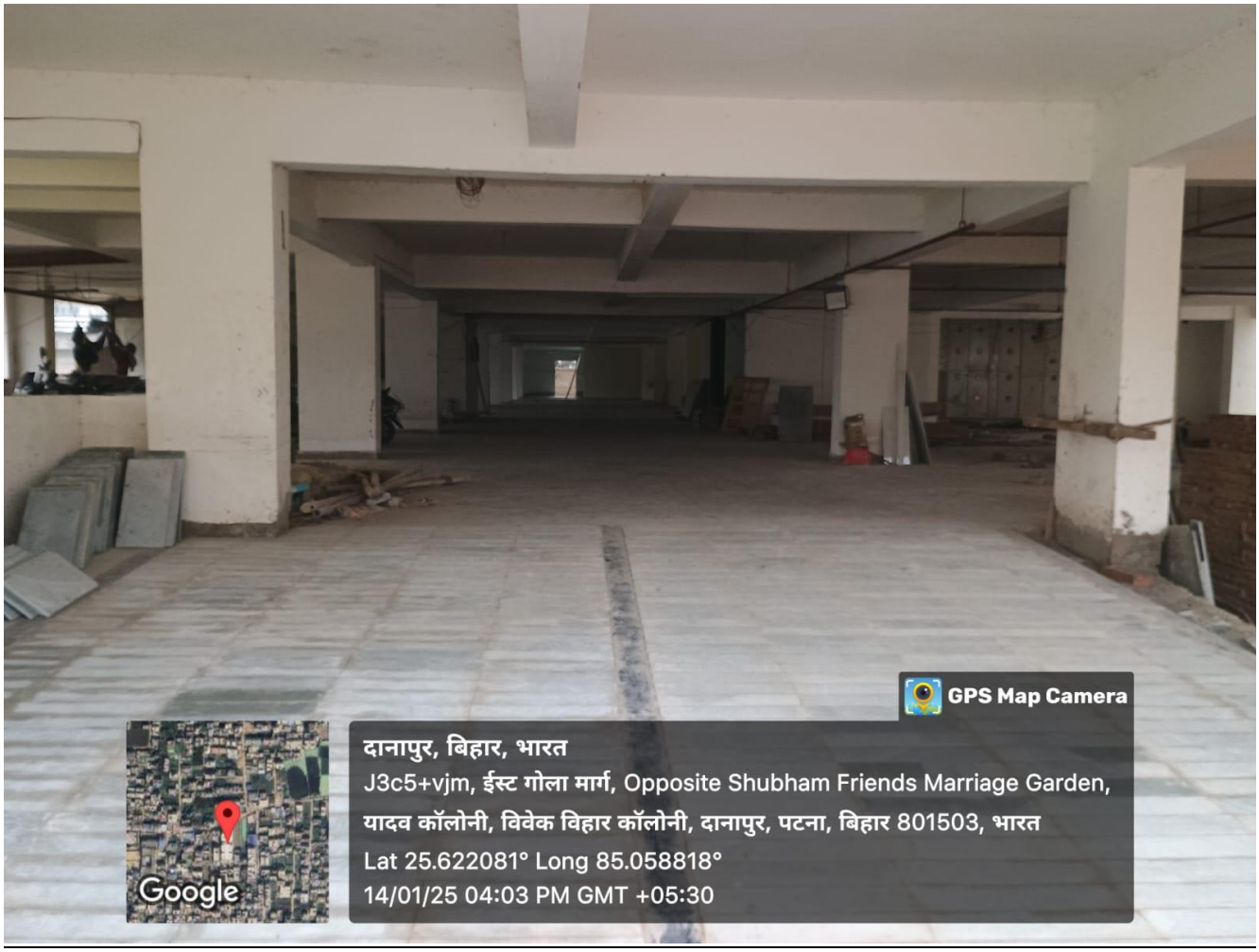

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J3c5+ffh, विवेक विहार