

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

Quarterly progress report for quarter ending 31<sup>st</sup> December of 2024.

| <b>I. PARTICULARS OF PROMOTERS</b>                                                                                     |                                                                                         |              |                                    |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------|------------------------------------|
| Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies | Identification No: <u>AAO-9353</u>                                                      | Name of Firm | <b>DURGA URBAN AND LEASING LLP</b> |
| Firm Address :                                                                                                         | Kamakhya Sadan, Mithla Niwas, Dwarka Prasad Lane, New Bigrappur, Patna- 800001, Bihar.  |              |                                    |
| Total Experience of promoter in Real Estate sector                                                                     | 14 Years                                                                                |              |                                    |
| Total Experience in Real Estate after Implementation of RERA                                                           | 07 Years                                                                                |              |                                    |
| No of Project done Before Implementation of RERA                                                                       | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project | 01           |                                    |
| No of Project done After Implementation of RERA                                                                        | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project | 02<br>02     |                                    |

| <b>II. PARTICULARS OF PROJECT</b>                    |                                                                                         |                                             |                                                                   |
|------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------|
| Project Registration Number                          | <b>BRERAP12755_001/56/R-1702/2024</b>                                                   | Name of Project/Phase of Registered Project | 77 Degree Resort                                                  |
| Name of Promoter                                     | <b>DURGA URBAN AND LEASING LLP</b>                                                      | Project Address                             | Thana No-01 Thana - Digha Mauza - Digha, Patna Bihar, Patna Bihar |
| Name of Co-promoter                                  | M/s. LV Nirman                                                                          |                                             |                                                                   |
| Project Registration is valid up to                  | 19.03.2029                                                                              |                                             |                                                                   |
| Starting date of Project or Phase of the Project     | 07.06.2024                                                                              |                                             |                                                                   |
| Type of Project or Phase of the Project              | 1. Residential<br>2. Commercial<br>3. Residential- cum-Commercial<br>4. Plotted project | Residential                                 |                                                                   |
| Period of validity of map by the Competent Authority | 06.03.2029                                                                              |                                             |                                                                   |

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

| Building/<br>Block<br>Number | Apartment/<br>Unit Type | Carpet<br>Area               | Total Nos. of<br>Sanctioned<br>Apartments/unit-<br>wise | Total<br>Number of<br>Apartments<br>in<br>Promoter's<br>share | Total<br>Number of<br>Apartments<br>in<br>Promoter's<br>Share- | Total<br>Number of<br>Apartments<br>in<br>Landowner<br>Share- | Total Number<br>of<br>Apartments<br>in Landowner<br>Share- |
|------------------------------|-------------------------|------------------------------|---------------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------|------------------------------------------------------------|
|                              |                         |                              |                                                         | Booked                                                        | Agreement<br>for sale<br>Executed                              | Booked                                                        | Agreement<br>for sale<br>Executed                          |
|                              | 4 BHK                   | 1,46,313                     | 78                                                      | 00                                                            | 02                                                             | Don't Know                                                    | Don't Know                                                 |
|                              | EWS Small               | Sq. Ft.<br>11,193<br>Sq. Ft. | 39                                                      | 00                                                            | 00                                                             | Don't Know                                                    | Don't Know                                                 |
|                              | EWS Bigger              | 13,998<br>Sq. Ft.            | 24                                                      | 00                                                            | 00                                                             | Don't Know                                                    | Don't Know                                                 |
|                              |                         |                              |                                                         |                                                               |                                                                |                                                               |                                                            |
|                              |                         |                              |                                                         |                                                               |                                                                |                                                               |                                                            |
|                              |                         | Total                        |                                                         | 00 % of<br>Total units                                        | 2.56% of<br>Total units                                        | % of Total<br>units                                           | % of Total<br>units                                        |

**IV. DETAILS OF ASSOCIATION OF ALLOTTEES:**

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

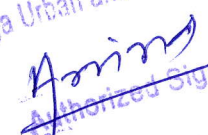
2.56% booking

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

|                                                                                                                                                                                                   |                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>(A) Cancelled by Allottees</b><br>FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC<br><br>*Whether notice and reminder of cancellation was served to the promoter by Allottees<br><br>Yes/No | <b>(B) Cancelled by Promoters.</b><br>FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC<br><br>*Whether notice and reminder of cancellation has been served to the Allottees by Serving<br><br>Yes/No |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

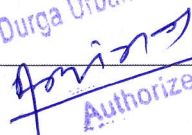
**VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES**

| Sale/ Agr | Total Number of Sanctioned<br>Garages | Total Number of Garages: |      |
|-----------|---------------------------------------|--------------------------|------|
|           |                                       | 1. Booked/Allotted       | - 00 |
|           | 4 Wheeler- 157<br>2 Wheele- 95        | 2. Sold                  | - 00 |

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| 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                                                                                                              | Applied Date | Issuance Date | Enclosed as Annexure No.     |
| 1.                                                                                              | NOC for Environment                                     | Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority(SEIAA), BIHAR) |              | 25.01.2024    | EC24B038BR173700             |
| 2.                                                                                              | Fire N.O.C.                                             | Fire                                                                                                                           |              | 10.01.2024    | 446                          |
| 3.                                                                                              | Water Supply Permission                                 | Department of Water Resources, River Development & Ganga Rejuvenation Central Ground Water Authority                           |              | 24.09.2024    | CGWA/NOC/INF/ORIG/2024/20788 |
| 4.                                                                                              | NOC from Airport Authority of India                     | AAI                                                                                                                            |              | 03.08.2023    | PATN/EAST/B/07/0423/767332   |
| 5.                                                                                              | Other Approval(s), if any, required for the Project.    |                                                                                                                                |              |               |                              |

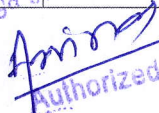
| VIII. PROGRESS OF THE PROJECT – Internal infrastructure Development |                                                                                          |                                                                          |                                                       |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------|
| 1. Plan Case No. _____ (To beaded for each Building / Wing)         |                                                                                          |                                                                          |                                                       |
| 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)                                                                      | 80%                                                                      | 31.01.2025                                            |
| 2.                                                                  | Basements (if any)                                                                       | 0%                                                                       | 19.10.2025                                            |
| 3.                                                                  | Podiums (if any)                                                                         | 0%                                                                       | 19.01.2026                                            |
| 4.                                                                  | Plinth                                                                                   | 0%                                                                       | 19.01.2026                                            |
| 5.                                                                  | Stilt Floor                                                                              | 0%                                                                       | 19.08.2026                                            |
| 6.                                                                  | Slabs of Super Structure                                                                 | 0%                                                                       | 19.03.2027                                            |
| 7.                                                                  | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.   | 0%                                                                       | 19.01.2028                                            |
| 8.                                                                  | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | 0%                                                                       | 19.06.2028                                            |

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|     |                                                                                                                                                                                                                                                |    |            |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|------------|
| 9.  | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.                                                                                                                                                 | 0% | 19.06.2028 |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                             | 0% | 19.10.2028 |
| 11. | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms                                                                                                                                               |    |            |
| 12. | NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms                                                                                                                                |    |            |
| 13. | Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as be required to complete project as per specifications in Agreement for Sale. Any Other activities. |    |            |
| 14. | Overall Percentage of Actual Work Done and final completion date.                                                                                                                                                                              |    |            |

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

| 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%                                                             | 19.10.2028                                      |
| 2.     | Water Supply                               | YES               | 0%                                                             | 19.10.2028                                      |
| 3.     | Sewerage (Chamber, Line, Septic Tank, STP) | YES               | 0%                                                             | 19.10.2028                                      |

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|     |                                                                  |     |    |            |
|-----|------------------------------------------------------------------|-----|----|------------|
| 4.  | Storm Water Drains                                               | YES | 0% | 19.10.2028 |
| 5.  | Landscaping & Tree Planting                                      | YES | 0% | 19.10.2028 |
| 6.  | Street Lighting                                                  | YES | 0% | 19.10.2028 |
| 7.  | Community Buildings                                              | No  | No | No         |
| 8.  | Treatment and Disposal of Sewage and Sullage Water               | YES | 0% | 19.10.2028 |
| 9.  | Solid Waste Management & Disposal                                | No  | No | No         |
| 10. | Water Conservation / Rain Water Harvesting                       | YES | 0% | 19.10.2028 |
| 11. | Energy Management                                                | YES | 0% | 19.10.2028 |
| 12. | Fire Protection and Fire Safety Requirements                     | YES |    |            |
| 13. | Closed Parking                                                   | YES |    |            |
| 14. | Open Parking                                                     | NO  |    |            |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station            | YES |    |            |
| 16. | Others (Option to Add More)                                      |     |    |            |
| 17. | Overall Percentage of Actual Work Done and final completion date |     |    |            |

| X. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT |                                  |                     |                                                                                  |                                                           |
|-----------------------------------------------------------------------------|----------------------------------|---------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------|
|                                                                             |                                  | PROPOSED<br>YES/NO. | PERCENT<br>AGE OF<br>ACTUAL<br>WORK<br>DONE (As<br>on date<br>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                     |                     |                                                                                  |                                                           |

