FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45309DL2021PTC387711	Name of Firm	PANACEA BUILDPRO PRIVATE LIMITED
Firm Address :	Office No-04, Plot No-48, S/F Hasanpur, Delhi, East Delhi,Pin Code-110092		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA	01 YEARS		
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	BRERAP12744-001/65/R-1703/2024	Name of Project/Phase of Registered Project	MADHU VIHAR ARCADE
Name of Promoter	PANACEA BUILDPRO PRIVATE LIMITED	Project Address	LAKHANIBIGHA, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	08-03-2029		
Starting date of Project or Phase of the Project	07-06-2024		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	08-03-2029		

For PANACEA BUILDPRO PVT. LTD.

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 - Flats -19	Total Number of Apartments in Landowner's share - Flats-20
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	02 13 24		FLATS-39	1. Booked / Allotted -07 2. Sold-00	3. Booked/ Allotted-00 Sold -00
					Percentage of booking 5.26%	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)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
	39	1. Booked/Allotted -	07
		2. Sold -	00

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		11-12-2023	
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			

For PANACEA BUILDPRO PVT. LTD.

Mohit Rawshan

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. PMAA/PRN/LAKHNIBIGHA/DANAPUR/LB/UB+G+07/48/2023

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	80%	
3.	Podiums (if any)	N/A	
4.	Plinth	90%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	10-01-2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	10-01-2027 10-01-2027 25-04-2027 10-01-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	20-06-2026 28-10-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 0%	10-01-2027 10-01-2027 15-03-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	16-03-2028 15-05-2028 25-02-2029 15-04-2027

For PANACEA BUILDPRO PVT. LTD.

Mohit Raushan

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. Any other activities	0% 0% 0% 0% 0% 0% 0%	28-10-2027 28-10-2027 25-02-2027 19-12-2028 20-12-2028 20-12-2028

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	YES	0%	25-01-2029
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	29-09-2028
4.	Storm Water Drains	YES	0%	29-09-2028
5.	Landscaping & Tree Planting	YES	0%	12-12-2028
6.	Street Lighting	YES	0%	12-12-2028
7.	Community Buildings	NO	N/A	

For PANACEA BUILDPRO PVT. LTD.
Mohit Raushan
Director

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%	12-02-2029
11.	Energy Management	YES	0%	12-02-2029
12.	Fire Protection and Fire Safety Requirements	YES	0%	12-02-2029
13.	Closed Parking	YES	0%	15-03-2025
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO		

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			

For PANACEA BUILDPRO PVT. LTD.
Mohit Raushan
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	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	025372400000100
2.	Estimated Cost of the Project including land cost at the start of the Project	7,23,48,344=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	6,16,48,344=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	17,63,640=08
6.	Actual Cost Incurred during the Quarter	12,84,311=51
7.	Net amount at end of the Quarter	5,50,028=57
8.	Total expenditure on Project **till date**	12,84,311=51
9.	Cumulative fund collected till the end of Quarter in question	18,34,340=00
10.	Cumulative expenditure done till the end of Quarter in question	12,84,311=51

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

For PANACEA BUILDPRO PVT. LTD.

Director

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	NO
2.	Agreement for Sale	NO
3.	No. of possessions given to allottees	NO

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 -02
2 BHK, -13
3 BHK -24
4 BHK -
Shop-
Bungalow -
Plot etc

Details of allotment made so far with Flat number/ Bungalow - Plot etc

FLAT NO.	FLAT TYPE
101	3 BHK
102	2 BHK
103	2 BHK
301	3 BHK
302	2 BHK
303	2 BHK
501	3 BHK

Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc

XV. BROCHURE /Prospectus

For PANACEA BUILDPRO PVT. LTD.
Mohit Kaushal
Director

XVI Grievance Redressal Officer
Name : MOHIT RAUSHAN
Contact No : 9560224815
Email id : panaceabuildpropvtltd@gmail.com
Address : OFFICE NO-04, PLOT NO-48, S/F HASANPUR, DELHI, EAST DELHI,PIN CODE-110092

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 PANACEA BUILDPRO PVT. LTD.
Mohit Raushan
Director

Signature of Promoter

Name:

Date:


GPS Map Camera
Patna, Bihar, India
H2qp+47f, Khagaul, Patna, Nasirpur, Bihar 801503, India
Lat 25.587885° Long 85.035726°
11/01/25 11:37 AM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
H2qp+47f, Khagaul, Patna, Nasirpur, Bihar 801503, India
Lat 25.587878° Long 85.035727°
11/01/25 11:37 AM GMT +05:30
Google

FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date :10.01.2025

To,
The PANACEA BUILDPRO PVT. LTD.,
OFFICE NO:- 04, PLOT NO-48, S/F - HASANPUR
DELHI, EAST DELHI, PIN:- 110092

Subject : Certificate of Cost Incurred for Development of MADHU VIHAR ARCHADE for Construction of Residential Building((Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No:- 31 & 116, Thana No:- 41 Mauza:- Lakhani Bigha C.N.No./CTSNo./SurveyNo./Final Plot No:- 1295 & 1296 demarcated by its boundaries (latitude and longitude of the end points) Plot No:- 1297 to the North, Plot no:- 1294 to the South Branch Road to the East Plot No:- 1289 to the West of Division Patna Village:- Lakhani Bigha Block:- Danapur District- Patna, PIN:- 801105 admeasuring 1210.42 sq.mts. area being developed by PANACEA BUILDPRO PVT LTD.