कॉलोनी, दानापुर, पटना, बिहार 801503, भारत
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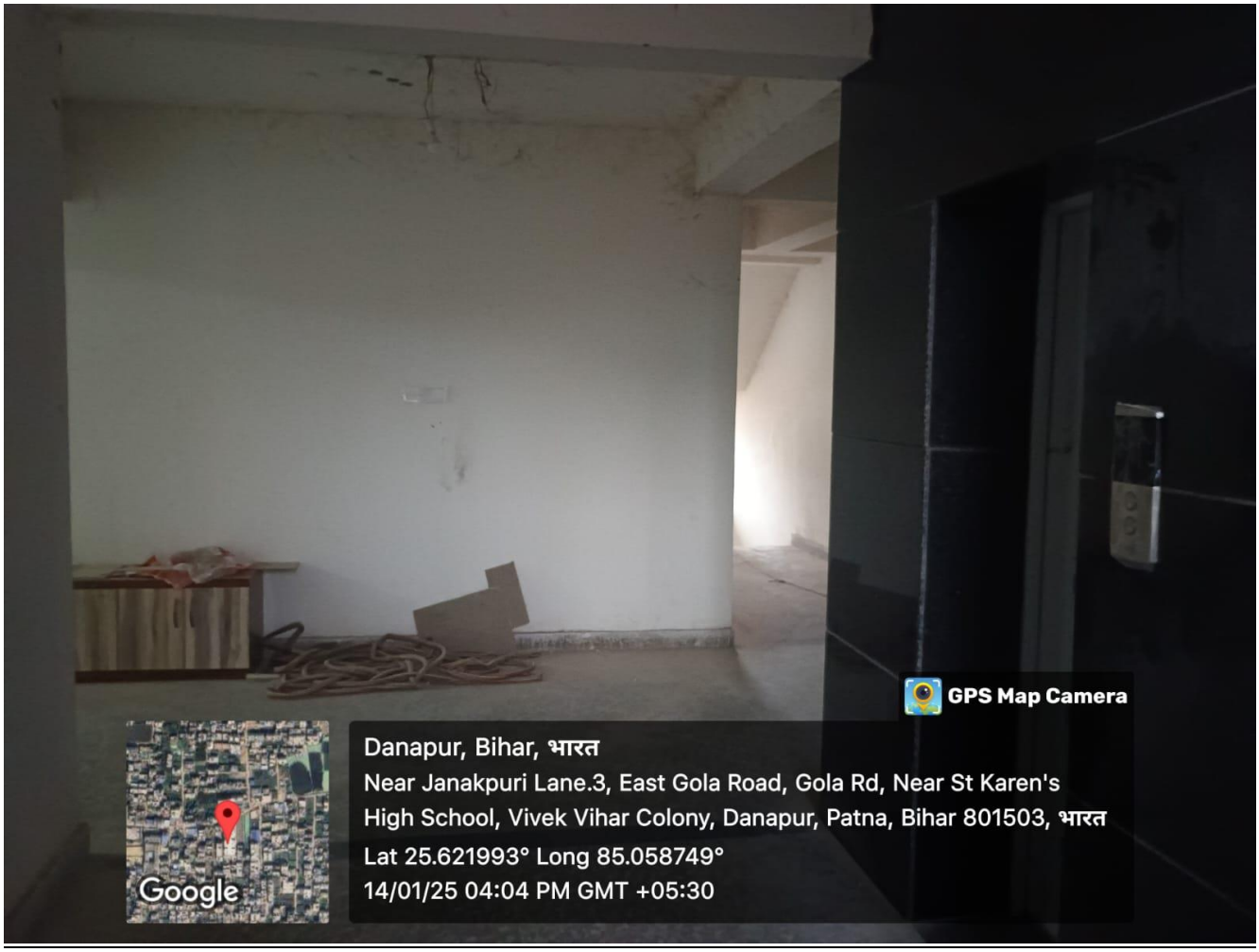

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Danapur, Bihar, भारत
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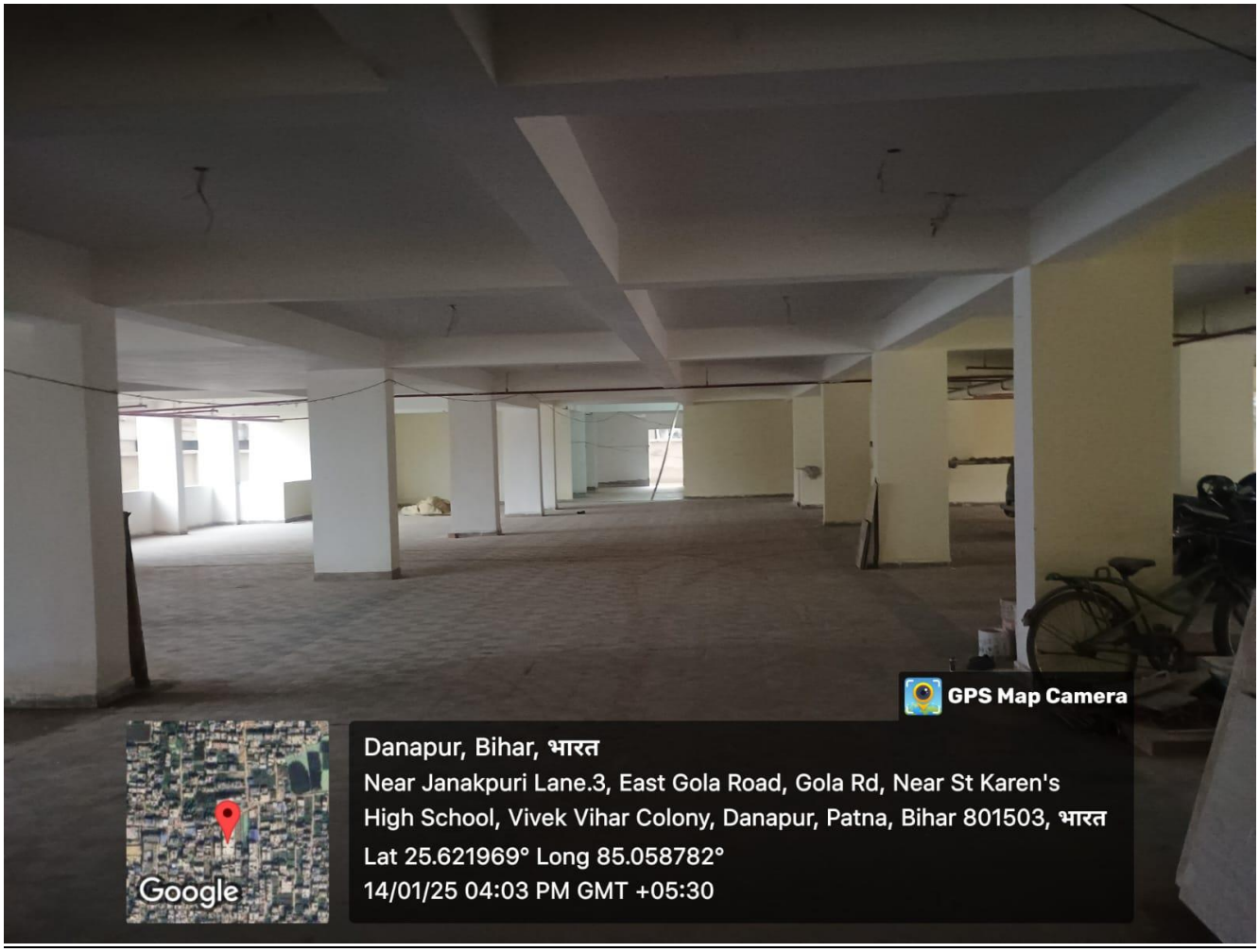

GPS Map Camera
दानापुर, बिहार, भारत
J3c5+vjm, ईस्ट गोला मार्ग, Opposite Shubham Friends Marriage Garden,
यादव कॉलोनी, विवेक विहार कॉलोनी, दानापुर, पटना, बिहार 801503, भारत
Lat 25.622019° Long 85.059191°
14/01/25 04:04 PM GMT +05:30
Google

