FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending Oct-Dec of 2024-2025 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U45400BR2021PTC053741
Firm Address:	RAM NARESH PRASAD,RITI RIWAZ RD, SOUTH BUHPATIPUR BEHIND PATNA CONVENT SCHOOL,WEST RAMKRISHNA NAGAR PATNA Patna BR 800020
Total Experience of promoter in Real Estate Sector	Ongoing Project KARUNA ENCLAVE
Total Experience in Real Estate After Implementation of RERA	Ongoing Project KARUNA ENCLAVE
No of Project done Before Implementation of RERA	No Any
No of Project done After Implementation of RERA	One Ongoing Project KARUNA ENCLAVE

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP12289-001/131/R-1607/2023
Name of Project/Phase of Registered Project	KARUNA ENCLAVE
Name of Promoter	SAMRIDDHI ENGICON PRIVATE LIMITED
Project Address	MAUZA- SIPARA, BHUPATIPUR, PLOT NO.- 598 (P), KHATA NO.- 110, THANA NO.- 27, THANA-JAKKANPUR, DIST- PATNA BIHAR
Name of Co-promoter	NA
Project Registration is valid up to	28/08/2028
Starting date of Project or Phase of the Project	15/10/2023
Type of Project or Phase of the Project	Residential/Group Housing
Period of validity of map by the Competent Authority	Five Years from the date of passing of MAP

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqm)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share– 15	Total Number of Apartments in Landowner's share– 15
Karuna Enclave	4 BHK	159.60	1	1. Booked /Allotted- 06 2. Sold-00	3. Booked /Allotted- 0 4. Sold-0
Karuna Enclave	2 BHK	67.59	1		
Karuna Enclave	2 BHK	70.50	1		
Karuna Enclave	4 BHK	159.79	1		
Karuna Enclave	2 BHK	66.63	1		
Karuna Enclave	2 BHK	68.58	1		
Karuna Enclave	3 BHK	76.81	3		
Karuna Enclave	2 BHK	67.59	3		
Karuna Enclave	2 BHK	70.53	3		
Karuna Enclave	3 BHK	79.78	3	Percentage of booking- 40%	Percentage of booking-0%
Karuna Enclave	3 BHK	74.90	3		
Karuna Enclave	2 BHK	66.63	3		
Karuna Enclave	2 BHK	68.58	3		
Karuna Enclave	3 BHK	76.81	3		

Association of Allotte not be made because, booking percentage not exceeds 50% yet.

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of SanctionedGarages	Total Number of Garages:	
Karuna Enclave	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.				
3.	Water Supply Permission				

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.- P/SIPARA/PRN-G+4/552/2022 (Karuna Enclave) (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 (4)
1.	Excavation (if any)	**100%**	**10-11-2023**
2.	Basements (if any)	**NA**	
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**09-02-2024**
5.	Stilt Floor	**70%**	**12-04-2025**
6.	Slabs of Super Structure	**100%**	**01-01-2027**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**25%**	**06-06-2027**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**01-02-2028**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**30%**	**04-04-2027**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**04-12-2027**
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.	**15%**	**02-04-2028**

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		
2.	Water Supply	Yes	100%	02-02-2024
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	02-04-2028
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	Yes	0%	02-03-2028
11.	Energy Management	No		
12.	Fire Protection and FireSafety Requirements	Yes	0%	04-12-2027
13.	Closed Parking	Yes	0%	04-11-2027
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	04-12-2027
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

