FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending ~~March~~/~~June~~/**Sept**/~~December~~ of **2024**.

I. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP00164_004/76/R-1581/2023**		
Name of Promoter	**Kuber Aashiyana Private Limited**		
Name of Project	**NILGIRI PALACE**		
Project Address	**Bhagwan Mahavir Path, Lalkothi Lane, P.S. - Tatarpur**		
Project Registration is valid up to	**31-03-2028**	Starting date of Project	09-06-2023
Type of Project or Phase of the Project	Residential	Period of validity of map by the Competent Authority	31-03-2023

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building	Apartment Type		Carpet Area	Total Number of Sanctioned Apartments	Total Number of Apartments
NILGIRI PALACE	2 BHK - 3 BHK -	**NIL** **NIL**	**-**	**16**	1. Booked/ Allotted - **01** 2. Sold - NIL

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Parking	Total Number of Parking	
NILGIRI PALACE	**16**	Booked/Allotted	**01**
		Sold	**NIL**

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	**Already Filed along with Registration Application.**			
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

V. CONSTRUCTION PROGRESS OF THE PROJECT		
1. Plan Case No. **321/BMC/MAP/2022-23** (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)	**-**
3.	Podiums (if any)	**-**
4.	Plinth	**100 %**
5.	Stilt Floor	**100 %**
6.	Slabs of Super Structure	**60 %**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**-**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**-**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**-**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**-**
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 me be 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	**No**	**-**	**-**
2.	Water Supply	**Yes**	**100 %**	**-**
3.	Sewerage (Chamber, Line, Septic Tank, STP)	**No**	**-**	**-**
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 Fire Safety Requirements	**No**	**-**	**-**
13.	Closed Parking	**Yes**	**50 %**	**-**
14.	Open Parking	**No**	**-**	**-**
15.	Electrical Meter Room, Sub- Station, Receiving Station	**Yes**	**-**	**-**

VI. (A) EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
S. No.		Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
1.	Internal Roads and foot paths	**-NOT APPLICABLE -**		
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/ Rainwater Harvesting			
9.	Energy Management			

VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	**-**
	2.	Rear Elevation	**-**
	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.	**172102000010345**
2.	Estimated Cost of the Project including land cost at the start of the Project	**₹ 3,37,46,500**
3.	Amount received during the Quarter	**₹ 26,73,9200**
4.	Actual Cost Incurred during the Quarter	**₹ 7,25,305**
5.	Net amount at end of the Quarter	**₹ 1,57,77,018**
6.	Total expenditure on Project till date	**₹ 1,57,77,018**
7.	Cumulative fund collected till the end of Quarter in question	**₹ 44,54,720**
8.	Cumulative expenditure done till the end of Quarter in question	**₹ 1,57,77,018**

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	
1.	Registered Mortgage has been created in the name of SBI SME Bhagalpur Branch against Project Finance of ₹ 2,00,00,000.

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	**NO CASES**
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	**NIL**
2.	Agreement for Sale	**1**

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging?

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.

FOR KUBER AASHIYANA PRIVATE LTD.

DIRECTOR

Signature of Promoter
Name: Ashish Ranjan
Date: 04-11-2024