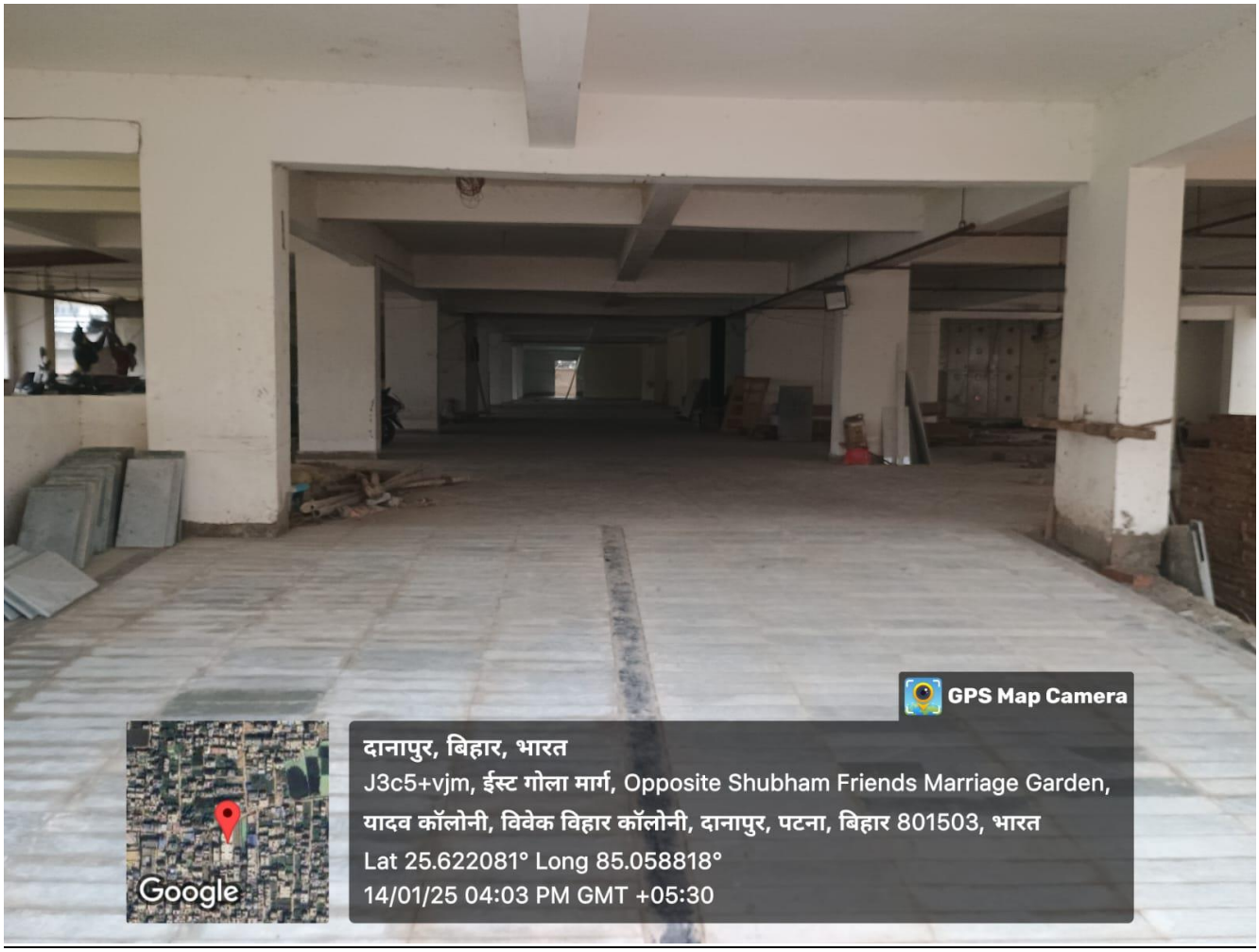

GPS Map Camera
Google
Danapur, Bihar, भारत
Near Janakpuri Lane.3, East Gola Road, Gola Rd, Near St Karen's High School, Vivek Vihar Colony, Danapur, Patna, Bihar 801503, भारत
Lat 25.621966° Long 85.058779°
14/01/25 04:03 PM GMT +05:30