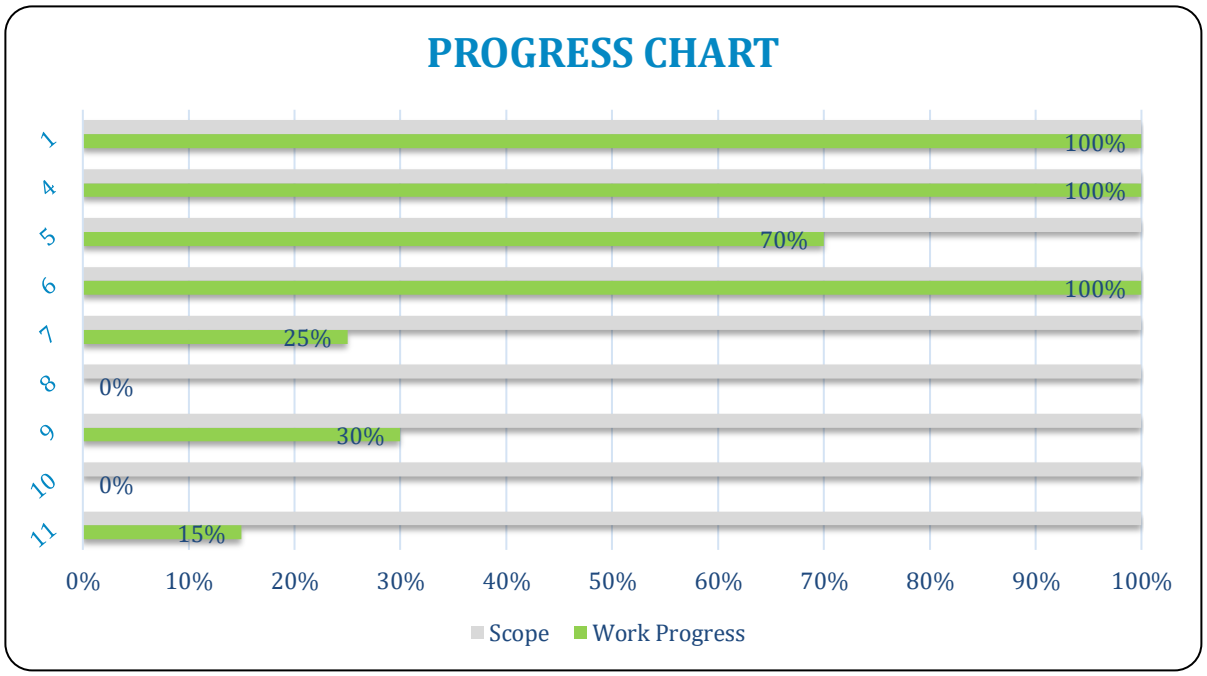
S.No. (1)	Particulars (2)	Amount (in Rs.) (3)
1	Project Account No.	2968002100011503 (E) 2968002100011549 (C) 2968002100011558 (R)
2	Estimated Cost of the Project including land cost atthe start of the Quarter	8,85,20,000.00 /-
3	Estimated Development Cost of the Project at the Start of the Project (Excluding Land Cost)	5,60,00,000.00/-
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5	Amount received during the Quarter	28,45,136.00/-
6	Actual Cost Incurred during the Quarter	42,93,508.50/-
7	Net amount at end of the Quarter	1,33,035.11/-
8	Total expenditure on Project **till date**	1,60,54,440.89/-
9	Cumulative fund collected till the end of Quarter in question	1,61,87,476.00/-
10	Cumulative expenditure done till the end of Quarter in question	1,60,54,440.89/-

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.	0
4.	No of Suo - Moto cases against this project Case No. Name of Parties.	0
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties.	0
B	Sale/Agreement for Saleduring the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	03
3.	No. of possessions given to allottees	0

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	
4 BHK	1	Allotte Name	Flat No.	Allotte Name	Flat No.
2 BHK	1	Prerna	305	Dolly Mishra	108
2 BHK	1	Manoj Kumar Chourasia	301		
4 BHK	1	Manoj Kumar	306		
2 BHK	1	Jay Kumar	201		
2 BHK	1	Khushboo Kumari	203		
3 BHK	3	Punam Kumari	105		
2 BHK	3				
2 BHK	3				
3 BHK	3				
3 BHK	3				
2 BHK	3				
2 BHK	3				
3 BHK	3				

XV. Brochure Attached

XVI Grievance Redressal Officer

Name:-Rajat Kumar
Contact No.- 7856072048
E mail id:- rajatsap1984@gmail.com
Address:- Ram Naresh Prasad,Riti Riwaz Rd,South Buhpatipur Behind Patna Convent School,West Ramkrishna Nagar Patna Patna Bihar 800020

Project Site Photographs




GPS Map Camera
Patna, Bihar, भारत
H4fm+c6j, Bhupatipur S Ln, New Atwarpur, Patna, Bihar 800020, भारत
Lat 25.573288° Long 85.133045°
31/12/24 03:21 PM GMT +05:30
Google


KARUNA ENCLAVE
SAMRIDDHI ENGICON PVT. LTD.
GPS Map Camera
पटना, बिहार, भारत
H4cm+rcg, Near Riti Riwaj Resort, वेस्ट रामकृष्ण नगर, लोहिया नगर, पटना, बिहार 800020, भारत
Lat 25.573167° Long 85.132862°
31/12/24 03:22 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

SAMRIDDHI ENGICON PVT. LTD.

DIRECTOR

Name: Rajat Kumar

Date :