For Durga Urban and Leasing LLP

*Anirudh*  
Authorized Signatory

|    |                                          |  |  |  |
|----|------------------------------------------|--|--|--|
| 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/Rain Water Harvesting |  |  |  |
| 9. | Energy Management                        |  |  |  |

| XI. FINANCIAL PROGRESS OF THE PROJECT |                                                                                             |                                     |
|---------------------------------------|---------------------------------------------------------------------------------------------|-------------------------------------|
| S. No.<br>(1)                         | Particulars<br>(2)                                                                          | Amount (In Rs.)<br>(3)              |
| 1.                                    | Project Account No.                                                                         | 43253705956 (Amended on 27.11.2024) |
| 2.                                    | Estimated Cost of the Project including land cost at the start of the Project               | Rs. 71,59,69,600                    |
| 3.                                    | Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) | Rs. 53,24,48,000                    |
| 4.                                    | Any Variation in Development Cost which is declared at the start of the Project .           |                                     |
| 5.                                    | Amount received during the Quarter                                                          | Rs. 8,54,35,470                     |
| 6.                                    | Actual Cost Incurred during the Quarter                                                     | Rs. 3,86,72,023                     |
| 7.                                    | Net amount at end of the Quarter                                                            | Rs. Nil                             |
| 8.                                    | Total expenditure on Project till date                                                      | Rs. 12,75,85,687                    |
| 9.                                    | Cumulative fund collected till the end of Quarter in question                               | Rs. 8,67,18,165                     |
| 10.                                   | Cumulative expenditure done till the end of Quarter in question                             | Rs.12,75,85,687                     |

| XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED                             |
|-------------------------------------------------------------------------------|
| NONE                                                                          |
| For Durga Urban and Leasing LLP<br><i>[Signature]</i><br>Authorized Signatory |

| XIII. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT |         |                                                                                                                                                            |  |
|--------------------------------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| (A)                                                                | Sr. No. |                                                                                                                                                            |  |
|                                                                    | 1.      | Front Elevation                                                                                                                                            |  |
|                                                                    | 2.      | Rear Elevation                                                                                                                                             |  |
|                                                                    | 3.      | Side Elevation                                                                                                                                             |  |
|                                                                    | 4.      | Photograph of each floor showing progress of interior works                                                                                                |  |
|                                                                    | 5.      | Photograph 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 |                                                                                                                                                               |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A</b>           | List of Legal Cases (if any) – On Project / Promoter                                                                                                          |
| <b>1</b>           | (a) Case No. <b>None</b><br>(b) Name of Parties<br>Order Passed, if Yes, Whether complied (Yes/No)                                                            |
| <b>2</b>           | No. of Execution Cases against this project<br>(a) Case No. <b>None</b><br>(b) Name of Parties<br>Order Passed, if Yes, Whether complied (Yes/No)             |
| <b>3</b>           | No. of Suo-Moto cases against this project<br>(a) Case No. <b>None</b><br>(b) Name of Parties<br>Order Passed, if Yes, Whether complied (Yes/No)              |
| <b>4</b>           | No. of Certificate cases/PDR cases against this project<br>(a) Case No. <b>None</b><br>(b) Name of Parties<br>Order Passed, if Yes, Whether complied (Yes/No) |

For Durga Urban and Leasing LLP  
*[Signature]*  
 Authorized Signatory

**XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART**

- a. Weather the project in progress is as per time schedule or lagging behind?  
- No
- b. If yes, whether it would be completed on the completion date fixed as per RC.  
Yes/No
- c. If No, then Reason for delay:

**XVI. BROCHURE/Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7****XVII. Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance****Name:****Contact No:****Email id:****Address:****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. I am/we are executing this undertaking to attest to the truth of all the foregoing information and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

*For Durga Urban and Leasing LLP*  
*Authorized Signatory*  
Signature of Promoter  
Name: *Avinash Kumar Jha.*  
Date: *15/1/25*