FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending Jul-Sep of 2024 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U70100BR2015PTC025539
Firm Address:	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 Implementation of RERA	6 Years
No of Project done Before Implementation of RERA	No Any
No of Project done After Implementation 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/Phase of Registered 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
Name of Co-promoter	NA
Project Registration is valid up to	01/04/2025
Starting date of Project or Phase of the Project	01/04/2021
Type of Project or Phase of the Project	Residential/Group Housing
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 –
Sanrachna Heights	3 BHK	967.00	45	1. Booked/ Alloted - 31 2. Sold – 13 Percentage of booking-	1. Booked/ Alloted - 2. Sold – Percentage of booking-
Sanrachna Heights	3 BHK	937.00	10		
Sanrachna Heights	3 BHK	940.00	05		
Sanrachna Heights	3 BHK	1006.00	05		

- Note 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.

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of SanctionedGarages	Total Number of Garages:	
Sanrachna Heights	No Garages available	1. Booked/Allotted - 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				
2.	Fire N.O.C.				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

VI. Construction Progress of the Project

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.	**90%**	**10-12-2024**
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 requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	**50%**	**05-01-2025**

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	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	**80%**	**10-12-2024**
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		

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

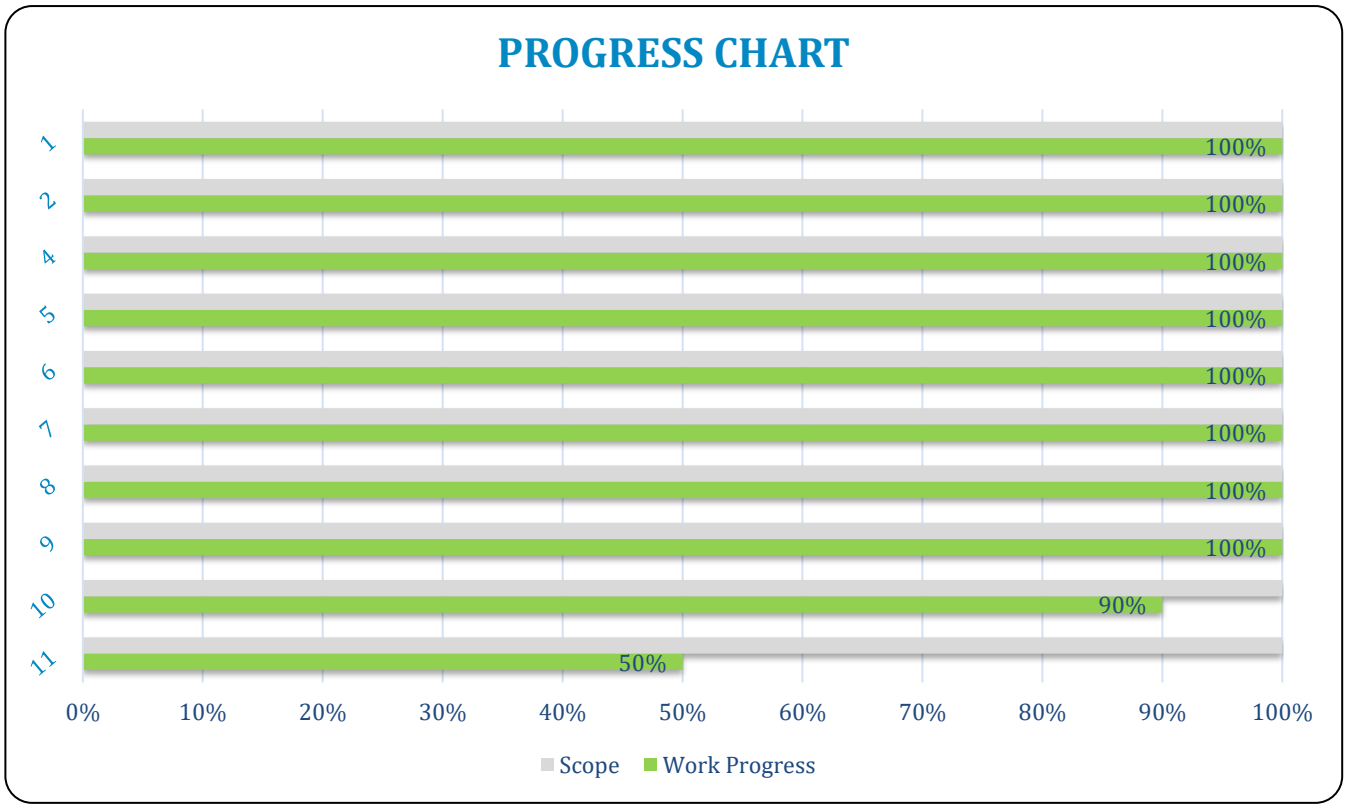
IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	**S. No.**	**Particulars**
	1.	**Front Elevation.-** Attached Below
	2.	**Rear Elevation.-** Attached Below
	3.	**Side Elevation.-** Attached Below
(B)		**Photograph of each floor**

X. 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	93,53,710.00/-
6	Actual Cost Incurred during the Quarter	78,40,492.00/-
7	Net amount at end of the Quarter	6,953.00/-
8	Total expenditure on Project **till date**	16,76,96,064.00/-
9	Cumulative fund collected till the end of Quarter in question	18,05,73,615.00/-
10	Cumulative expenditure done till the end of Quarter in question	16,76,96,064.00/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any
No Any

XII. MISCELLANEOUS		
A	List of Legal Cases (if any)- On Project / Promoter	
1.	Case No.	No Any
2.	Name of Parties	No Any
3.	No of Execution Cases against this project Case No. Name of Parties	No Any
4.	No of Suo - Moto cases against this project Case No. Name of Parties	No Any
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	No Any
B	Sale/Agreement for Salеduring the Quarter	
1.	Sale Deed	13
2.	Agreement for Sale	17
3.	No. of possessions given to allottees	00

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			
Apartment Type	**Total Number of sanctioned apartments**	**Details of allotment made so far with Flat number/ Bungalow - Plot etc**	**Cancellation of flat allotment, If any with Flat number/ Bungalow Plot etc**
3 BHK	45	Attached below	No Any
3 BHK	10		
3 BHK	05		
3 BHK	05		

Details of allotment made so far with Flat number/ Bungalow - Plot etc		
Srl No.	Name of Allotte	Flat No.
1	NILAM JHA	105
2	YOGENDRA KUMAR	106
3	MADHURI PRASAD	107
4	AK GURIA KUMARI & ROSHAN KUMAR	108
5	PRAVEEN KUMAR JHA	109
6	ANIL KUMAR & RATAN MALA	110
7	ROHIT KUMAR	111
8	SAROJ SUMAN	201
9	SATENDRA PRASAD YADAV	202
10	PRITY KUMARI	203
11	ARVIND PRAKASH	204
12	PURUSHOTTAM KUMAR	213
13	PURUSHOTTAM KUMAR	212
14	RAJESH KUMAR MANDAL	305
15	BHANU CHANDRA/YASH CHANDRA	306
16	ASHUTOSH KUMAR GUPTA	307
17	VIJAY KUMAR ANAND	308
18	SAPNA SUMAN	309
19	VIMAL DEEP KUMAR	310
20	SWETABH KUMAR	311
21	RUPALI KUMARI	401
22	VIKASH KUMAR/ANURADHA DEVI	402
23	SHASHIBHUSHAN PRASAD SINHA	403
24	PRABHAT KUMAR PRAKASH	404
25	GAUTAM KUMAR	412
26	ANOJ KUMAR	413
27	AMIT KUMAR	505 (Part)
28	RANJEET KUMAR RANJAN	507
29	SARITA KUMARI	509
30	Alok Raj	510
31	Ajay Kumar Singh	511

XV. Brochure- Attached

XVI. Grievance Redressal Officer

Name :- Manoj Kumar Singh and Sushil Kumar Singh

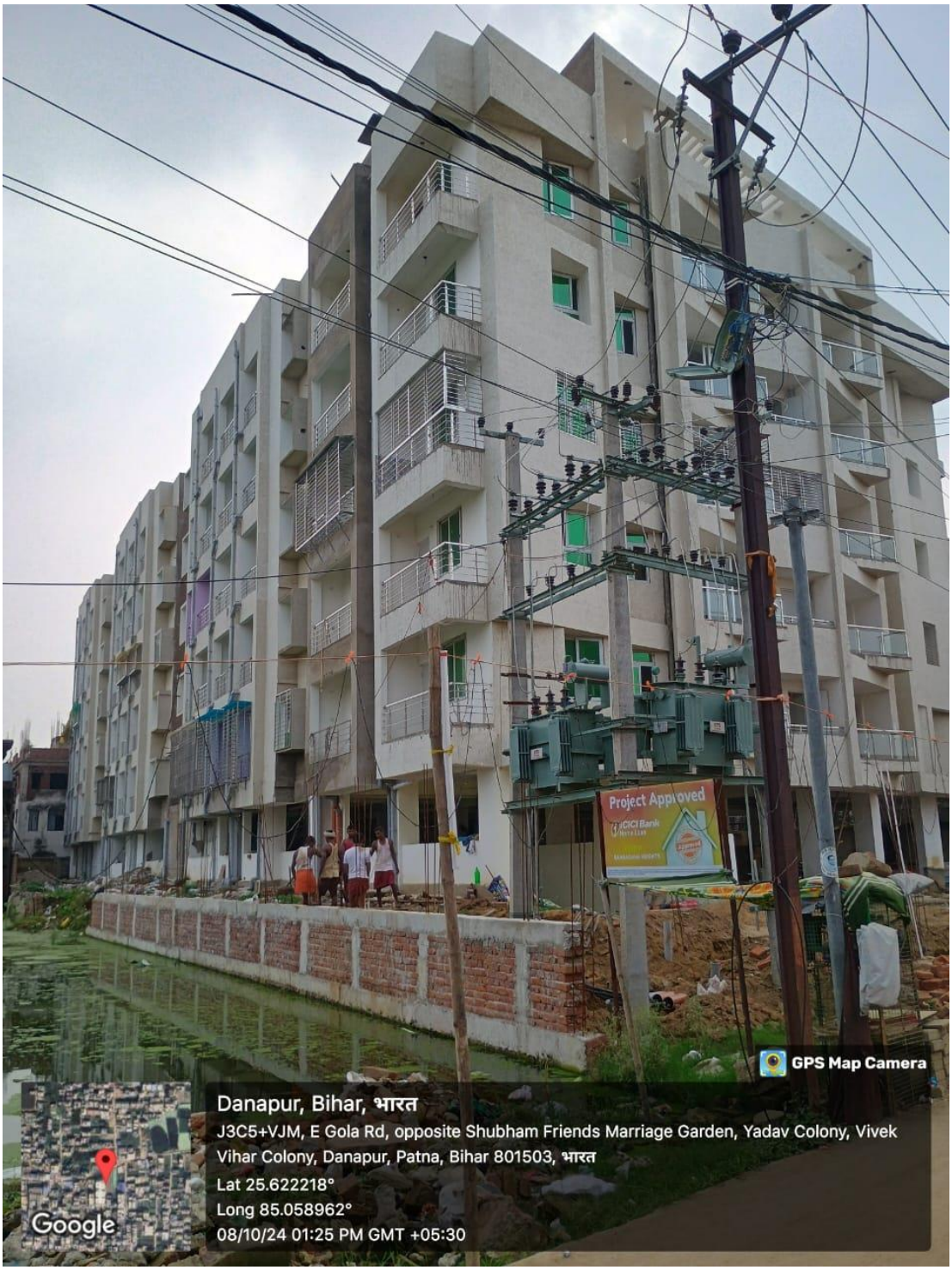
Contact No :- 9973675009, 9934305202

Email id :- sanrachnahomes@gmail.com

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

Project Site Photographs

Front Elevation



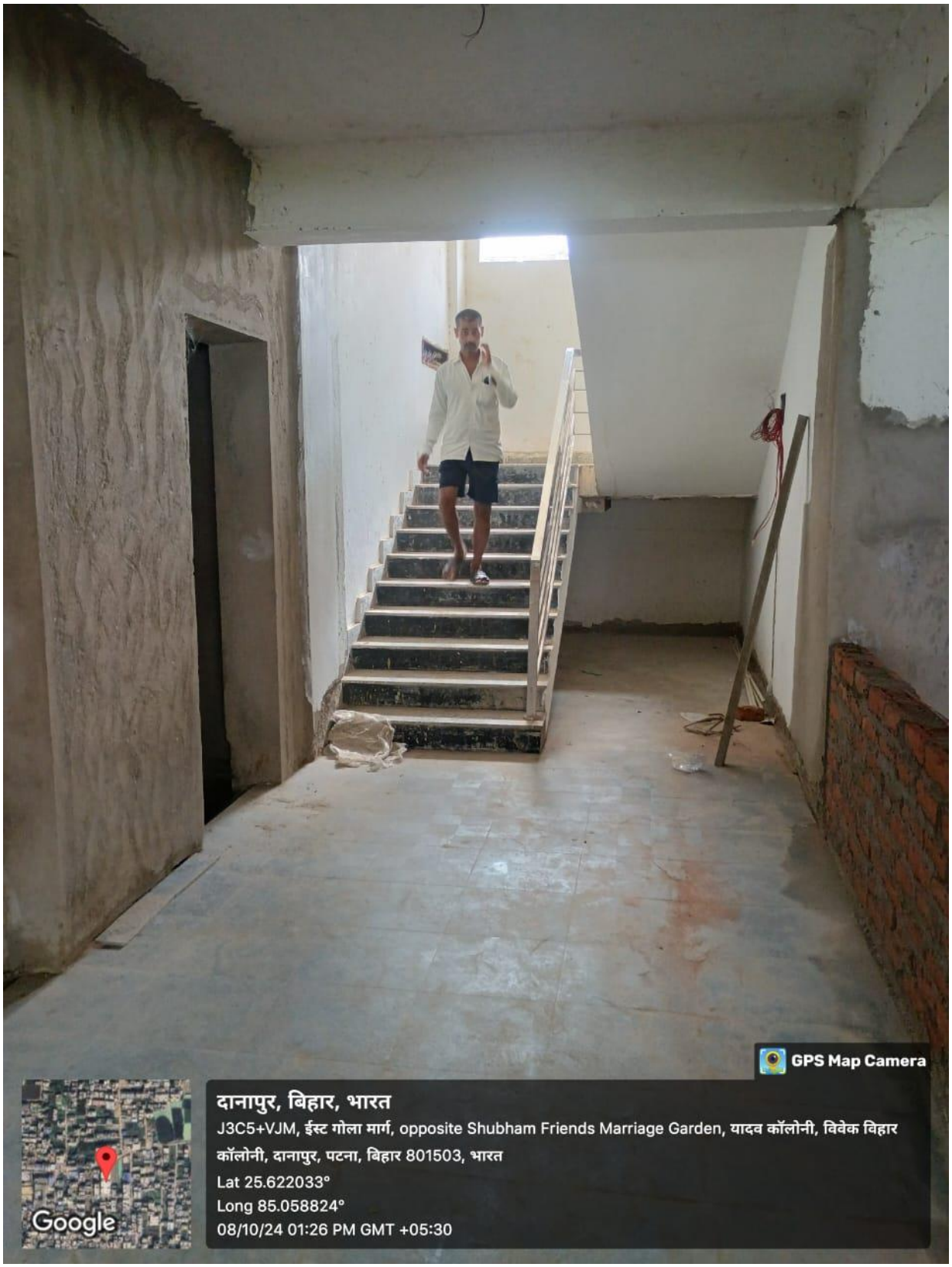

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Janki City Apartment, Behind SP Kids School, Panchawati Colony, Gohr Daur Road Landmark-St. Karen's High School, East, J3C5+VF6, Gola Rd, Yadav Colony, Vivek Vihar Colony, Patna, Danapur, Bihar 801503, भारत
Lat 25.622102°
Long 85.058596°
08/10/24 01:24 PM GMT +05:30
Google


Project Approved
ICICI Bank
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
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Google


SHARDA
Academy of Music
Kathak, Vocal, Tabla,
Painting, Western
GPS Map Camera
Danapur, Bihar, भारत
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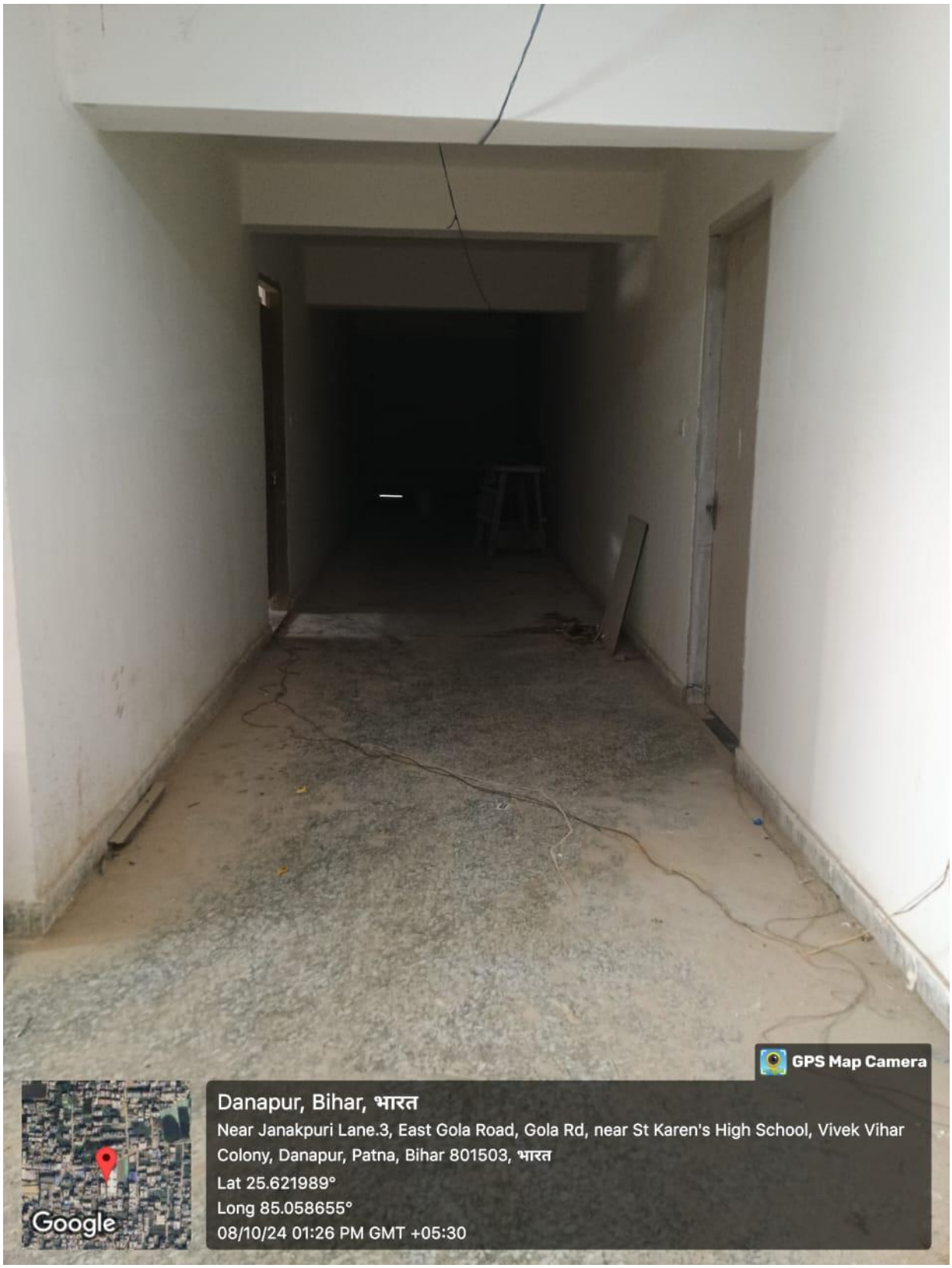

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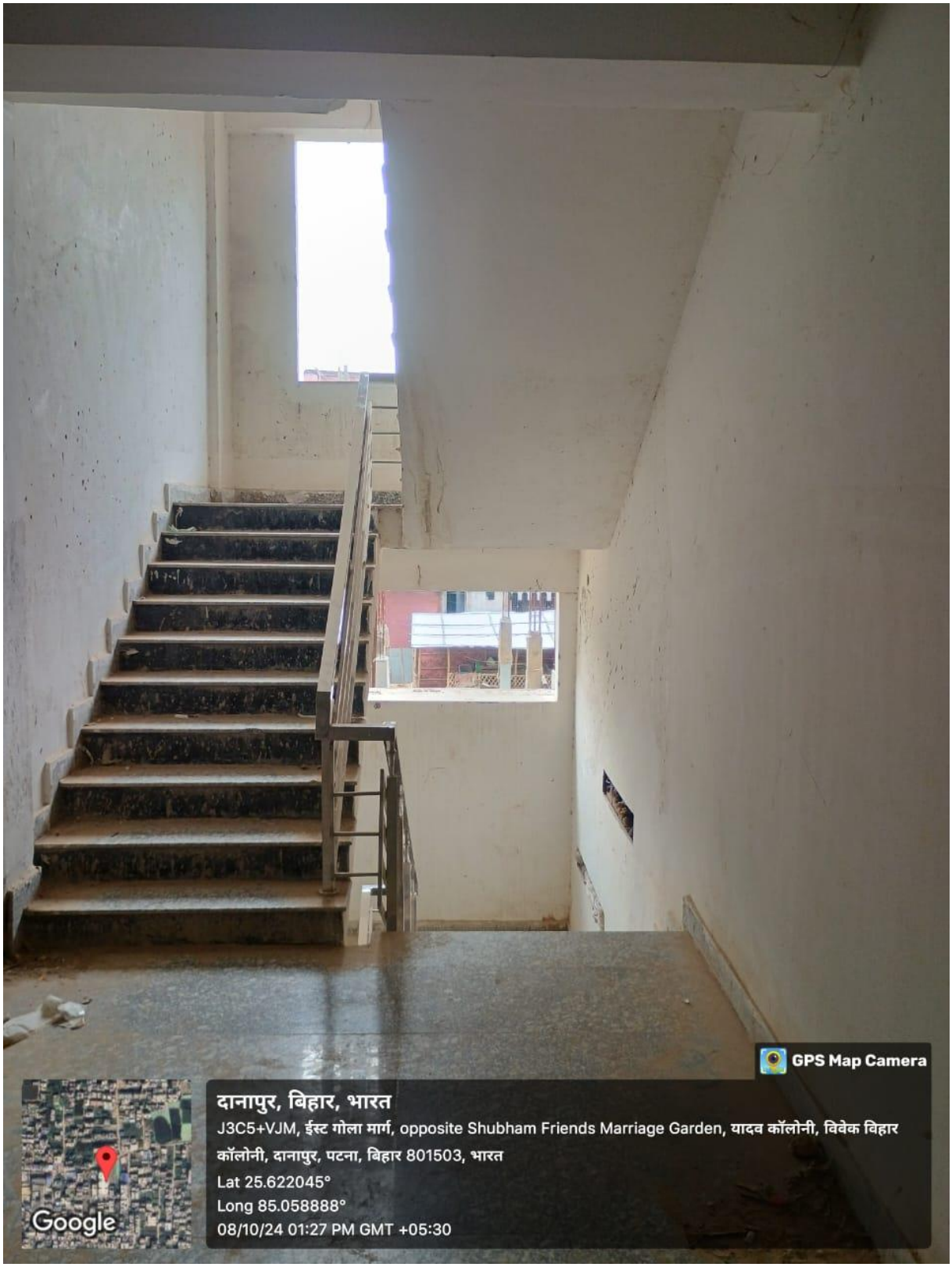

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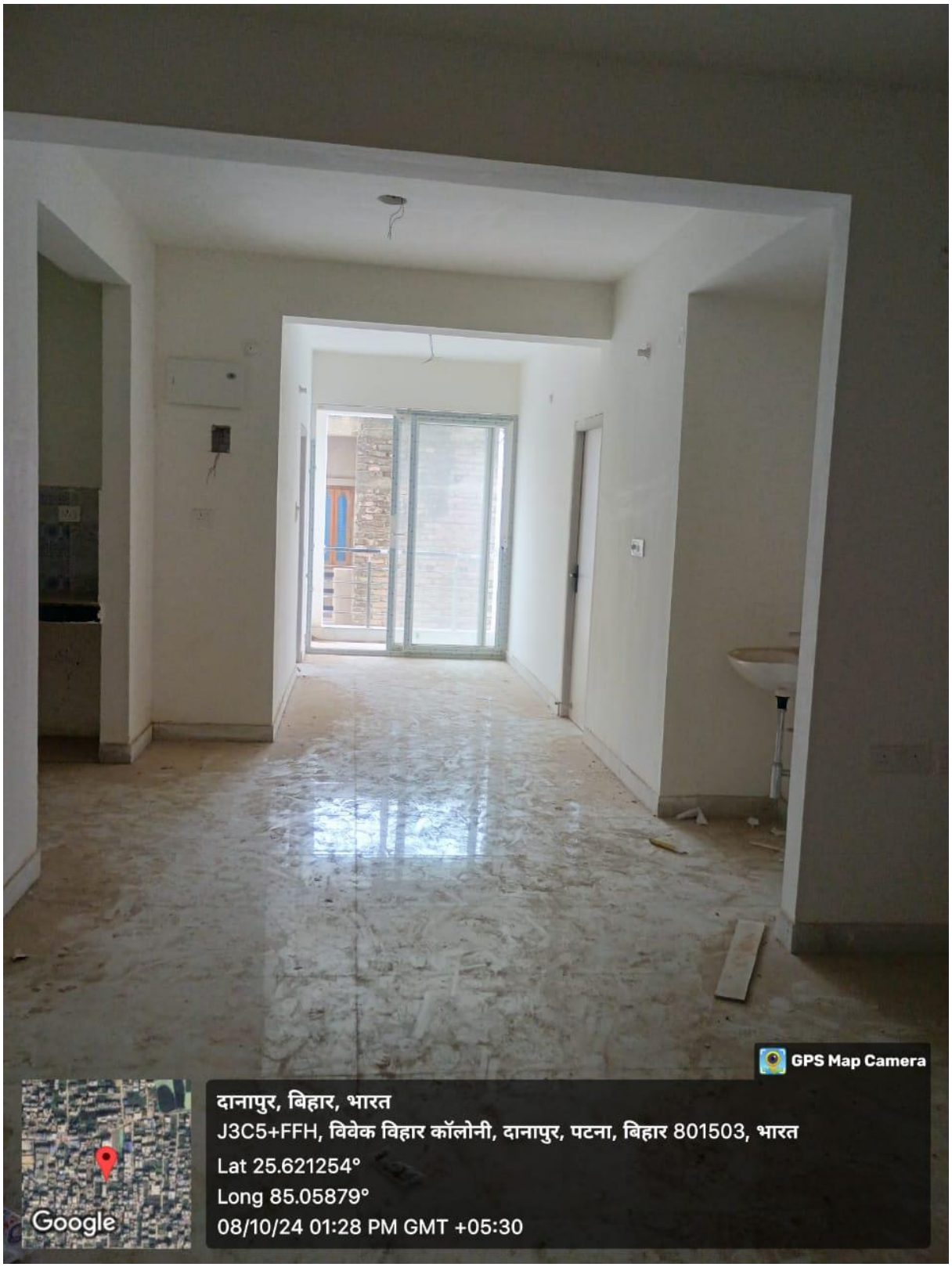

