

FORM-7 [REGULATION-
9]

Quarterly progress report for quarter ending September of 2024.

I. PARTICULARS OF PROMOTERS			
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	DURGA URBAN AND LEASING LLP
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 2. Commercial 3. Residential- cum Commercial 4. Plotted project	01	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	02 02	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP12755_001/56/R-1702/2024	Name of Project/Phase of Registered Project	77 Degree Resort
Name of Promoter	DURGA URBAN AND LEASING LLP	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 2. Commercial 3. Residential- cum-Commercial 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 /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
	1. 4 BHK	78	1,46,313 Sq. ft.	Main Block- 78 EWS- 63	1. Booked / Allotted - 00	3. Booked/ Allotted-00
	2. EWS-Small	39	11,193 Sq. ft.		2. Sold-00	Sold -00
	3. EWS-Bigger	24	13,998 Sq. ft.		Percentage of booking 0%	Percentage of booking: 0%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES				
Sale/ Agr	Total Number of Sanctioned Garages	Total Number of Garages:		
		1. Booked/Allotted	-	00
	4 Wheeler- 157 2 Wheele- 95	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	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.				

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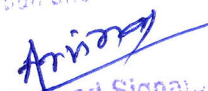
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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be filled for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	65%	31.11.2024
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
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 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	0%	19.02.2029

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	requirements as me be required to complete project as per Specifications in Agreement of Sale.		
	Any other activities.		

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/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
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

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12.	Fire Protection and Fire Safety Requirements	YES	0%	19.10.2028
13.	Closed Parking	YES	0%	19.02.2029
14.	Open Parking	YES	0%	19.02.2029
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	19.02.2029
16.	Others (Option to Add More)	NO	NO	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			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

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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.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	625905053251
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. 13,50,100
6.	Actual Cost Incurred during the Quarter	Rs. 1,00,59,437
7.	Net amount at end of the Quarter	Rs. 13,50,100
8.	Total expenditure on Project till date	Rs. 8,89,13,664
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NONE

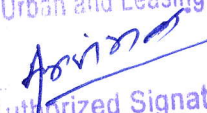
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XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NONE
2.	Name of Parties	NONE
3.	No of Execution Cases against this project Case No. Name of Parties	NONE
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NONE
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NONE
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NONE
2.	Agreement for Sale	NONE
3.	No. of possessions given to allottees	NONE
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind? - No		

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 Durga Urban and Leasing LLP

 Authorized Signatory

Signature of Promoter

Name:

Date: