

**FORM-7 [REGULATION-9]**

Quarterly progress report for quarter ending March of 2025

| <b>I. PARTICULARS OF PROMOTERS</b>                                                                                 |                                                                                         |                                                           |         |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------|---------|
| Promoter's Registration Number/CIN No/Registration no. of the Partnership firm/LLP Identification number/Any other | P.T/TBSE-REG/2020/06112                                                                 | Name of the Promoter's Entity<br><br>ALPHA INFRASTRUCTURE | Remarks |
| Address of the Promoter's Entity :                                                                                 | 201, VISHNU PALACE, EAST BORING CANAL ROAD, PATNA-800001                                |                                                           |         |
| Total Experience of the promoter in Real Estate sector (In Completed years)                                        | 12 YEARS                                                                                |                                                           |         |
| Total Experience in Real Estate Sector after Commencement of RERA (In Completed years)                             | 08 YEARS                                                                                |                                                           |         |
| No of Projects done before Commencement of RERA                                                                    | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project | NIL                                                       |         |
| No of Project done After Commencement of RERA                                                                      | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project | 02                                                        |         |

| <b>II. PARTICULARS OF PROJECT</b>                                         |                                |                 |                                |
|---------------------------------------------------------------------------|--------------------------------|-----------------|--------------------------------|
| Project Registration Number                                               | BRERAP12638-001/19/R-1665/2024 | Name of Project | GULMOHAR ENCLAVE               |
| Name of Promoter                                                          | ALPHA INFRASTRUCTURE           | Project Address | ARA GARDEN, JAGDEO PATH, PATNA |
| Project Registration is valid up to                                       | 29-01-2029                     |                 |                                |
| Starting date of Project                                                  | 04-04-2024                     |                 |                                |
| Type of Project                                                           | Residential                    |                 |                                |
| Name of the Competent Authority which sanctioned the project map          |                                |                 |                                |
| Period of validity of map as granted by the Competent Authority concerned | 29-01-2029                     |                 |                                |

**III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS**

**ALPHA INFRASTRUCTURE**  


**Partner**

| Building/<br>Block<br>Number | Apartment/<br>Unit Type                                                         | Carpet<br>Area          | Total Number<br>of sanctioned<br>apartments/<br>unit-wise | Total<br>Numbers of<br>apartments<br>in<br>Promoter's<br>share-10<br>Flat+1 Flat<br>50% | Total<br>Numbers of<br>apartments<br>in<br>Promoter's<br>share-10<br>Flat+1 Flat<br>50% | Total<br>Numbers of<br>apartments<br>in<br>Landowner's<br>share 08<br>Flat+1 Flat<br>50% | Total<br>Numbers of<br>apartments<br>in<br>Landowner's<br>share 08<br>Flat+1 Flat<br>50% |
|------------------------------|---------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
|                              |                                                                                 |                         |                                                           | Booked                                                                                  | Agreement<br>for sale<br>Executed                                                       | Booked                                                                                   | Agreement<br>for sale<br>Executed                                                        |
|                              | 1-BHK                                                                           |                         |                                                           |                                                                                         |                                                                                         |                                                                                          |                                                                                          |
|                              | 2-BHK                                                                           |                         |                                                           |                                                                                         |                                                                                         |                                                                                          |                                                                                          |
|                              | 3-BHK                                                                           |                         | 19                                                        | 03                                                                                      | 05                                                                                      |                                                                                          |                                                                                          |
|                              | 4-BHK and<br>over                                                               |                         |                                                           |                                                                                         |                                                                                         |                                                                                          |                                                                                          |
|                              | shop                                                                            |                         |                                                           |                                                                                         |                                                                                         |                                                                                          |                                                                                          |
|                              | Office Space                                                                    |                         |                                                           |                                                                                         |                                                                                         |                                                                                          |                                                                                          |
|                              | Bungalow                                                                        |                         |                                                           |                                                                                         |                                                                                         |                                                                                          |                                                                                          |
|                              | Plots (in<br>case of plots<br>specific area<br>of plot must<br>be<br>mentioned) |                         |                                                           |                                                                                         |                                                                                         |                                                                                          |                                                                                          |
|                              |                                                                                 | Total<br>Carpet<br>Area |                                                           | % of total<br>Units<br>28.57%                                                           | % of total<br>Units<br>47.61%                                                           | % of total<br>Units                                                                      | % of total<br>Units                                                                      |

#### IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

The details of the Association of Allottees need to be provided in the proforma of Association of Allottees attached with this Form.

#### V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO./OFFICE SPACE/SHOP/ETC.

| (A) Cancelled by Allottees                                                             | (B) Cancelled by Promoters                                                               |
|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Flat No./Plot no./Shop No./Etc. :                                                      | Flat No./Plot no./Shop No./Etc. :                                                        |
| *whether notice and reminder of cancellation was Served to the promoters by Allottee/s | *whether notice and reminder of cancellation has been Served to the Allottees by serving |
| Yes/No                                                                                 | Yes/No                                                                                   |

#### VI. DISCLOSURE OF BOOKED INVENTORY OF GARAGES/PARKING SPACE

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*R. 202 SL*

Partner

| Building Wise / Block Number | Total Number of Sanctioned Garages/Parking Space | Total Number of Garages/Parking Space:<br>1. Booked/Allotted |
|------------------------------|--------------------------------------------------|--------------------------------------------------------------|
|                              | 19                                               | 08                                                           |

## VII. 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                             | Validity up to | Attach Copy |
|--------|---------------------------------------------------------|-----------------------------------------------|----------------|-------------|
| 1.     | Environment Clearance                                   | N/A                                           |                |             |
| 2.     | Fire N.O.C.                                             | DIRECTOR-CUM-STATE FIRE OFFICER, BIHAR, PATNA | 01-06-2023     |             |
| 3.     | Airport Authority of India N.O.C.                       | AAI                                           | 14-02-2023     |             |
| 4.     | Water Supply Permission                                 | N/A                                           |                |             |
| 5.     | Other Approval(s), if any, required for the Project.    | N/A                                           |                |             |

## VIII. PROGRESS OF THE PROJECT-INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartment/Plots/Bungalow, the details have to be filled for each Block separately

| S. No.<br>(1) | Tasks/Activity (2)                                                                                 | Percentage of Actual Work Done<br>(As on date of the Certificate)<br>(3) | Expected Completion date in<br>(dd/mm/yyyy)<br>Format |
|---------------|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------|
| 1.            | Excavation (if any)                                                                                | 100%                                                                     |                                                       |
| 2.            | Basements (if any)                                                                                 | N/A                                                                      |                                                       |
| 3.            | Podiums (if any)                                                                                   | N/A                                                                      |                                                       |
| 4.            | Plinth                                                                                             | 80%                                                                      |                                                       |
| 5.            | Stilt Floor                                                                                        | 0%                                                                       |                                                       |
| 6.            | Slabs of Super Structure                                                                           | 20%                                                                      |                                                       |
| 7.            | Internal walls,<br>Internal Plaster,<br>Floorings,<br>Doors and Windows within Flats<br>/Premises. | 0%<br>0%<br>0%<br>0%                                                     |                                                       |

ALPHA INFRASTRUCTURE

*[Signature]*

Partner

|     |                                                                                                                                                                                                                                                     |                      |  |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--|
| 8.  | Sanitary Fittings within the Flat/Premises,<br>Electrical Fittings within the Flat/Premises                                                                                                                                                         | 0%<br>0%             |  |
| 9.  | Staircases,<br>Lifts Wells and Lobbies at each Floor level,<br>Overhead and Underground Water Tanks.                                                                                                                                                | 0%<br>0%<br>0%       |  |
| 10. | External plumbing and external plaster, elevation,<br>completion of terraces with waterproofing of the Building/Wing.                                                                                                                               | 0%<br>0%<br>0%<br>0% |  |
| 11. | Installation of Lifts, water pumps,<br>Fire Fighting Fittings and Equipment as per prescribed norms                                                                                                                                                 | 0%<br>100%<br>0%     |  |
| 12. | N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms                                                                                                                                   | 0%                   |  |
| 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.<br>Any other activities | 0%<br>0%<br>0%       |  |
| 14. | Overall Percentage of Actual work Done and Final Completion date                                                                                                                                                                                    |                      |  |

**IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS –  
PROGRESS RELATED TO AMENITIES AND COMMON AREA**

**ALPHA INFRASTRUCTURE**

 **Partner**

| 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/yyyy) Format |
|--------|------------------------------------------------------------------|-------------------|----------------------------------------------------------------|-------------------------------------------------|
| (1)    | (2)                                                              | (3)               | (4)                                                            | (5)                                             |
| 1.     | Internal Roads & Footpaths                                       | YES               | 0%                                                             |                                                 |
| 2.     | Water Supply                                                     | YES               | 0%                                                             |                                                 |
| 3.     | Sewerage (Chamber, Line, Septic Tank, STP)                       | YES               | 0%                                                             |                                                 |
| 4.     | Storm Water Drains                                               | YES               | 0%                                                             |                                                 |
| 5.     | Landscaping & Tree Planting                                      | YES               | 0%                                                             |                                                 |
| 6.     | Street Lighting                                                  | YES               | 0%                                                             |                                                 |
| 7.     | Community Buildings                                              | NO                | N/A                                                            |                                                 |
| 8.     | Treatment and Disposal of Sewage and Sullage Water               | YES               | 0%                                                             |                                                 |
| 9.     | Solid Waste Management & Disposal                                | YES               | 0%                                                             |                                                 |
| 10.    | Water Conservation / Rain Water Harvesting                       | YES               | 0%                                                             |                                                 |
| 11.    | Energy Management                                                | YES               | 0%                                                             |                                                 |
| 12.    | Fire Protection and Fire Safety Requirements                     | YES               | 0%                                                             |                                                 |
| 13.    | Closed Parking                                                   | YES               | 0%                                                             |                                                 |
| 14.    | Open Parking                                                     | NO                | N/A                                                            |                                                 |
| 15.    | Electrical Meter Room, Sub-Station, Receiving Station            | YES               | 0%                                                             |                                                 |
| 16.    | Others (Option to Add More)                                      |                   |                                                                |                                                 |
| 17.    | Overall Percentage of Actual Work Done and final Completion date |                   |                                                                |                                                 |

ALPHA INFRASTRUCTURE



Partner

| <b>X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT</b> |                                             |                     |                                                                         |                                                           |
|----------------------------------------------------------------------------------|---------------------------------------------|---------------------|-------------------------------------------------------------------------|-----------------------------------------------------------|
|                                                                                  |                                             | PROPOSED<br>YES/NO. | PERCENT AGE OF<br>ACTUAL WORK<br>DONE (As<br>on date of<br>certificate) | Expected<br>Completion<br>date in<br>(dd/mm/yy)<br>Format |
| 1.                                                                               | Internal Roads and foot<br>paths            |                     |                                                                         |                                                           |
| 2.                                                                               | Water Supply                                |                     |                                                                         |                                                           |
| 3.                                                                               | Sewerage Chambers Septic<br>Tank            |                     |                                                                         |                                                           |
| 4.                                                                               | Drains                                      |                     |                                                                         |                                                           |
| 5.                                                                               | Parks, Land Scaping and<br>Tree Planting    |                     |                                                                         |                                                           |
| 6.                                                                               | Street Lighting                             |                     |                                                                         |                                                           |
| 7.                                                                               | Disposal of sewage & sullage<br>water       |                     |                                                                         |                                                           |
| 8.                                                                               | Water conservation/Rain<br>Water Harvesting |                     |                                                                         |                                                           |
| 9.                                                                               | Energy Management                           |                     |                                                                         |                                                           |

#### **XI. FINANCIAL PROGRESS OF THE PROJECT**

**ALPHA INFRASTRUCTURE**



**Partner**

| S. No.<br>(1) | Particulars<br>(2)                                                                          | Amount (In Rs.)<br>(3) |
|---------------|---------------------------------------------------------------------------------------------|------------------------|
| 1.            | Project Account No.                                                                         | 42596963628            |
| 2.            | Estimated Cost of the Project including land cost at the start of the Project               | 7,15,16,000=00         |
| 3.            | Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) | 3,80,00,000=00         |
| 4.            | Any Variation in Development Cost which is declared at the start of the Project .           | N/A                    |
| 5.            | Amount received during the Quarter                                                          | 15,92,920=00           |
| 6.            | Actual Cost Incurred during the Quarter                                                     | 24,88,386=00           |
| 7.            | Net amount at end of the Quarter                                                            | 2,644=44               |
| 8.            | Total expenditure on Project till date                                                      | 46,73,601=00           |
| 9.            | Cumulative fund collected till the end of Quarter in question                               |                        |
| 10.           | Cumulative expenditure done till the end of Quarter in question                             | 46,73,601=00           |
| 11.           | Percentage of Expenditure incurred of the total Estimated development cost of the project   |                        |

**XIII. GEO TAGGED AND DATE PHOTOGRAPH (EACH BLOCK/BUILDING/APARTMENT/PLOTS/BUNGLOW) OF THE PROJECT**

**The photograph must have date.**

|     |         |                                                                                                                                                            |        |
|-----|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| (A) | Sr. No. |                                                                                                                                                            |        |
|     | 1.      | Photographs showing Front Elevation                                                                                                                        | Attach |
|     | 2.      | Photographs showing Rear Elevation                                                                                                                         | Attach |
|     | 3.      | Photographs showing Side Elevation (Both Sides)                                                                                                            | Attach |
|     | 4.      | Photograph of each floor showing the progress of interior works                                                                                            |        |
|     | 5.      | Photographs of Common Areas (Staircase, Lift Area, Terrace, parking, etc.)                                                                                 |        |
| (B) | Sr. No. |                                                                                                                                                            |        |
|     | 1.      | 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**

**ALPHA INFRASTRUCTURE**

*[Signature]*

Partner

|                                                                                                                                                                                                                   |                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A</b>                                                                                                                                                                                                          | <b>List of Legal Cases (if any) – Against Project / Promoter</b>                                                                                               |
| 1.                                                                                                                                                                                                                | (a) Case No.<br>(b) Name of Parties<br><br>Order passed, if Yes, Whether complied (Yes/No )      NO                                                            |
| 2.                                                                                                                                                                                                                | No of Execution Cases against this project<br>(a) Case No.<br>(b) Name of Parties<br><br>Order passed, if Yes, Whether complied (Yes/No )      NO              |
| 3.                                                                                                                                                                                                                | No of Suo - Moto cases against this project<br>(a) Case No.<br>(b) Name of Parties<br><br>Order passed, if Yes, Whether complied (Yes/No )      NO             |
| 4.                                                                                                                                                                                                                | No of Certificate cases /PDR cases against this project<br>(a) Case No.<br>(b) Name of Parties<br><br>Order passed, if Yes, Whether complied (Yes/No )      NO |
| <b>XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART</b>                                                                                                                                                          |                                                                                                                                                                |
| a. Weather the project in progress as per time schedule or lagging behind? Yes/No<br>b. If yes, whether it would be completed on the completion date fixed as per RC. Yes/No.<br>c. If No, then Reason for delay: |                                                                                                                                                                |

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

|                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>XVII Name of Grievance Redressal Officer nominated by the promoter whom allottee can contact in case of any query or grievance</b>                                                         |
| <b>Name :</b> FIROZ SHAMIM<br><b>Contact No :</b> 9801319486<br><b>Email id :</b> alphainfrastructure192@gmail.com<br><b>Address :</b> 2ND , 201, VISHNU PLACE, EAST BORING CANAL ROAD, PATNA |

**Undertaking:**

**ALPHA INFRASTRUCTURE**

*(Signature)*

Partner

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.

**ALPHA INFRASTRUCTURE**

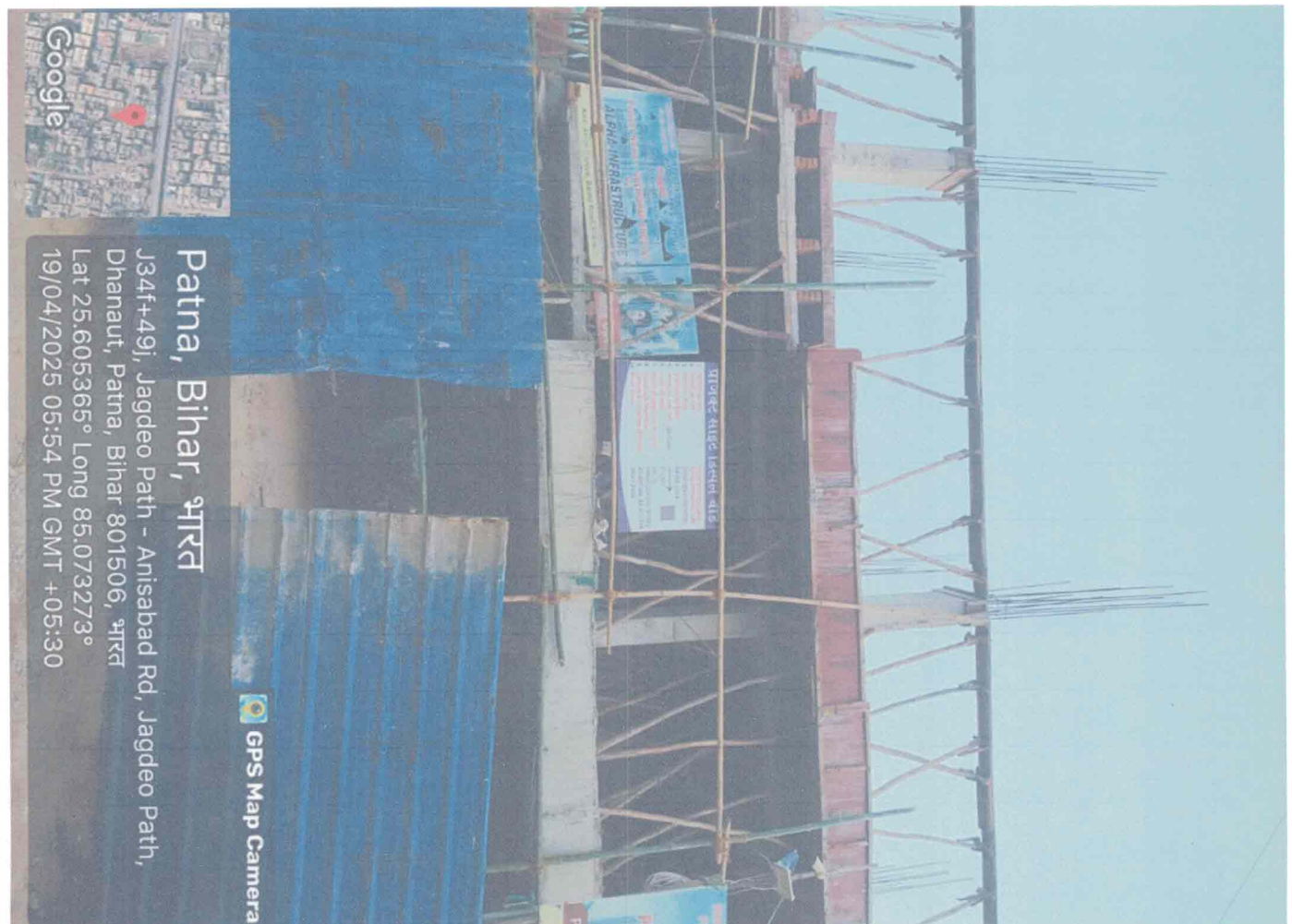


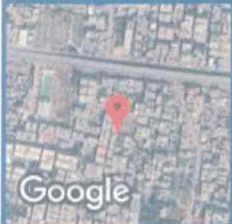
**Partner**

Signature of Promoter

Name:

Date:



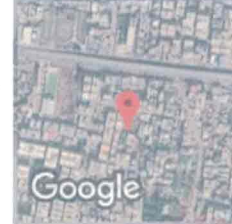


## Patna, Bihar, भारत

Jagmaano Shree Apartment, Arrah Garden Rd, Jagdeo Path, Rukanpura, Patna, Bihar 801506, भारत

Lat 25.605288° Long 85.073024°  
19/04/2025 05:53 PM GMT +05:30

GPS Map Camera



## पटना, बिहार, भारत

J34f+49j, जगदेव पथ - अनीसाबाद मार्ग, Jagdeo Path, धनौत, पटना, बिहार 801506, भारत

Lat 25.605296° Long 85.073177°  
19/04/2025 05:52 PM GMT +05:30

GPS Map Camera