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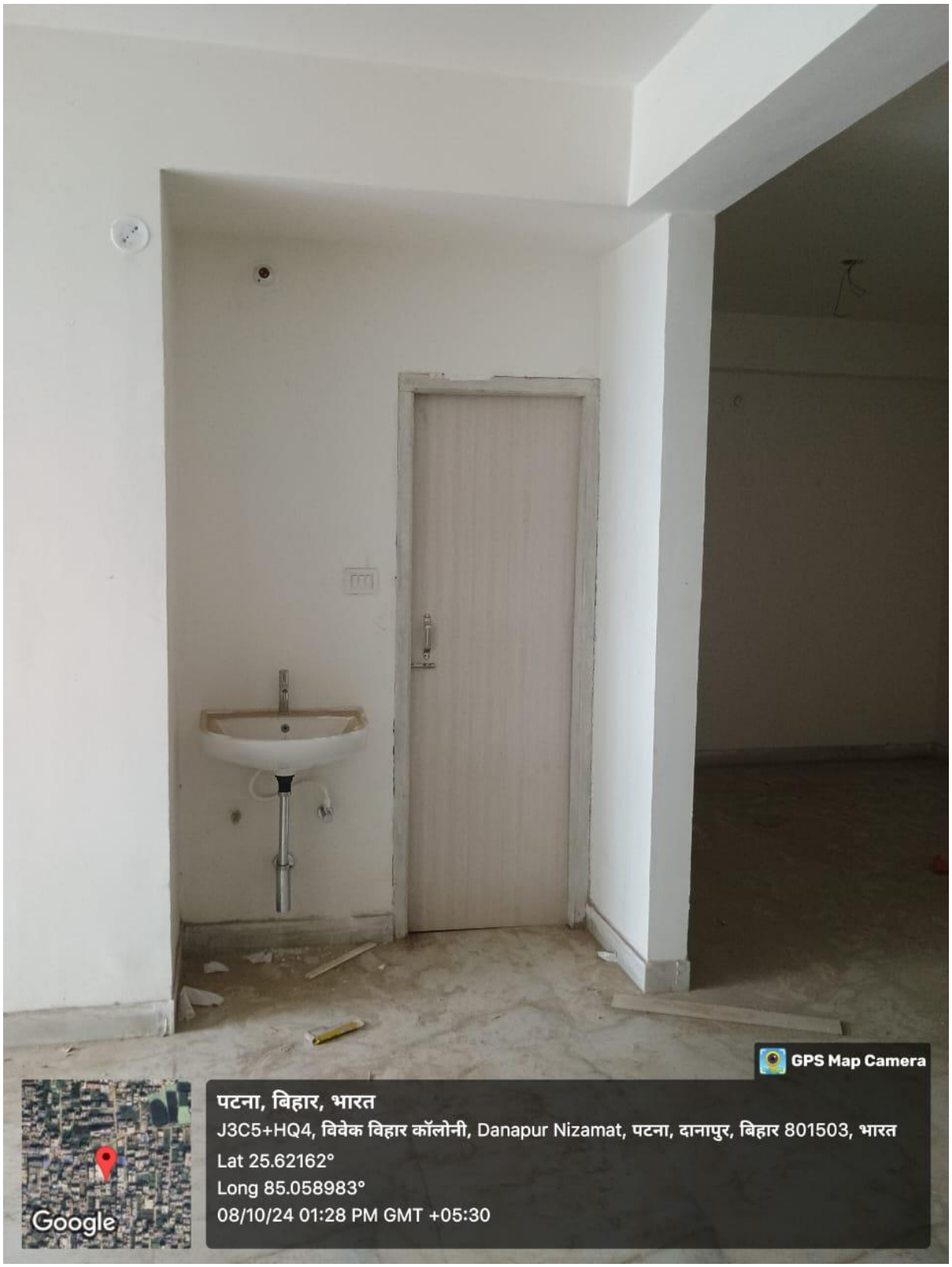

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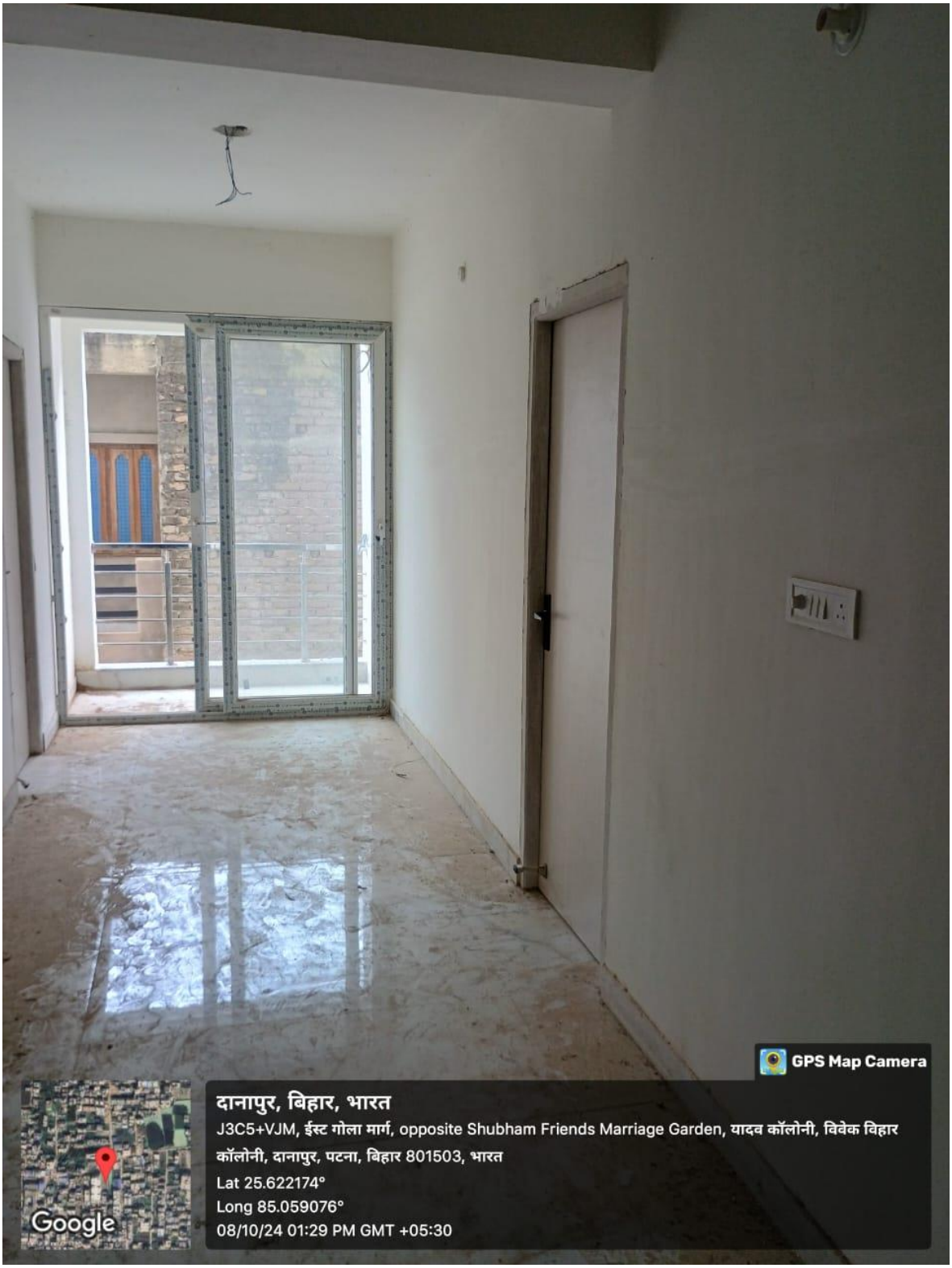

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Danapur, Bihar, भारत
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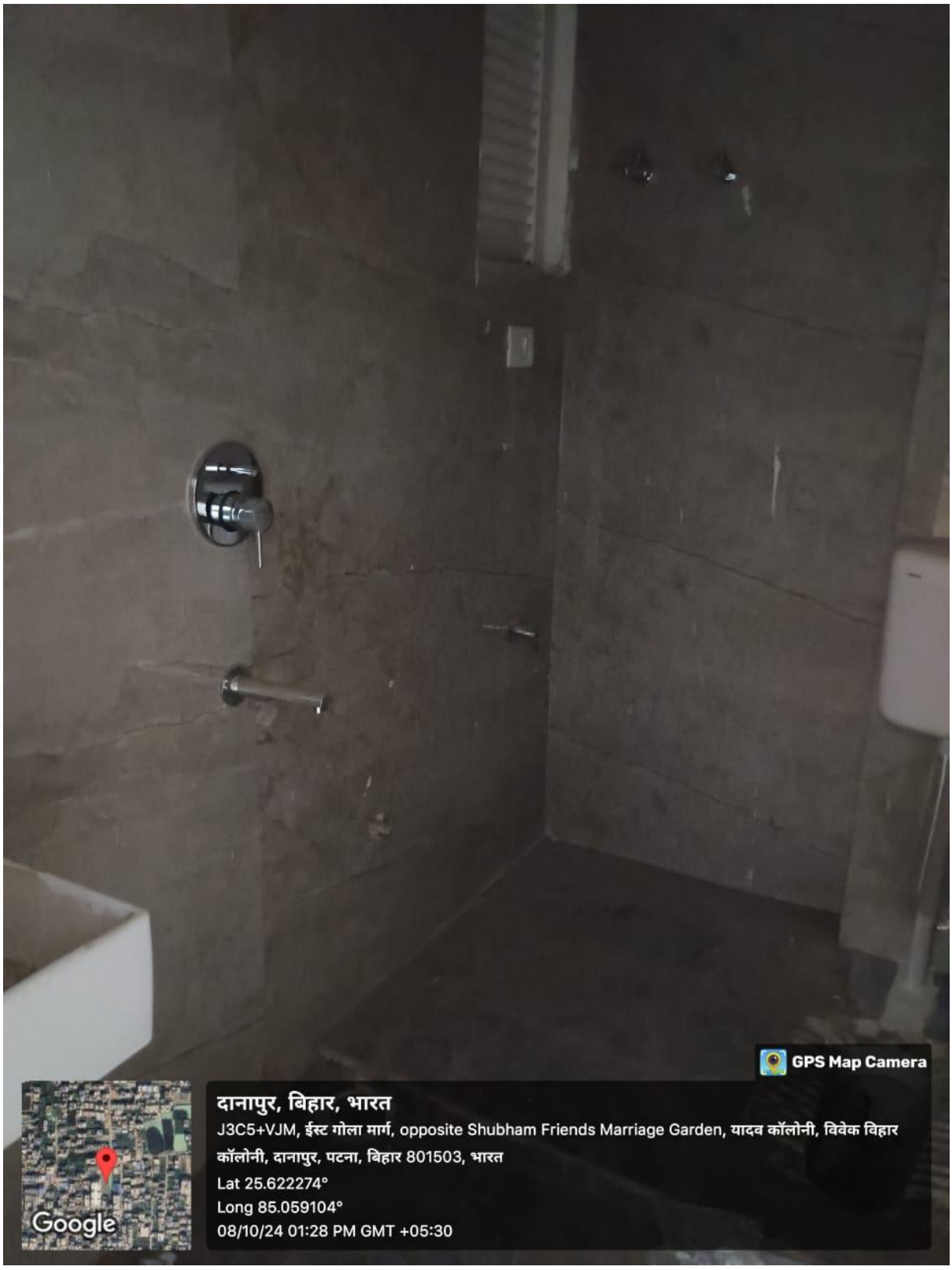

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Google


GPS Map Camera
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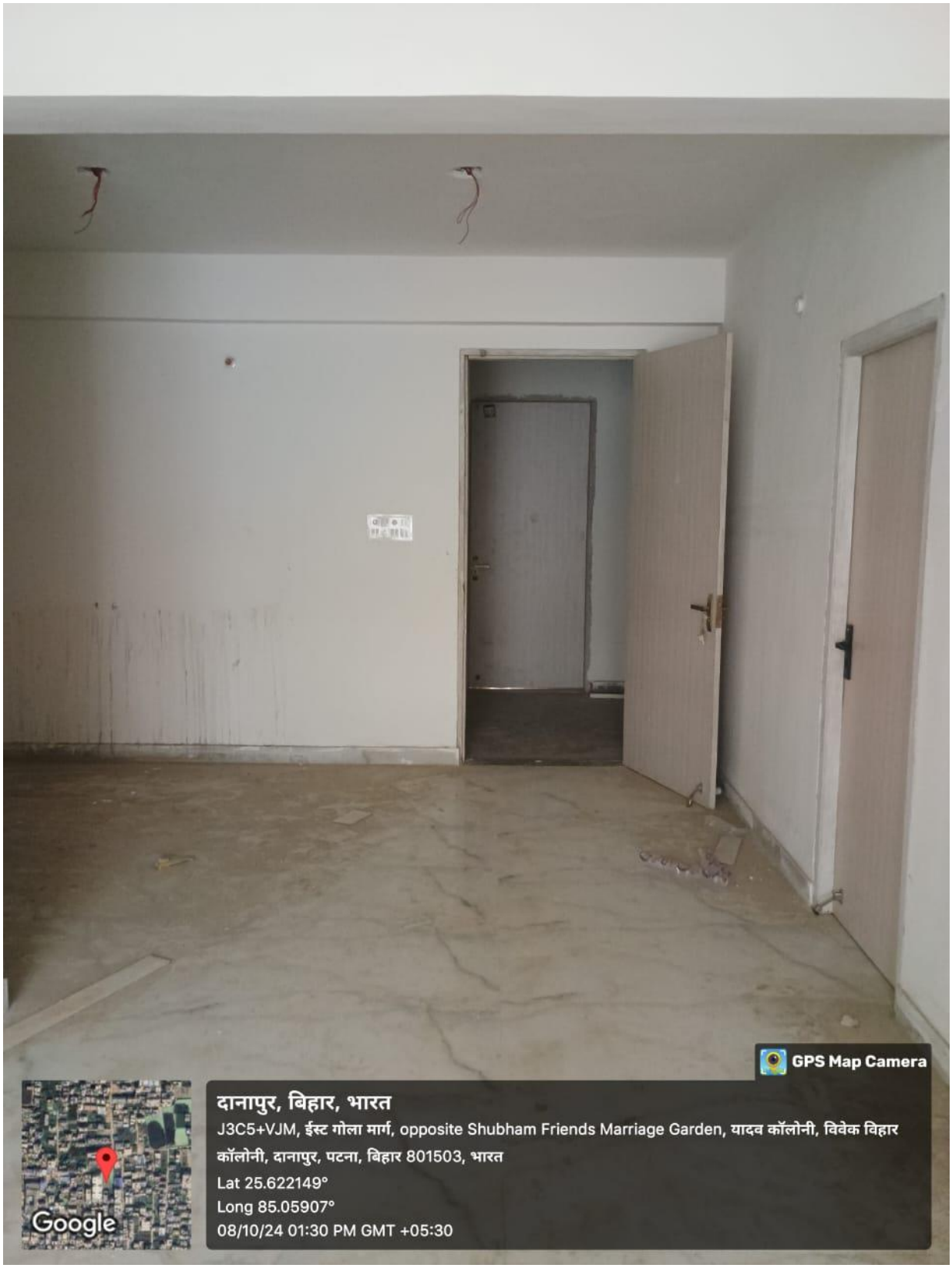

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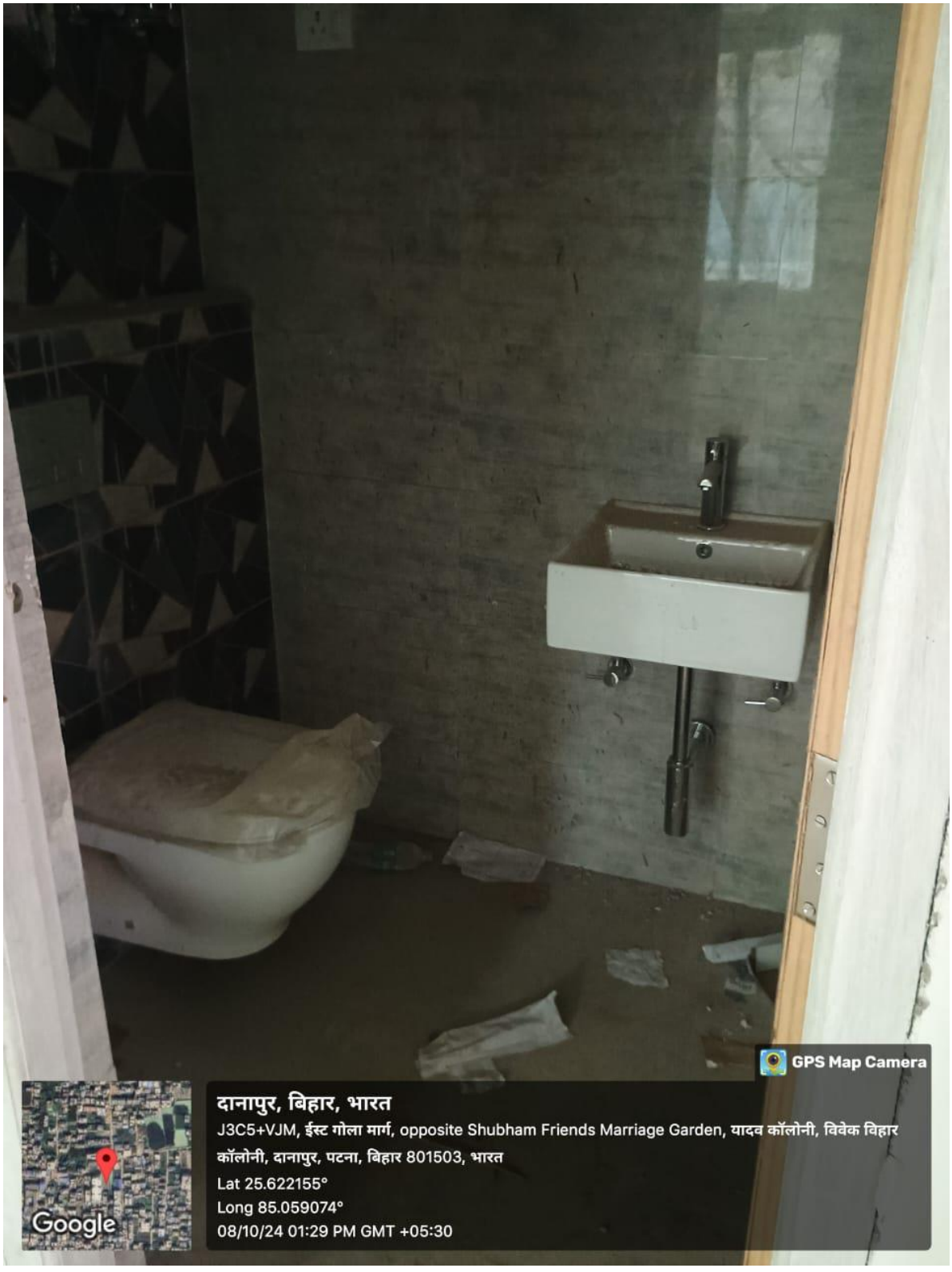

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पटना, बिहार, भारत
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दानापुर, बिहार, भारत
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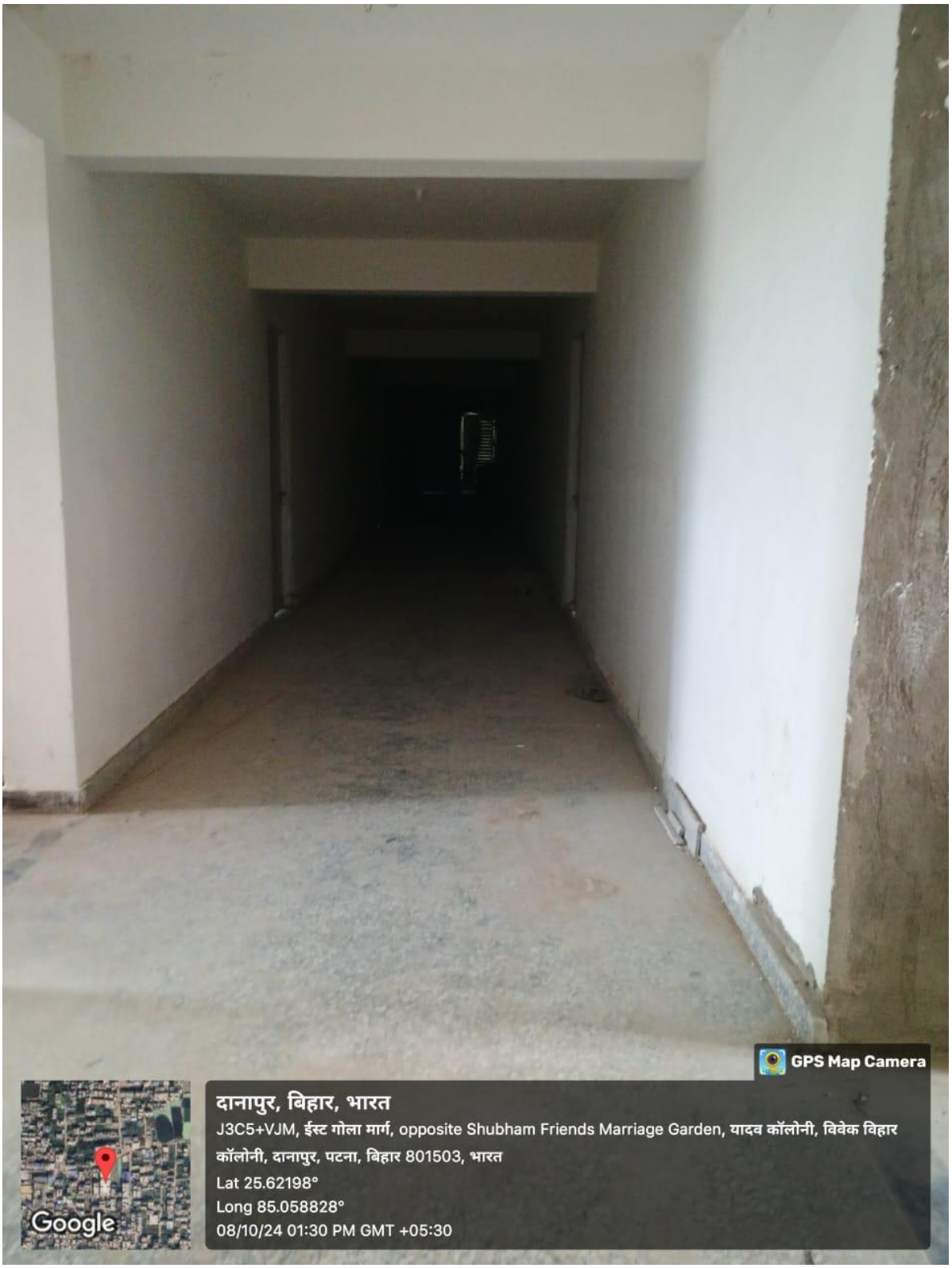

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Google


GPS Map Camera
दानापुर, बिहार, भारत
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Lat 25.62198°
Long 85.058828°
08/10/24 01:30 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 :



PROPOSED SANRACHNA HEIGHTS
AT GOLA ROAD, PATNA

DEVELOPERS:- SANRACHNA HOMES PVT. LTD.

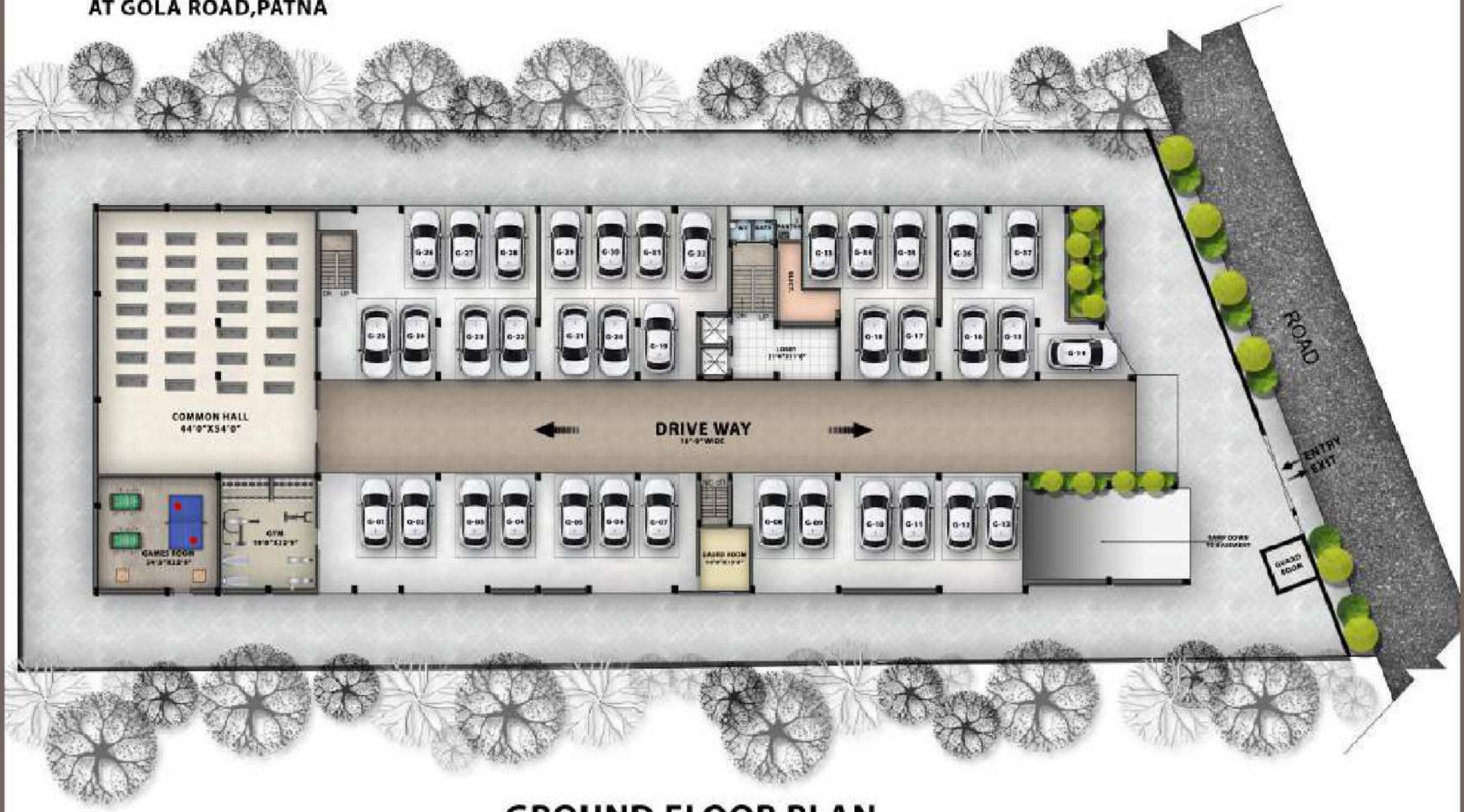
RERA Reg. No.- BRERAP00497-7/35/R-1142/2021

CHOUDHARY KUMAR CONSULTANTS PVT. LTD

Architects, Engineers, Interior Designers & Project Consultants
5th Floor Sone Bhawan, R- Block, Patna - 800001

Tel: 0612-2515884 Mob: 9431012776
Email: ckcpl1@gmail.com

PROPOSED SANRACHNA HEIGHTS
AT GOLA ROAD,PATNA



GROUND FLOOR PLAN

DEVELOPER:

SANRACHNA HOMES PVT.LTD.

NORTH

ARCHITECTS CONSULTANT:

CHOUDHARY KUMAR CONSULTANTS
PVT. LTD. PATNA

PROPOSED SANRACHNA HEIGHTS AT GOLA ROAD,PATNA

AREA CHART					
UNIT NO.	FLAT TYPE	NET CARPET AREA (SQ.FT)			SUPER B/U AREA SQ.FT
		CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	
1/2/3/6/ 7/8/9/10 &13	3BHK	967	55	1022	1417
4/5	3BHK	937	88	1025	1417
11	3BHK	940	61	1001	1378
12	3BHK	1006	102	1108	1560



TYPICAL FLOOR AT 1ST TO 5TH FLOOR

DEVELOPER:

SANRACHNA HOMES PVT.LTD.

