

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending September 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	PARTNERSHIP DEED NO. 1070 DATED 15-12-2023	Name of Firm	GLOBAL INFRA
Firm Address :	B-6, SHAIL VILLA APARTMENT, BUDDHA COLONY, PATNA-800001		
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	BRERAP12480-002/178/R-1638/2024	Name of Project/Phase of Registered Project	GLOBAL BAIDYANATH CITY
Name of Promoter	GLOBAL INFRA	Project Address	MAUZA-KANHAULI P.S- MUSHARI, MUZAFFARPUR
Name of Co-promoter	N/A		
Project Registration is valid up to	20/06/2028		
Starting date of Project or Phase of the Project	19/01/2024		
Type of Project or Phase of the Project	Residential-cum-Commercial		
Period of validity of map by the Competent Authority	27-06-2028		

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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 - FLAT-63, SHOP-19, OFFICE-06	Total Number of Apartments in Landowner's share - FLAT-47, SHOP-23, 3. Booked/ Allotted-NIL
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.		FLATS-110, SHOP-42, OFFICE-06	1. Booked / Allotted -17 2. Sold-NIL	Sold -NIL
				Percentage of booking 20%	Percentage of booking 0%

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

Association of allottees name

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

These details may not be available to common people

Name	Address	contact number	Email id (If any)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	17
	130	2. Sold	NIL

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	N/A			
2.	Fire N.O.C.	Director-Cum-State Fire Officer		21-09-2022	
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.	• /A			

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 49-17/2023

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	30.07.2024
2.	Basements (if any)	0%	20.05.2025
3.	Podiums (if any)	N/A	
4.	Plinth	0%	05.11.2024
5.	Stilt Floor		
6.	Slabs of Super Structure	0%	15.11.2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	04.02.2027 09.05.2027 15.06.2027 18.08.2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	25.12.2027 25.12.2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0%	15.11.2027 15.11.2027 23.05.2028
10.	External plumbing external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0%	25.05.2027 25.12.2027 25.01.2028

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11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale.	0%	20.02.2028
		100%	
		0%	23.05.2028
		0%	20.05.2028
	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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	12.03.2028
2.	Water Supply	YES	0%	15.05.2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	23.05.2028
4.	Storm Water Drains	YES	0%	20.06.2028
5.	Landscaping & Tree Planting	YES	0%	20.05.2028
6.	Street Lighting	YES	0%	15.05.2028
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	

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9.	Solid Waste Management & Disposal	YES	0%	25.05-2028
10.	Water Conservation / Rain Water Harvesting	YES	0%	10.04.2028
11.	Energy Management	YES	0%	20.06.2028
12.	Fire Protection and Fire Safety Requirements	YES	0%	15.05.2028
13.	Closed Parking	YES	0%	10.04.2028
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	05.05.2028
16.	Others (Option to Add More)			

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

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			

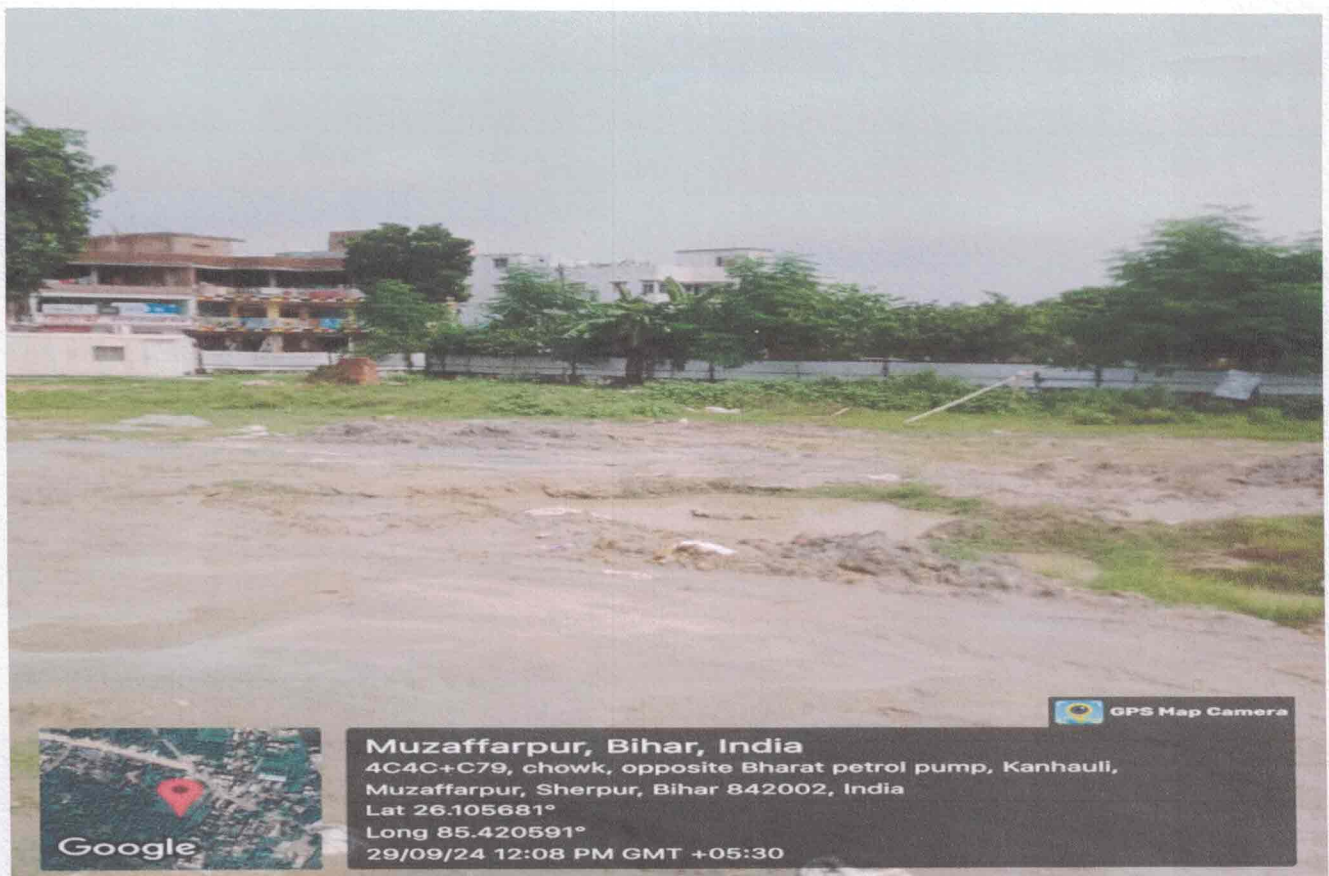
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9.	Energy Management			
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IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	



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X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	2039102000007689
2.	Estimated Cost of the Project including land cost at the start of the Project	26,25,14,635=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	22,03,49,635=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	18,45,917=50
6.	Actual Cost Incurred during the Quarter	10,27,005=61
7.	Net amount at end of the Quarter	8,84,499=53
8.	Total expenditure on Project till date	81,26,666=39
9.	Cumulative fund collected till the end of Quarter in question	90,11,165=92
10.	Cumulative expenditure done till the end of Quarter in question	81,26,666=39

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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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	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
1 BHK -	Flat no -	
2 BHK, -	204- 3BHK	
3 BHK	207- 2BHK	
4 BHK -	303- 2BHK	
Shop-	304- 3BHK	
Bungalow -	307- 2BHK	
Plot etc	402- 3BHK	
	403- 2BHK	
	404- 3BHK	
	502- 3BHK	
	503- 2BHK	
	504- 3BHK	

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	603- 2BHK 604- 3BHK 802- 3BHK 501A-3BHK 502 B -3 BHK 505E- 2 BHK	
XV. BROCHURE /Prospectus		
XVI Grievance Redressal Officer Name : KUNAL VATS Contact No : 9334855845 Email id : globalinfra1962@gmail.com Address : SHAIL VILLA APARTMENT,B-6, BUDHA COLONY, PATNA		

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.

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Kunal Vats

Partner

Signature of Promoter

Name:

Date: