FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending 31st March of 2025 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	Partnership Deed No.- 170
Name of the Promoter's Entity	RUDRAKSHA INFRASTRUCTURE
Address of the Promoter's Entity :	Road No.1E, House No.-106F, New Patliputra Colony, Patna-800013
Total Experience of promoter in Real Estate Sector	8 Years
Total Experience in Real Estate After commencement of RERA	8 Years
No of Project done Before commencement of RERA	No Any
No of Project done After commencement of RERA	1. Shri Ganesh Vihar (Completed) 2. Rudrakshas Moti Palace (Ongoing)

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP00855-2/124/R-1288/2022
Name of Project	RUDRAKSHAS MOTI PALACE
Name of Promoter	RUDRAKSHA INFRASTRUCTURE
Project Address	MAUZA-KOTHWAN, SURVEY THANA- DANAPUR, HAL THANA- KHAGAUL, REGISTRY OFFICE-DANAPUR, TAUZI NO- BIHAR SARKAR, THANA NO-37, KHATA NO- 153 PLOT NO.- 330 P, DISTRICT-PATNA, BIHAR, DANAPUR, DIST.- PATNA
Name of Co-promoter	NA
Project Registration is valid up to	09/01/2025
Starting date of Project	15/12/2021
Type of Project	Residential/Group Housing
Name of the Competent Authority which sanctioned the	Nagar Parishad Danapur Nizamat

project map	
Period of validity of map as granted by the Competent Authority concerned	Three Years from the date of passing of MAP or Additional two years extension

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 – 15	Total Number of Apartments in Landowner's share – 15
Rudrakshas Moti Palace	3 BHK	889.82	6	1. **Booked= 12** 2. **Executed AFS=04** 3. **Sale deed= 02** Percentage of booking- 80% Percentage of AFS- 33%	4. **Booked/Allotted=07** Percentage of booking-46% Percentage of AFS- 0%
Rudrakshas Moti Palace	3 BHK	804.52	6		
Rudrakshas Moti Palace	3 BHK	928.88	6		
Rudrakshas Moti Palace	2 BHK	581.05	6		
Rudrakshas Moti Palace	2 BHK	656.48	6		

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

• Note:- Delay in Association Formation Due to Non-Availability of Allottees, We are working on resolving the issue and will update you once allotttees are available.

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 SPACES		
Building / Block Number	**Total Number of Sanctioned Garages/ Parking Spaces**	**Total Number of Garages/ Parking Spaces** **1. Booked-**
Rudrakshas Moti Palace	30	19

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 up to		Enclosed as Annexure No.
1.	Environment Clearance				
2.	Fire N.O.C.	Office of the state Fire Officer Cum Director, Patna			Attached Below
4.	Airport Authority Of India NOC				
5.	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 Number- 32/21-22 (Rudrakshas Moti Palace) (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 Walls 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.	**99%**	**10-05-2025**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**97%**	**10-06-2025**
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	**96%**	**10-06-2025**
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.	**97%**	**10-06-2025**
14.	Overall Percentage of Actual Work Done and final completion date	**91.46%**	**10-06-2025**

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		
2.	Water Supply	Yes	100%	**Completed**

3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	98%	**10-06-2025**
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	No		
13.	Closed Parking	Yes	97%	**10-06-2025**
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		98.3%	**10-06-2025**

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.	921020032082364
2	Estimated Cost of the Project including land cost at the start of the Project **(In Lakh)**	489.00/-
3	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost) (In Lakh)	480.00/-
4	Any Variation in Development Cost which is declared at the start of the Project.	70,00,000.00/-

5	Amount received during the Quarter	2,70,595.00/-
6	Actual Cost Incurred during the Quarter	20,24,945.00/-
7	Net amount at end of the Quarter	2,00,414.00/-
8	Total expenditure on Project **till date**	5,44,80,827.00/-
9	Cumulative fund collected till the end of Quarter in question	3,62,07,510.00/-
10	Cumulative expenditure done till the end of Quarter in question	5,44,80,827.00/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	95%

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.

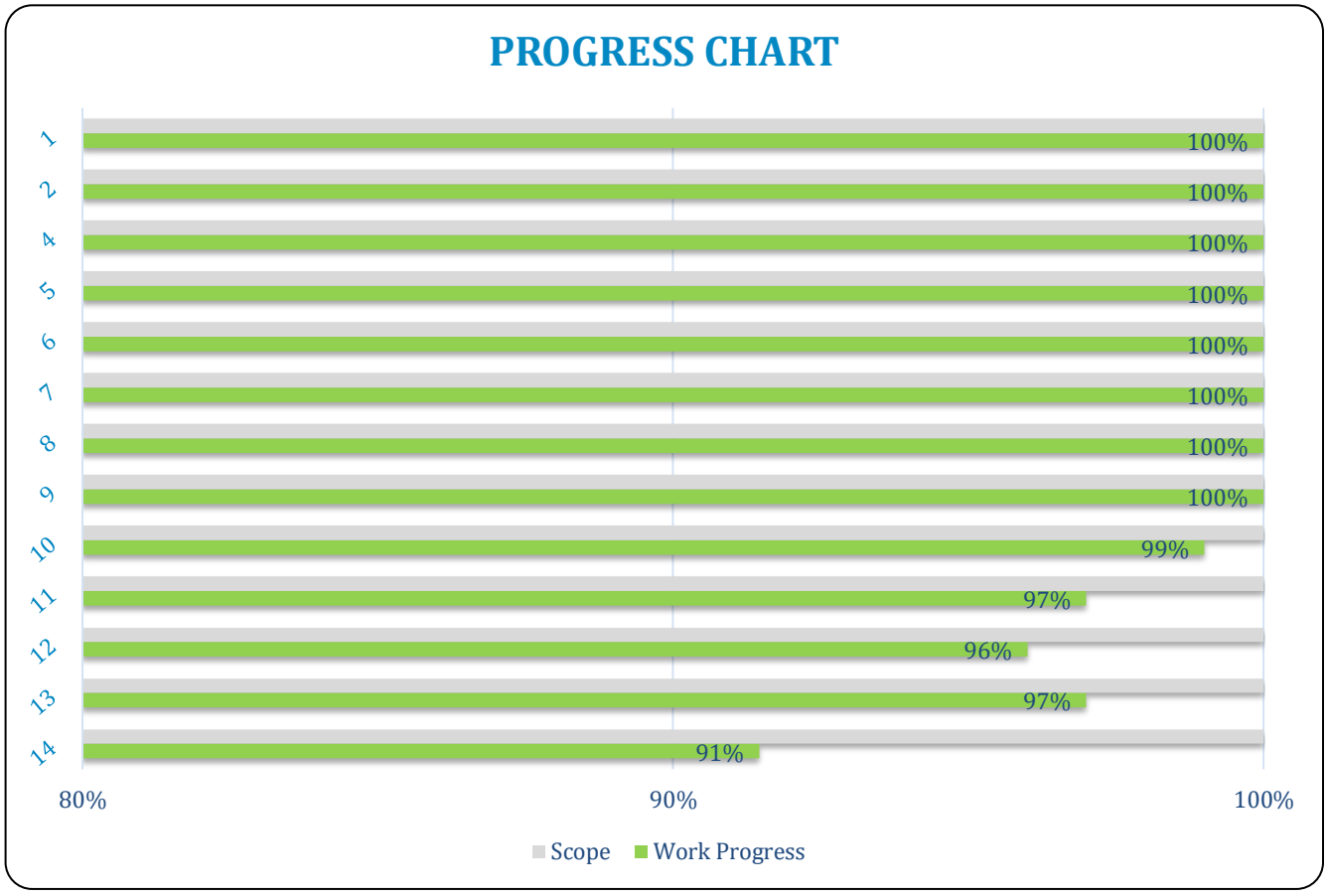
(A)	S.No.	Particulars
	1.	**Front Elevation. -**Attached Below
	2.	**Rear Elevation. -** Attached Below
	3.	**Side Elevation. -** Attached Below
	4.	**Photograph of each floor showing the progress of interior works-** Attached Below
	5.	**Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.) -** Attached Below
(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)	
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.	No Any

	Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	No Any

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Whether the project is in progress as per time schedule or lagging behind? No.
b. If yes, whether it would be completed on the completion date fixed as per RC. Yes
c. If No, then Reason for delay:- Due to water logging at the site and slower sales, our project has faced delays. We had applied for a 2-year extension with RERA, but the authority has granted only a 6-month extension. We are adjusting our schedule accordingly and taking steps to speed up progress.



XVI. BROCHURE /Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7

XVII.Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance

Name : Bhanu Kumar
Contact No : 9934017555
Email id : rudraksha.infra@gmail.com
Address : Road No.1E, House No.-106F, New Patliputra Colony, Patna-800013

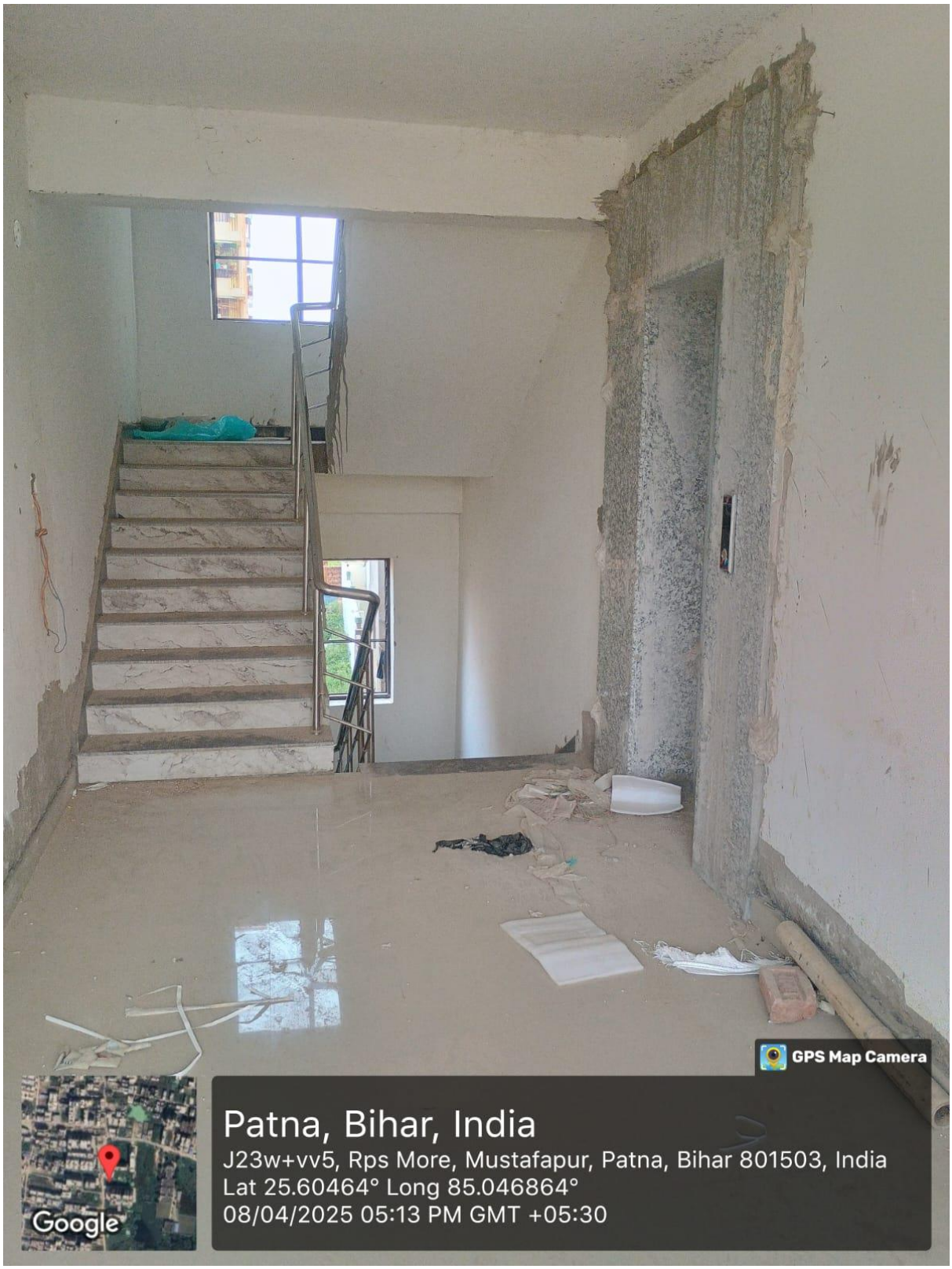
Project Site Photographs



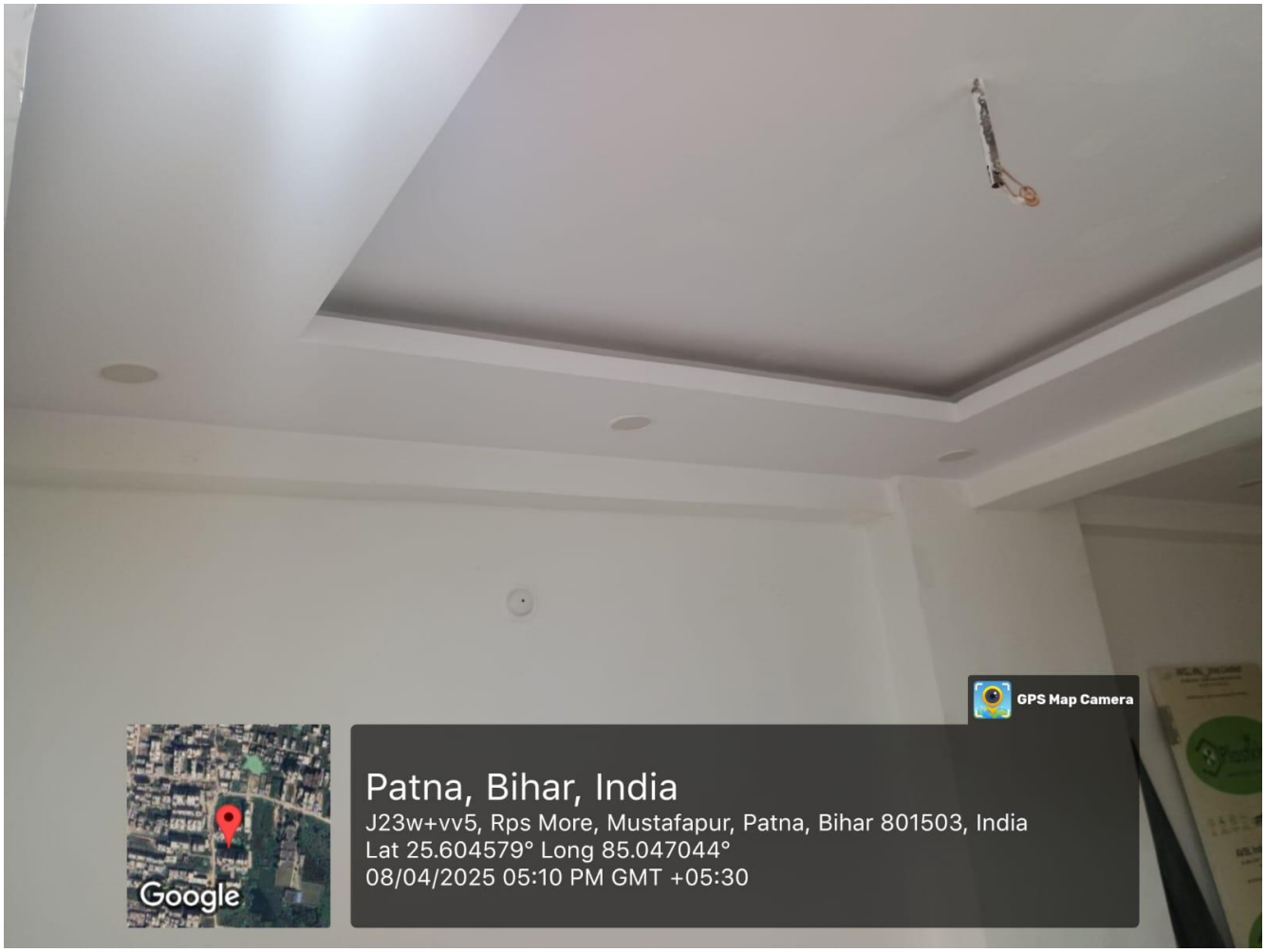

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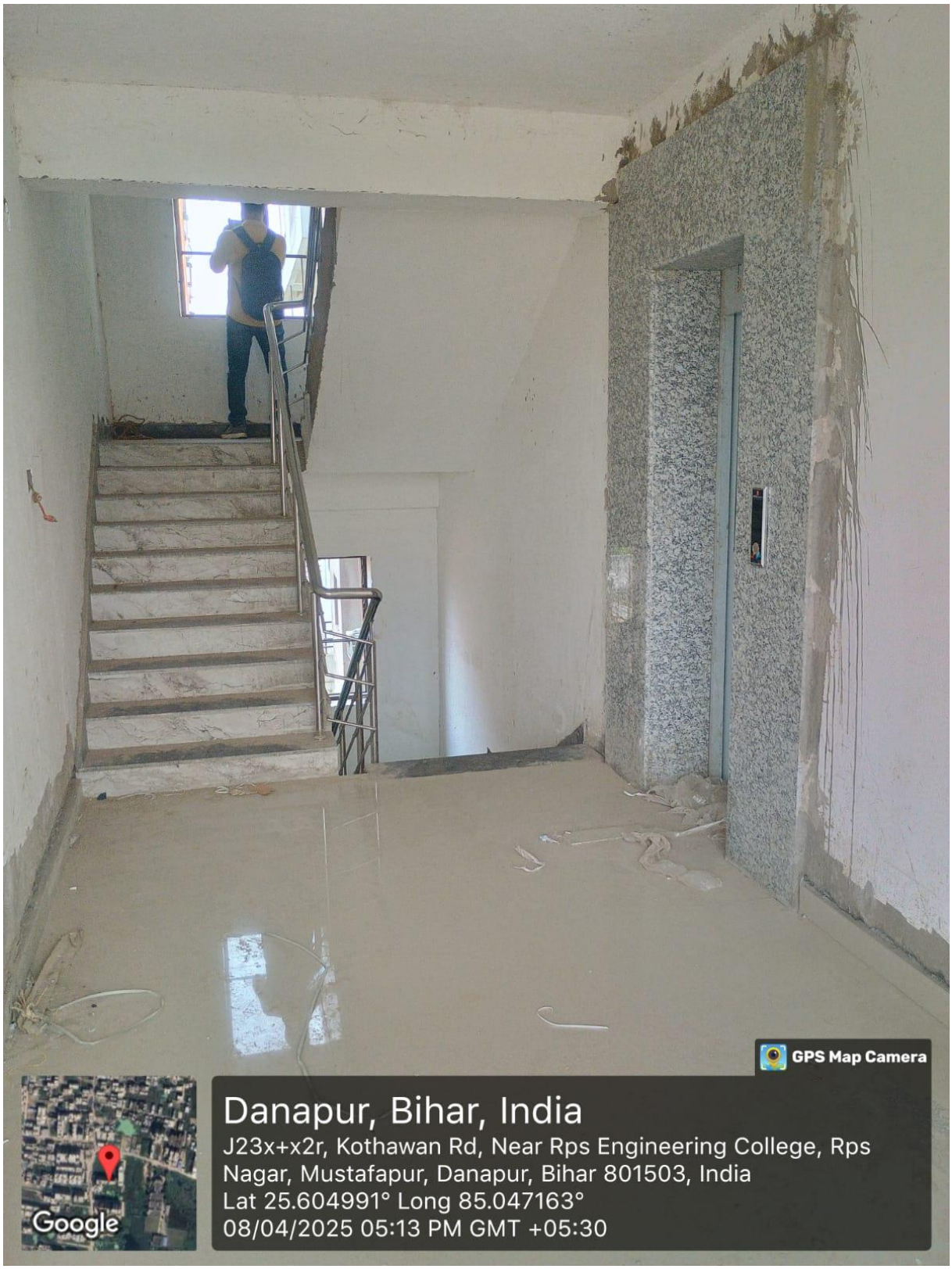

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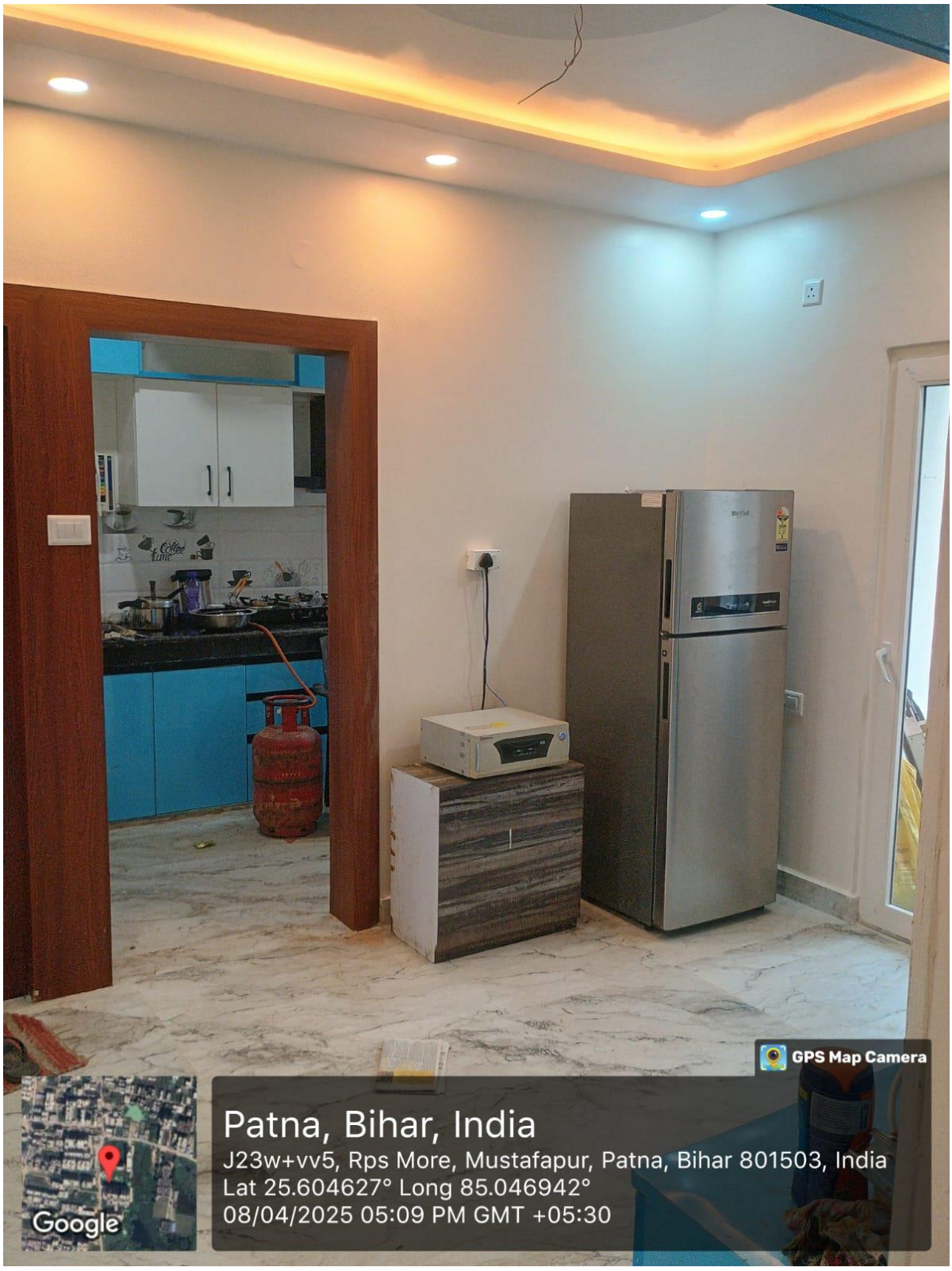