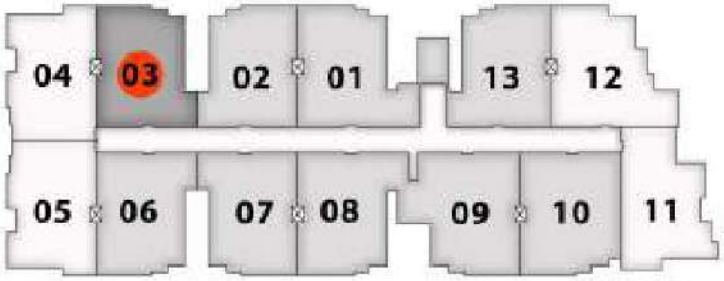
NORTH

ARCHITECTS CONSULTANT:

CHOUDHARY KUMAR CONSULTANTS PVT. LTD. PATNA

FLAT 01/02/03/06/07/08/09/10/13

KEY PLAN



FLAT-3BHK
FLAT 01/02/03/06/07/08/09/10/13
(TYPICAL 1ST TO 5TH FLOORS)

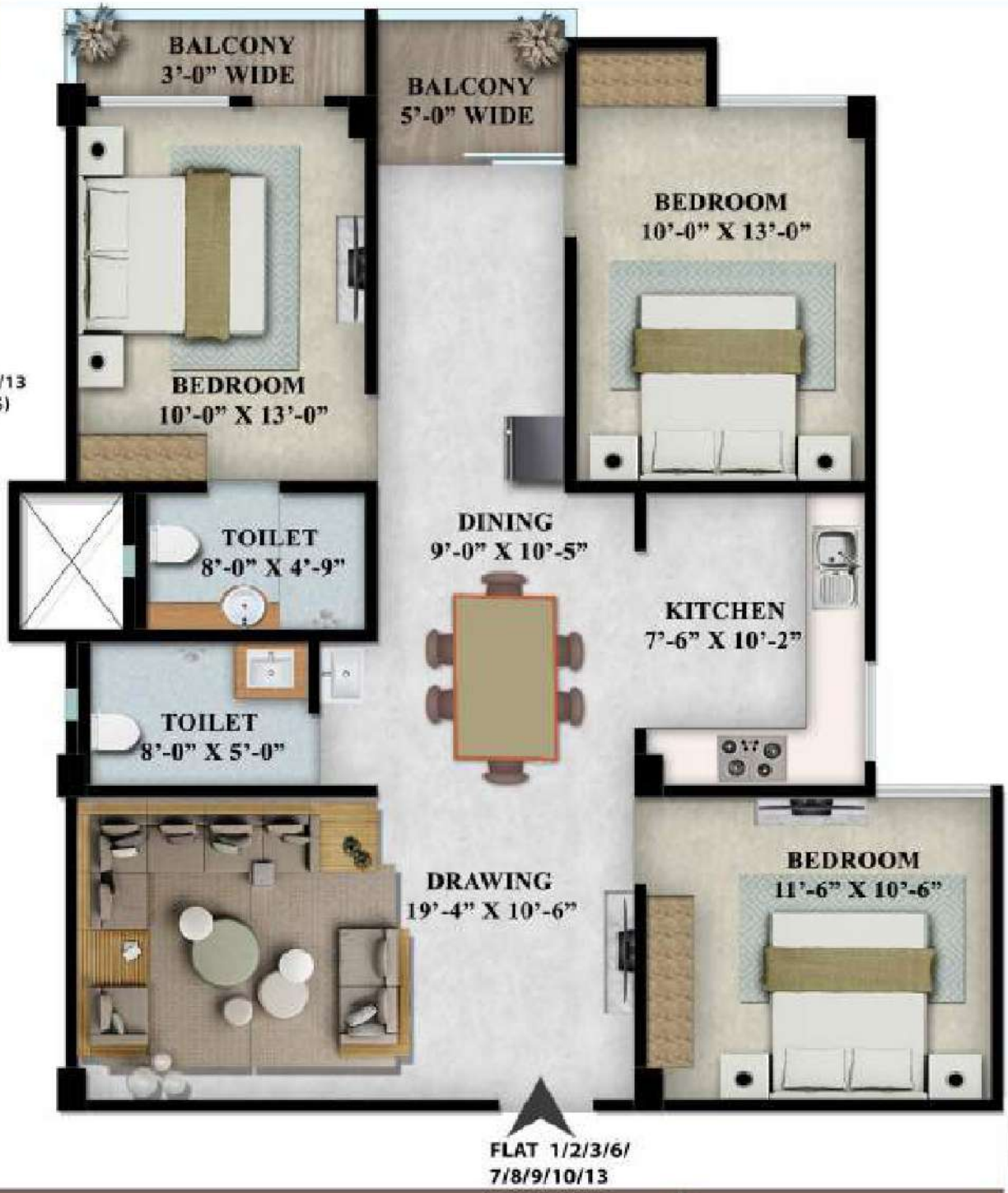
AREA CHART - FLAT NO. 01/02/03/06/07/08/09/10/13

UNIT NO.	FLAT TYPE	NET CARPET AREA (SQ.FT)			SUPER B/U AREA (SQ.FT)
		CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	
01/02/03/06/07/08/09/10/13	3BHK	967	55	1022	1417

DEVELOPERS
SANRACHNA HOMES PVT.LTD.

PROJECT
PROPOSED SANRACHNA HEIGHTS AT GOLA ROAD,PATNA

ARCHITECT
CKC PVT. LTD. , PATNA



FLAT 1/2/3/6/
7/8/9/10/13

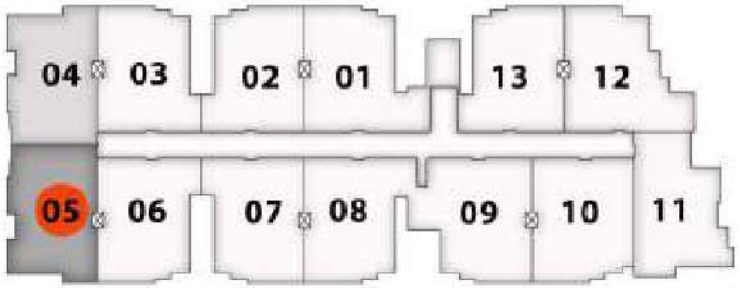
UNIT PLAN

NORTH

CHOUDHARY KUMAR CONSULTANTS

FLAT 04 & 05

KEY PLAN



FLAT-3BHK ,FLAT 04 & 05
(TYPICAL 1ST TO 5TH FLOORS)

AREA CHART
FLAT NO. 04 & 05

UNIT NO.	FLAT TYPE	NET CARPET AREA (SQ.FT)			SUPER B/U AREA (SQ.FT)
		CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	
FLAT 04/05	3BHK	937	88	1025	1417

DEVELOPERS
SANRACHNA HOMES
PVT.LTD.

PROJECT
PROPOSED SANRACHNA HEIGHTS
AT GOLA ROAD,PATNA

ARCHITECT
CKC PVT. LTD. , PATNA

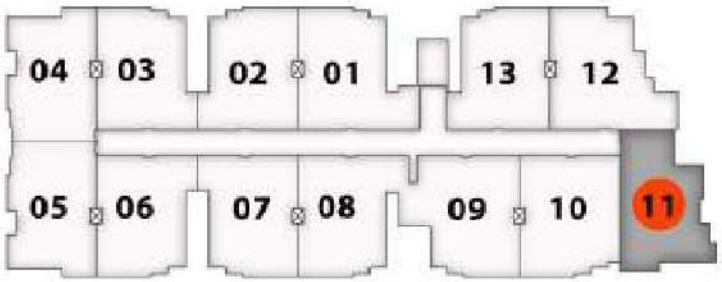


NORTH

UNIT PLAN

FLAT 11

KEY PLAN



FLAT-3BHK ,FLAT 11
(TYPICAL 1ST TO 5TH FLOORS)

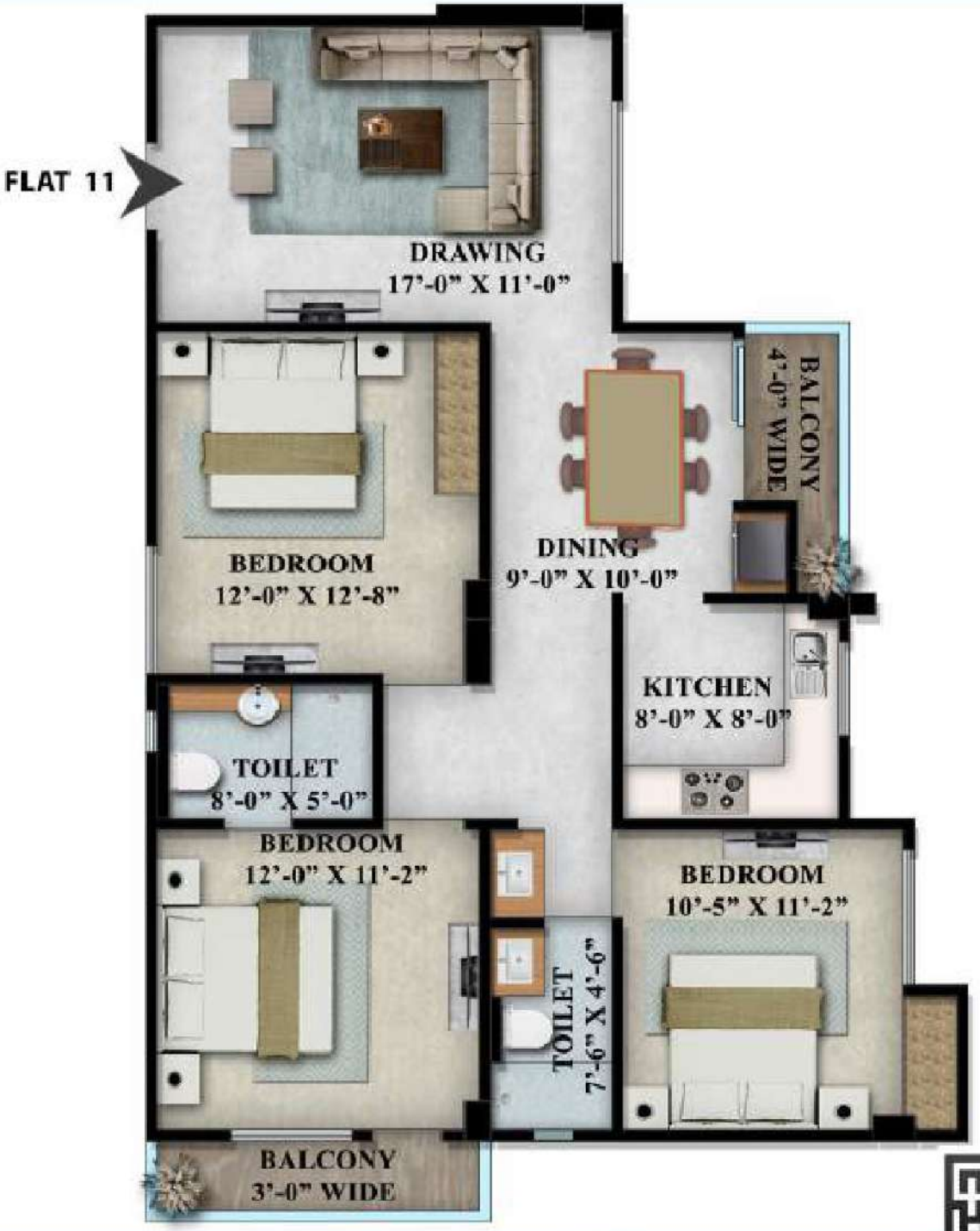
AREA CHART
FLAT NO. 11

UNIT NO.	FLAT TYPE	NET CARPET AREA (SQ.FT)			SUPER B/U AREA (SQ.FT)
		CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	
FLAT 11	3BHK	940	61	1001	1378

DEVELOPERS
SANRACHNA HOMES
PVT.LTD.