Ref: Bihar RERA Registration Number :- BRERAP12744-001/65/R-1703/2024.

Sir,

We PANACEA BUILDPRO PVT LTD have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being MADHU VIHAR ARCHADE Residential Building situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No Plot bearing Khesra No/ Khata No:- 31 & 116, Thana No:- 41 Mauza:- Lakhani Bigha C.N.No./CTSNo./SurveyNo./Final Plot No:- 1295 & 1296 of Division:- Patna, Village:- Lakhani Bigha, Block:- Danapur, District:- Patna, Pin:- 801105 admeasuring 1210.42 sq.mts. area being developed by PANACEA BUILDPRO PVT. LTD.

1. Following technical professionals are appointed by Owner / Promoter:—

   (i) Shri SUBHAM KUMAR as L.S. / Architect ;
   (ii) Shri SUSHIL KUMAR as Structural Consultant
   (iii) Shri ONKAR PRASAD SRIVASTAV as MEP Consultant
   (iv) Shri VICKY KUMAR as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by

the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by VICKY KUMAR Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.6,16,48,344.00 (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate / Completion Certificate for the building(s) from the Patna Muncipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.12,84,311.51 (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from Patna Municipal Corporation (planning Authority) is estimated at Rs.6,03,64,032.49(Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building called MADHU VIHAR ARCHA
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 07.06.2024 date of Registration is	Rs.6,16,48,344.00
2	Cost incurred as on 31.12.2024 (based on the Estimated cost)	Rs.12,84,311.51
3	Work done in Percentage (as Percentage of the estimated cost)	10%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.6,03,64,032.49
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. _____

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. _____
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. _____
3	Work done in Percentage (as Percentage of the estimated cost).	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. _____
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,

SUSHIL KUMAR
Registration No.
BR/UDHD/SE/23-0111
UDHD, Govt. of Bihar

Signature of Engineer.

(Licence No. .....)

* Note :

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive

FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date-10.01.2025

To,

The PANACEA BUILDPRO PVT. LTD.,

OFFICE NO:- 04, PLOT NO-48, S/F - HASANPUR

DELHI, EAST DELHI, PIN:- 110092

Subject : Certificate of Cost Incurred for Development of MADHU VIHAR ARCHADE for Construction of Residential Building((Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No:- 31 & 116, Thana No:- 41 Mauza:- Lakhani Bigha C.N.No./CTSNo./SurveyNo./Final Plot No:- 1295 & 1296 demarcated by its boundaries (latitude and longitude of the end points) Plot No:- 1297 to the North, Plot no:- 1294 to the South Branch Road to the East Plot No:- 1289 to the West of Division Patna Village:- Lakhani Bigha Block:- Danapur District- Patna, PIN:- 801105 admeasuring 1210.42 sq.mts. area being developed by PANACEA BUILDPRO PVT LTD.

Ref: Bihar RERA Registration Number :- BRERAP12744-001/65/R-1703/2024.

Sir,

We PANACEA BUILDPRO PVT LTD have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being MADHU VIHAR ARCHADE Residential Building situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No Plot bearing Khesra No/ Khata No:- 31 & 116, Thana No:- 41 Mauza:- Lakhani Bigha C.N.No./CTSNo./SurveyNo./Final Plot No:- 1295 & 1296 of Division:- Patna, Village:- Lakhani Bigha, Block:- Danapur, District:- Patna, Pin:- 801105 admeasuring 1210.42 sq.mts. area being developed by PANACEA BUILDPRO PVT. LTD.

1 Following technical professionals are appointed by Owner / Promoter: —

i Shri SUBHAM KUMAR as L.S. / Architect;
ii Shri SUSHIL KUMAR as Structural Consultant
iii Shri ONKAR PRASAD SRIVASTAV as MEP Consultant
iv Shri VICKY KUMAR as Site Supervisor

Based on Site Inspection, with respect to each of the Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building of the Real Estate Project as registered vide number under _____Bihar RERA is as per

table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table-A

Building MADHU VIHAR ARCHADE (to be prepared separately for each building of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	
2.	Basements(if any)	80%	
3.	Podiums(if any)	N/A	
4.	Plinth	90%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	10.01.2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	10.01.2027 10.01.2027 25.04.2027 10.01.2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	20.06.2026 28.10.2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 0%	10.01.2027 10.01.2027 15.03.2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	16.03.2028 15.05.2028 25.02.2029 15.04.2027
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0% 0% 0% 0% 0% 0%	28.10.2027 28.10.2027 25.02.2027 19.12.2028 20.12.2028 20.12.2028

TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads &Footpaths	YES	0%	25.01.2029
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	29.09.2028
4.	Storm Water Drains	YES	0%	29.09.2028
5.	Landscaping & Tree Planting	YES	0%	12.12.2028
6.	Street Lighting	YES	0%	12.12.2028
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%	12.02.2029
11.	Energy Management	YES	0%	12.02.2029
12.	Fire Protection and Fire Safety Requirements	YES	0%	12.02.2029
13.	Electric Meter Room	YES	0%	15.03.2025
14.	Any Other Amenities			

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No. CA/2021/131542.

AR. SHUBHAM KUMAR
COA-CA/2021/131542