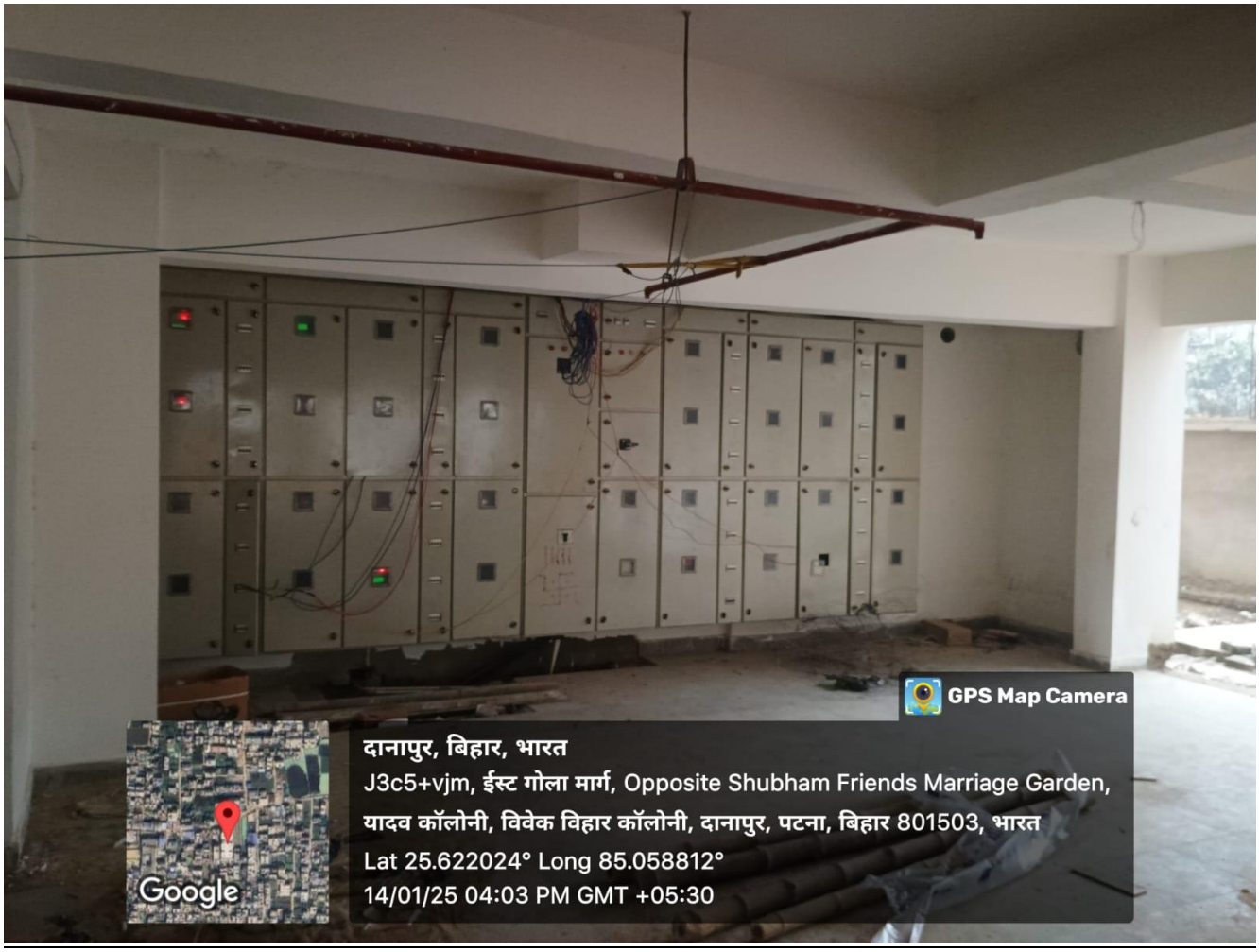

GPS Map Camera
दानापुर, बिहार, भारत
J3c5+vjm, ईस्ट गोला मार्ग, Opposite Shubham Friends Marriage Garden,
यादव कॉलोनी, विवेक विहार कॉलोनी, दानापुर, पटना, बिहार 801503, भारत
Lat 25.622006° Long 85.058826°
14/01/25 04:04 PM GMT +05:30
Google


GPS Map Camera
दानापुर, बिहार, भारत
J3c5+vjm, ईस्ट गोला मार्ग, Opposite Shubham Friends Marriage Garden,
यादव कॉलोनी, विवेक विहार कॉलोनी, दानापुर, पटना, बिहार 801503, भारत
Lat 25.622081° Long 85.058818°
14/01/25 04:03 PM GMT +05:30
Google


GPS Map Camera
Danapur, Bihar, भारत
Near Janakpuri Lane.3, East Gola Road, Gola Rd, Near St Karen's High School, Vivek Vihar Colony, Danapur, Patna, Bihar 801503, भारत
Lat 25.621993° Long 85.058749°
14/01/25 04:04 PM GMT +05:30
Google


GPS Map Camera
Google
Danapur, Bihar, भारत
Near Janakpuri Lane.3, East Gola Road, Gola Rd, Near St Karen's High School, Vivek Vihar Colony, Danapur, Patna, Bihar 801503, भारत
Lat 25.621969° Long 85.058782°
14/01/25 04:03 PM GMT +05:30


