

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U70109BR2020PTC048974	Name of Firm	MODERNCITY INFRATECH PRIVATE LIMITED
Firm Address :	C/O-PREM SHILA DEVI BANKERS COLONY, GOBARSAHI CHOWK NA MUZAFFARPUR Muzaffarpur BR 842001		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP12462-001/181/R-1636/2024	Name of Project/Phase of Registered Project	DEEP NARAYAN ENCLAVE
Name of Promoter	MODERNCITY INFRATECH PRIVATE LIMITED	Project Address	NEAR MAJHAULIA GUMTI, MUZAFFARPUR
Name of Co-promoter	N/A		
Project Registration is valid up to	10-05-2028		
Starting date of Project or Phase of the Project	18-01-2024		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	10-05-2028		

MODERNCITY INFRATECH PRIVATE LIMITED

Jyendra Kumar

DIRECTOR

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS						
Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - FLAT-22	Total Number of Apartments in Landowner's share - FLAT-18
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	24 16		FLAT-40	1. Booked / Allotted -07 2. Sold-NIL Percentage of booking 31.81%	3. Booked/ Allotted-NIL Sold -NIL Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	07
	40	2. Sold	NIL

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	N/A			
2.	Fire N.O.C.	DIRECTOR-CUM – STATE FIRE OFFICER, BIHAR, PATNA		27-07-2023	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

MODERN CITY INFRA TECH PRIVATE LIMITED

Jeetendra Kumar

DIRECTOR

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 10-01/2023

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	N/A	
2.	Basements (if any)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	50%	30-05-2025
5.	Stilt Floor	50%	31-08-2025
6.	Slabs of Super Structure	40%	31-03-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	40% 0% 0% 0%	30-09-2026 31-03-2027 30-09-2027 31-12-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	31-12-2027 30-09-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20% 0% 0%	31-12-2027 30-08-2027 31-12-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	31-12-2027 31-12-2027 31-03-2028

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Jeyendhar Kumar

DIRECTOR

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.	0%	31-03-2028
		100%	31-03-2028
		0%	30-04-2028
		0%	
		0%	
	Any other activities	0%	30-05-2028

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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	30-05-2028
2.	Water Supply	YES	0%	31-03-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30-05-2028
4.	Storm Water Drains	YES	0%	30-05-2028
5.	Landscaping & Tree Planting	YES	0%	30-05-2028
6.	Street Lighting	YES	0%	30-05-2028
7.	Community Buildings	NO	N/A	

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Jyendra Kumar

DIRECTOR

8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	0%	30-05-2028
10.	Water Conservation / Rain Water Harvesting	YES	0%	30-05-2028
11.	Energy Management	YES	0%	30-05-2028
12.	Fire Protection and Fire Safety Requirements	YES	0%	30-05-2028
13.	Closed Parking	YES	0%	30-05-2028
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	30-05-2028
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
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			

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Jitendra Kumar

DIRECTOR

8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

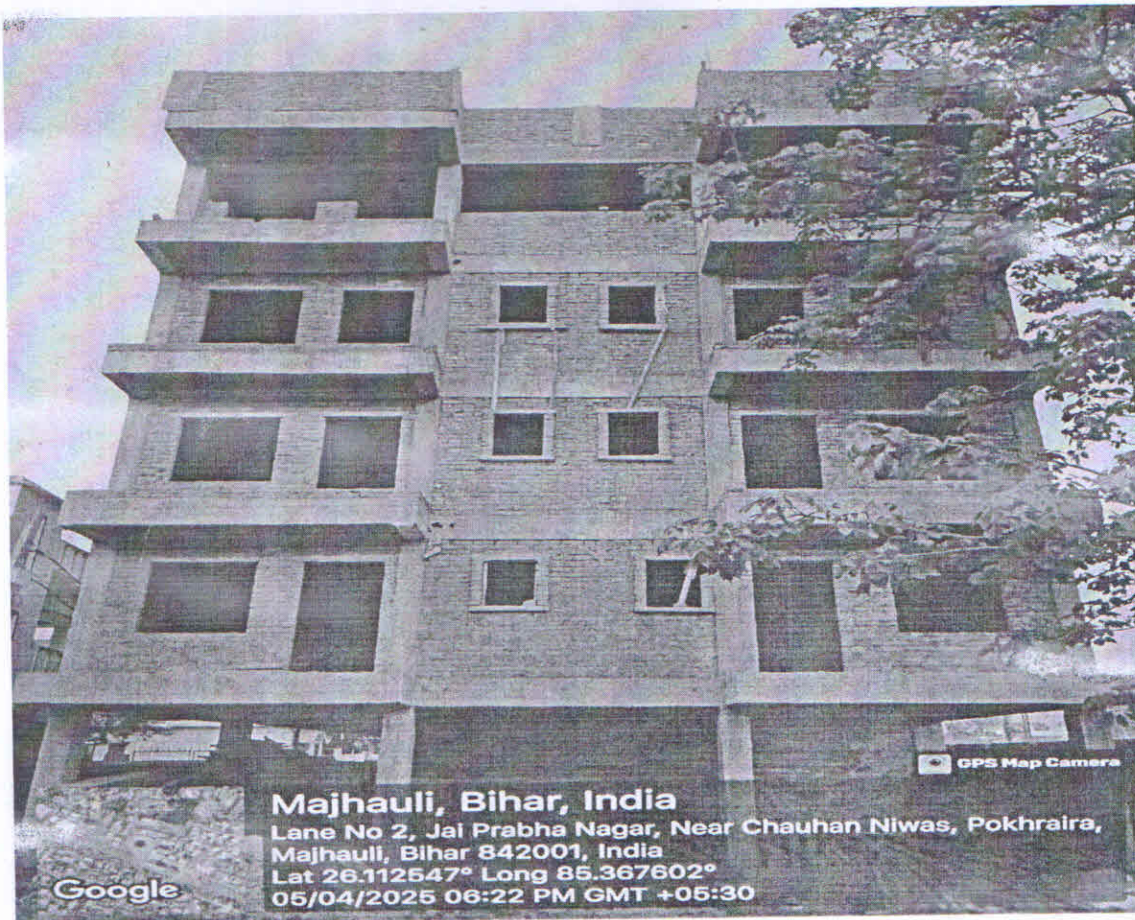
(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	



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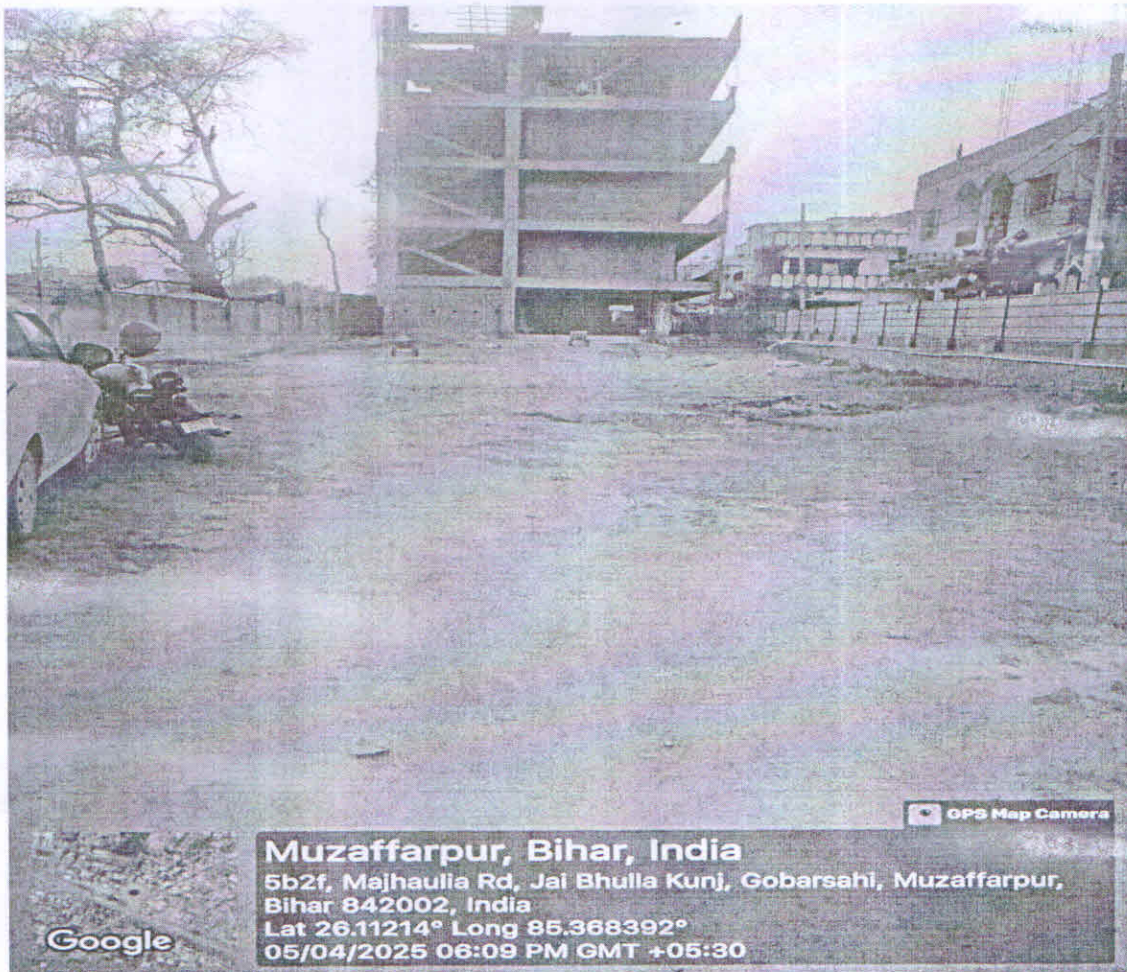
Sitender Kumar

DIRECTOR



MODERN CITY INFRA TECH PRIVATE LIMITED

Sandeep Kumar
DIRECTOR



X. FINANCIAL PROGRESS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	5518785291
2.	Estimated Cost of the Project including land cost at the start of the Project	8,97,99,720=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,72,64,720=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	23,25,400=00
6.	Actual Cost Incurred during the Quarter	23,13,141=00
7.	Net amount at end of the Quarter	12,259=00
8.	Total expenditure on Project till date	1,26,04,426=00
9.	Cumulative fund collected till the end of Quarter in question	56,46,300=00
10.	Cumulative expenditure done till the end of Quarter in question	1,26,04,426=00

MODERN CITY INFRA TECH PRIVATE LIMITED
 Jyoti K. Jyoti K.

DIRECTOR

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	

XII. MISCELLANEOUS

A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	01
3.	No. of possessions given to allottees	NIL

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				
Total Number of sanctioned apartments 1 BHK- 2 BHK, -24 3 BHK-16 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc		Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc	
	FLAT NO.	FLAT TYPE	FLAT NO.	FLAT TYPE
	204	2 BHK	409	2 BHK
	409	2 BHK		
	101	3 BHK		
	201	3 BHK		
	210	3 BHK		
	103	2 BHK		
	209	2 BHK		
	310	3 BHK		

MODERN CITY INFRA TECH PRIVATE LIMITED

Sikendra Kumar

DIRECTOR

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : JITENDRA KUMAR

Contact No : 8210262165

Email id : moderncityinfratech@gmail.com

Address : C/O-PREM SHILA DEVI BANKERS COLONY, GOBARSAHI CHOWK NA MUZAFFARPUR

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.

Jitendra kumar

Signature of Promoter

Name: *Jitendra kumar*

MODERN CITY INFRA TECH PRIVATE LIMITED

Date: 10 APR 25

DIRECTOR