PROJECT
PROPOSED SANRACHNA HEIGHTS
AT GOLA ROAD,PATNA

ARCHITECT
CKC PVT. LTD. , PATNA



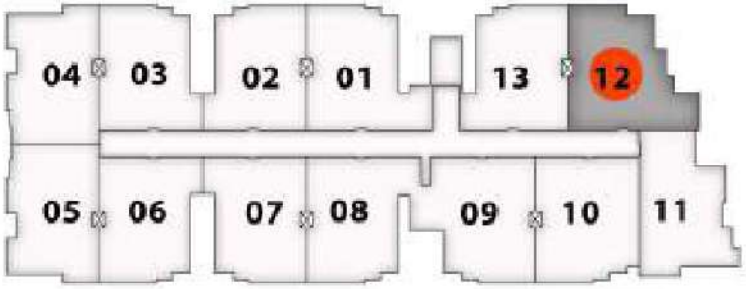
UNIT PLAN

NORTH

CKC
CHOUDHARY KUMAR CONSULTANTS

FLAT 12

KEY PLAN



FLAT-3BHK , FLAT 12
(TYPICAL 1ST TO 5TH FLOORS)

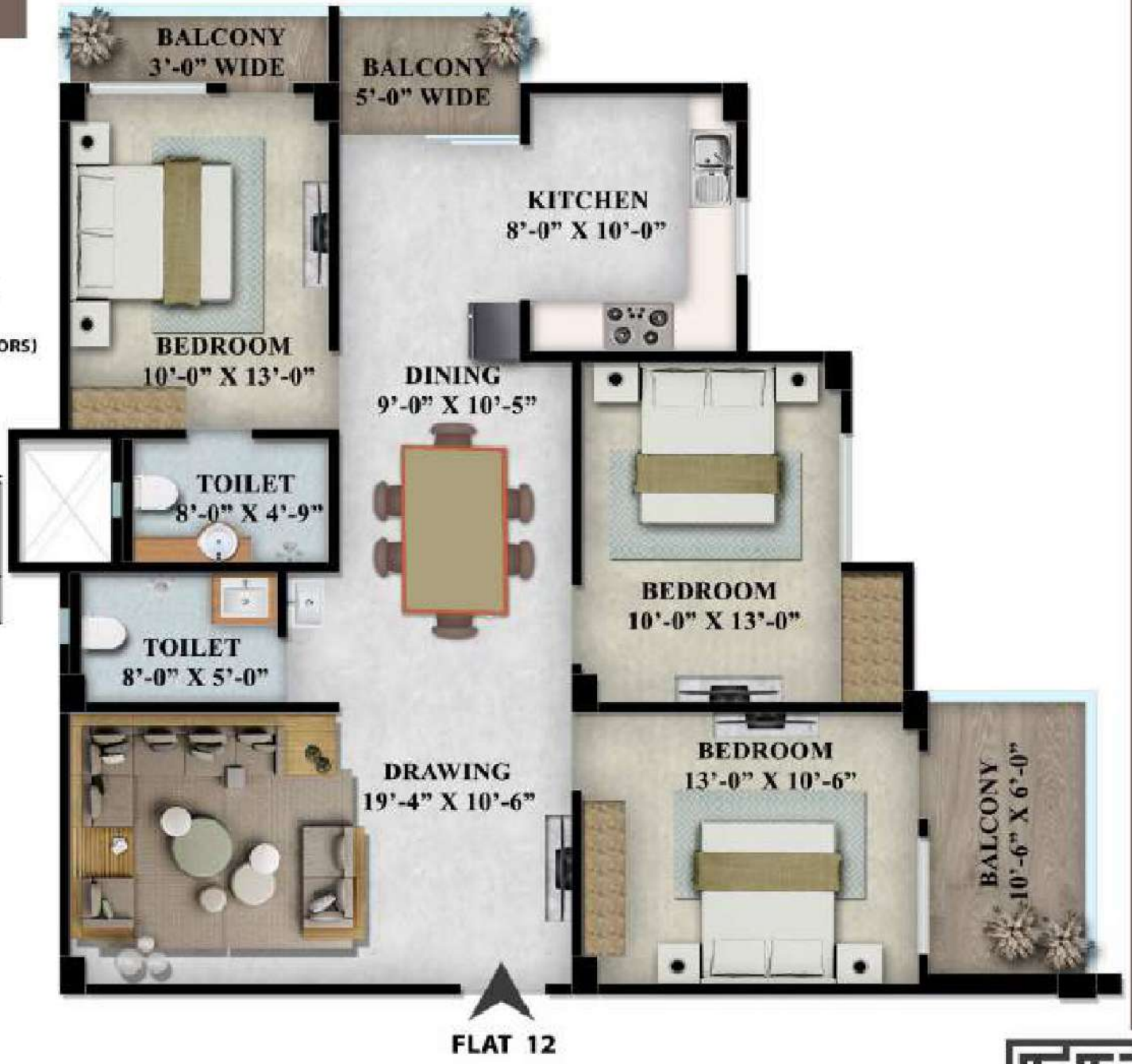
AREA CHART
FLAT NO. 12

UNIT NO.	FLAT TYPE	NET CARPET AREA (SQ.FT)			SUPER B/U AREA (SQ.FT)
		CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	
FLAT 12	3BHK	1006	102	1108	1560

DEVELOPERS
SANRACHNA HOMES
PVT.LTD.

PROJECT
PROPOSED SANRACHNA HEIGHTS
AT GOLA ROAD,PATNA

ARCHITECT
CKC PVT. LTD. , PATNA



FLAT 12

NORTH

CKC
CHOUDHARY KUMAR CONSULTANTS

UNIT PLAN

❑ FRONT FAÇADE

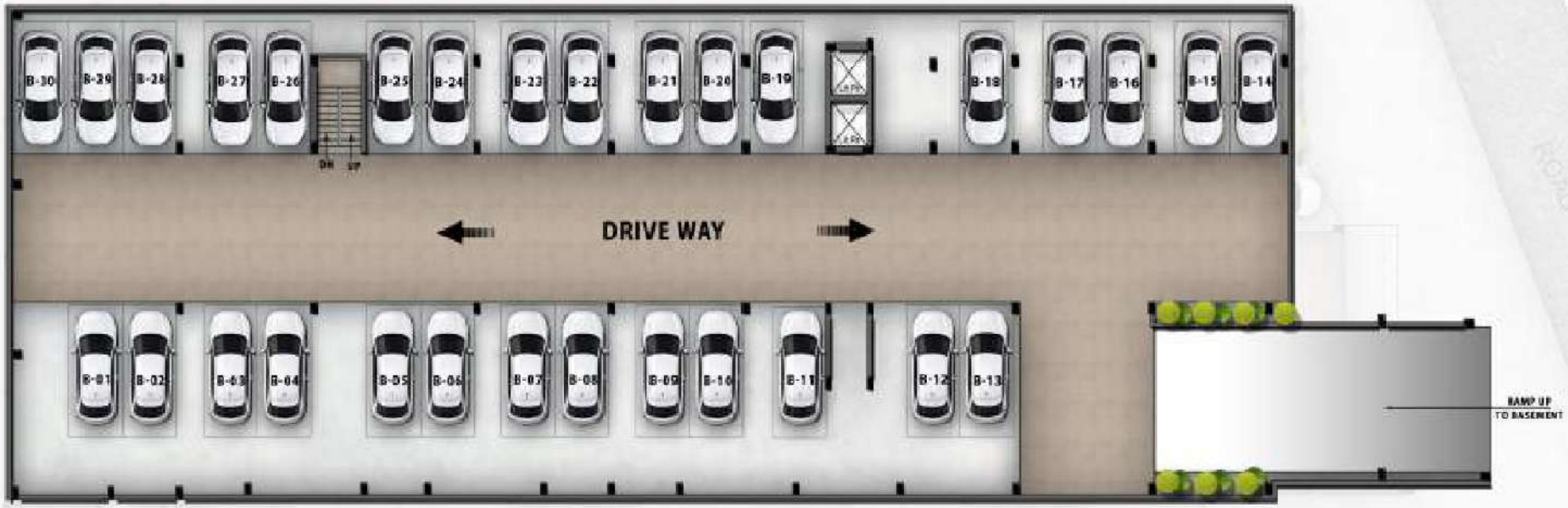


CKC
CHOUDHARY KUMAR CONSULTANTS

❑ PERSPECTIVE VIEW



PROPOSED SANRACHNA HEIGHTS
AT GOLA ROAD,PATNA



BASEMENT PLAN

DEVELOPER:

SANRACHNA HOMES PVT.LTD.

NORTH

ARCHITECTS CONSULTANT:

CHOUDHARY KUMAR CONSULTANTS
PVT. LTD. PATNA