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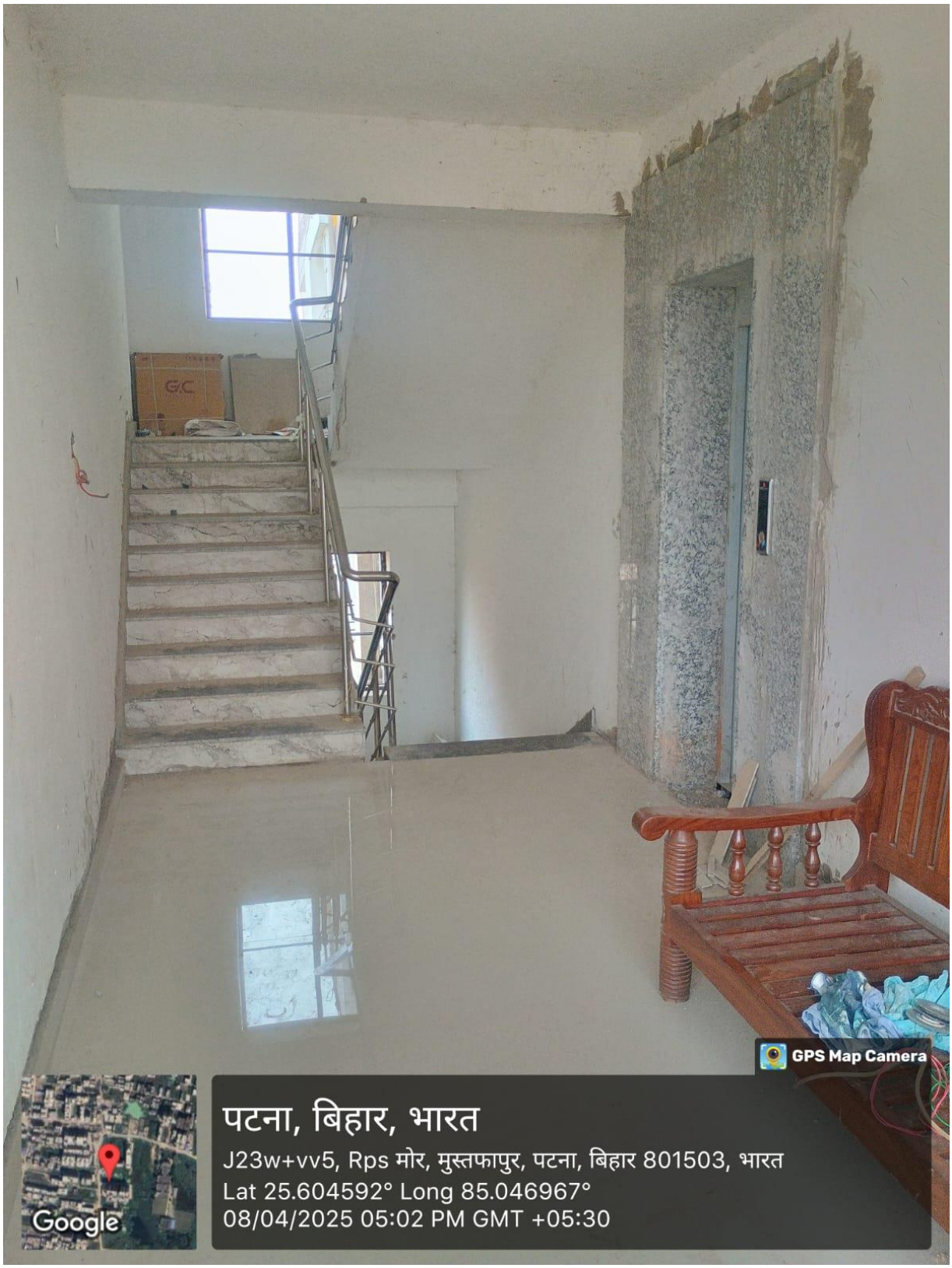

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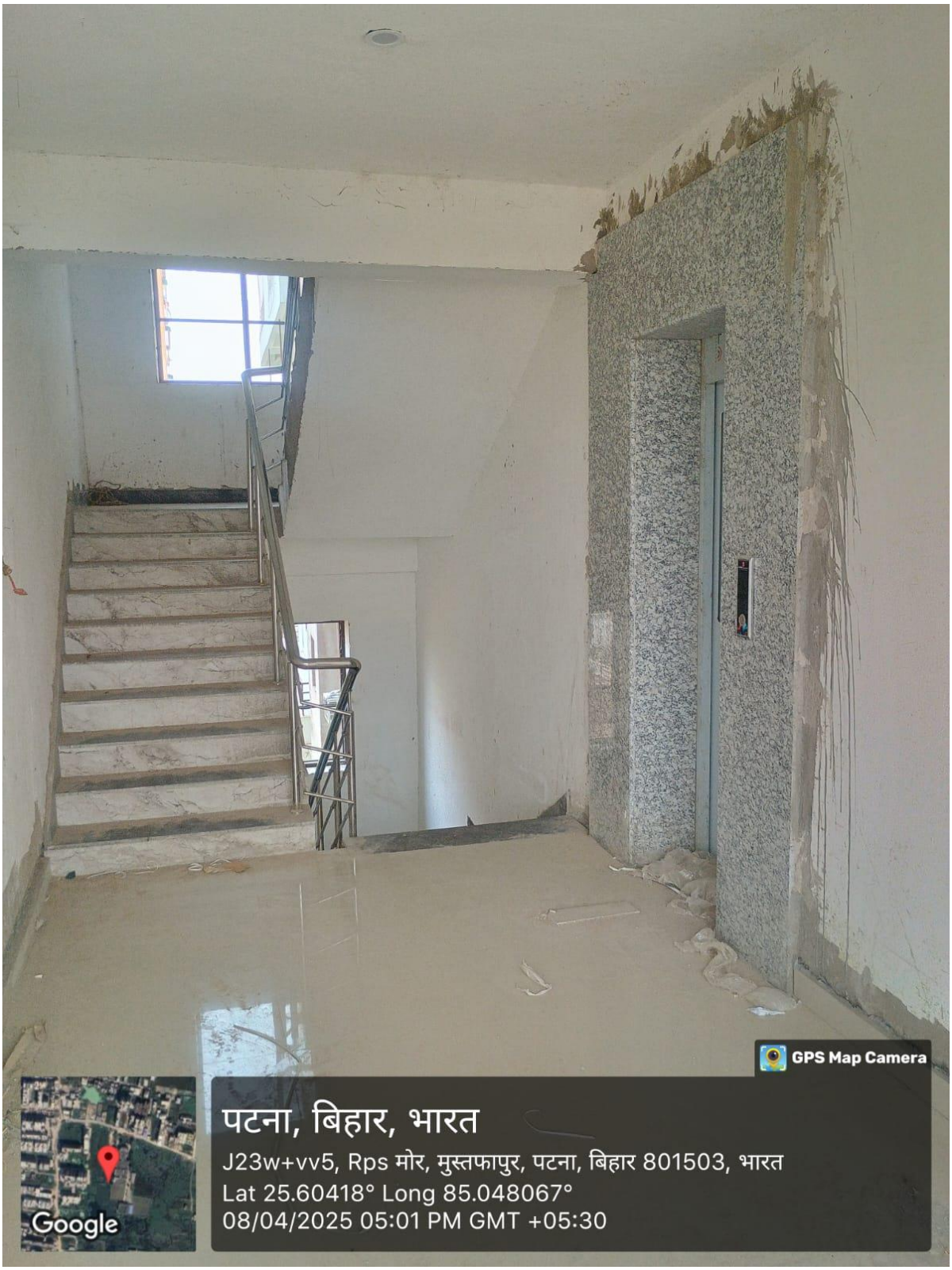

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Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/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

Rudraksha Infrastructure.



Partner

Date :

1700

Provisional Fire Clearance **(Above 15 Mtr. Height)**

Letter No. 856 /

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar. Mukesh Kumar
Regd.No.-CA/2010/50220
Jagdew Path, Patna.

Patna Dt. 07 / 04 /2021

Sub :- The views regarding Proposed Residential Building of above 15 mtr. In height to be constructed at Mauza-Kothwan, Dist-Patna.

Sir,

Please refer to your letter No.-MKA/FIRE/2021-MARCH-12, dt.–18.03.2021 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a (B+G+6) (Total B/U area-2982.90 Sqmtr.), Proposed Residential Building, shall be constructed on 60 feet wide road belongs to M/s Rudraksh Infrastructure, Partner-Sri Bhanu Kumar, S/o-Late Parasnath Pandey, Plot No.-330(P), Khata No.-153, Thana No.-37, Thana-Danapur/Khagaul, Mauza-Kothwan, Dist-Patna.

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/ Developer/Land owner as the case may be.

i) **Construction :**

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
b) The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
e) In case of two staircase, one must be on outer wall.
f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

RUDRAKSHA INFRASTRUCTURE
PARTNER

RUDRAKSHA INFRASTRUCTURE
PARTNER

iv) **LIFT :-**

a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m².

b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.

c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.

d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.

e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

v) That active Fire protection system such as down comer system/wet rising system with landing valve and hose reel at each floor incorporated should be as per approved map. ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

vi) That an underground water tank & overhead water static tank should be made as per approved map. Should be made available before occupancy.

vii) That the internal finishing shall be non-combustible or class – I surface spread of flame.

viii) That electric cables must be shield at each floor with intumescent coating .

ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.

x) That the building must be constructed on at least should be made as per approved map and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong , the Architect / Passing authority shall be held responsible.

xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).

xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp.

Encl – As Above

Yours faithfully,

04/12

(Pankaj Sinha)
DIG HG & FS
Cum
State Fire Officer
Bihar, Patna

RUDRAKSHA INFRASTRUCTURE
PARTNER

RUDRAKSHA INFRASTRUCTURE
PARTNER

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

i) Construction :

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
b) The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c)
d) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
e) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
f) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) Open Space & Approach :

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and manoeuvrability of Fire appliance with turning facility.
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5 M respecting abutting the road.

iii) Stair Case :

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
e) In case of two staircase, one must be on outer wall.
f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) LIFT :

a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m².
b) The lift of the building shall be designed at high speed"Fire Lift""and conspicuously indicated marked in the plan.
c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.
d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.
e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

v) That active Fire protection system such as down comer system/wet rising system with landing valve and hose reel at each floor incorporated should be as per approved map. ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
vi) That an underground water tank & overhead water static tank should be made as per approved map. Should be made available before occupancy.
vii) That the internal finishing shall be non-combustible or class – I surface spread of flame.
viii) That electric cables must be shield at each floor with in tumescent coating .
ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.
x) That the building must be constructed on at least should be made as per approved map and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.
xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If anything wrong , the Architect / Passing authority shall be held responsible.
xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.
xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

RUDRAKSHA INFRASTRUCTURE
PARTNER

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PARTNER

04/11

DIG HG & FS
Cum
State Fire Officer
Bihar, Patna