GPS Map Camera
दानापुर, बिहार, भारत
J3c5+vjm, ईस्ट गोला मार्ग, Opposite Shubham Friends Marriage Garden,
यादव कॉलोनी, विवेक विहार कॉलोनी, दानापुर, पटना, बिहार 801503, भारत
Lat 25.622081° Long 85.058818°
14/01/25 04:03 PM GMT +05:30
Google


GPS Map Camera
दानापुर, बिहार, भारत
J3c5+vjm, ईस्ट गोला मार्ग, Opposite Shubham Friends Marriage Garden,
यादव कॉलोनी, विवेक विहार कॉलोनी, दानापुर, पटना, बिहार 801503, भारत
Lat 25.622024° Long 85.058812°
14/01/25 04:03 PM GMT +05:30
Google


KIDS ZONE
GRAND OPENING
Gola Road, Patna
GPS Map Camera
Danapur, Bihar, भारत
J3c5+vjm, E Gola Rd, Opposite Shubham Friends Marriage Garden,
Yadav Colony, Vivek Vihar Colony, Danapur, Patna, Bihar 801503, भारत
Lat 25.622233° Long 85.059043°
14/01/25 04:01 PM GMT +05:30
Google


PROJECT DISPLAY BOARD
1. Name of Project:- Sanrachna Heights
2. Name of Promoter:- Sanrachna Homes Pvt. Ltd.
3. RERA Reg. No.:- BRERAP00497-7/35/R-1142/2021
4. Date of Registration:- 04-03-2021
5. Phase of Project (if Any):- No Any
6. Number of Tower:- 01
7. Number of Stories:- 1B+G+5
8. Project Completion Date:- 01-04-2025
9. Name of Contact Person:- Manoj Kumar Singh & Sushil Kumar SIngh
10. Contact No. :- 9973675009/9934305202
11. Latitude and Longitude of the project:- 25.6219058, 85.0588946
12. QR Code issued by the Authority:-
GPS Map Camera
दानापुर, बिहार, भारत
J3c5+vjm, ईस्ट गोला मार्ग, Opposite Shubham Friends Marriage Garden,
यादव कॉलोनी, विवेक विहार कॉलोनी, दानापुर, पटना, बिहार 801503, भारत
Lat 25.622082° Long 85.058818°
14/01/25 04:02 PM GMT +05:30
Google


PROJECT DISPLAY BOARD
1. Name of Project :- Sarrachna Heights
2. Name of Promoter :- Sarrachna Homes Pvt. Ltd.
3. RERA Reg. No.:- BRERAP00497-7/35/R-1142/2021
4. Date of Registration :- 04-03-2021
5. Phase of Project (if Any) :- No Any
6. Number of Tower :- 01
7. Number of Stories :- 18+G+5
8. Project Completion Date :- 01-04-2025
9. Name of Contact Person :- Manoj Kumar Singh & Sushil Kumar Singh
10. Contact No. :- 9973675009/9934305202
11. Latitude and Longitude of the project :- 25.6219058, 85.0588046
12. QR Code issued by the Authority :-
GPS Map Camera
दानापुर, बिहार, भारत
J3c5+vjm, ईस्ट गोला मार्ग, Opposite Shubham Friends Marriage Garden,
यादव कॉलोनी, विवेक विहार कॉलोनी, दानापुर, पटना, बिहार 801503, भारत
Lat 25.622085° Long 85.058814°
14/01/25 04:02 PM GMT +05:30
Google


GPS Map Camera
Danapur, Bihar, भारत
J3c5+vjm, E Gola Rd, Opposite Shubham Friends Marriage Garden,
Yadav Colony, Vivek Vihar Colony, Danapur, Patna, Bihar 801503, भारत
Lat 25.622212° Long 85.058957°
14/01/25 04:01 PM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, भारत
Janki City Apartment, Behind Sp Kids School, Panchawati Colony, Gohr Daur Road Landmark-st. Karen's High School, East, J3c5+vf6, Gola Rd, Yadav Colony, Vivek Vihar Colony, Patna, Danapur, Bihar 801503, भारत
Lat 25.622044° Long 85.058645°
14/01/25 04:02 PM GMT +05:30
Google

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our 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
Sanrachna Homes Pvt. Ltd.



Director
Date : 15-01-2025