FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending 31st March of 2025.

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	LLP Indentification No:AAZ-5184	Name of Firm	**DURGA PROJECTS AND ESTATE LLP**
Firm Address :	Registered Address: 5TH FLOOR 16/1A, ABDUL HAMID STREET (BRITISH INDIAN STREET) KOLKATA, West Bengal, India – 700069 Office Address: NEAR PUSP VIHAR, 1ST FLOOR, DURGA KUNJ, EXHIBITION ROAD, DOOMRI KOTHI COMPOUND, Patna, Patna, Bihar, 800001		
Total Experience of promoter in Real Estate sector	20 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	Zero Zero Zero Zero	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Zero Zero Zero Zero	

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP12516-001/182/R-1655/2024**	Name of Project/Phase of Registered Project	Durga Lifestyle
Name of Promoter	Navratan Jhunjhunwala	Project Address	Plot No 3675, 3674, 3681 Khata No 2069, 2096, 2084 Thana No-01 Mauza - Digha, Patna, Bihar
Name of Co-promoter	Niraj Jhunjhunwala		
Project Registration is valid up to	28.10.2028		
Starting date of Project or Phase of the Project	06.03.2024		
Type of Project or Phase of the Project	Mixed Use - Residential-cum-Commercial		
Period of validity of map by the Competent Authority concerned	28.10.2028		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Tota Nos. of Sanctioned Apartments/unit-wise	Total Number of Apartments in Promoter's share	Total Number of Apartments in Promoter's Share-	Total Number of Apartments in Landowner Share-	Total Number of Apartments in Landowner Share-
1				20	Booked / Allotted	17	Booked / Allotted
	3 BHK	2164(Sqm)	16	9	01	7	Don't Know
	4 BHK	3471(Sqm)	17	9	04	8	Don't Know
	Shop	472(Sqm)	4	2	01	2	Don't Know
		Total	37	Total units	30 % of Total units	% of Total units	% of Total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES:

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

30% booking of Promoter's share

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

(A) Cancelled by Allottees	(B) Cancelled by Promoters.
FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC - No	FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC
*Whether notice and reminder of cancellation was served to the promoter by Allottees	*Whether notice and reminder of cancellation has been served to the Allottees by Serving
	Don't Know

VI DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building/ Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
01	Developer Share- 20	1. Booked/Allotted -	06
		2. Sold -	00

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	Bihar State pollution Control Board		11.04.2023	596
2.	Fire N.O.C.	Office of the Director, State Fire Officer, bihar, Patna		24.01.2024	1086
3.	Water Supply Permission	Department of Water Resources, Riven Development & Ganga Rejuvenation Central Ground Water Authority		19.03.2024	CGWA/NOC/INF/ ORIG/2024/20046
4.	NOC from Airport Authority of India	Airport Authorityof India		13.06.2022	PATN/EAST/B/05 3122/675057
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. (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%	19.10.2024
2.	Basements (if any)	50%	08.02.2025
3.	Podiums (if any)	00%	11.03.2025
4.	Plinth	25%	12.04.2025
5.	Stilt Floor	00%	10.07.2025
6.	Slabs of Super Structure	00%	10.05.2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00%	01.04.2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00%	24.05.2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	00%	21.07.2027

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%	01.04.2028
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	00%	20.09.2028
12.	NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	00%	20-09-2028
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.	00%	20-09-2028
14.	Overall Percentage of Actual Work Done and final completion date.	10%	28.10.2028

IX. EXTERNAL INFRASTRUCTUREDEVELOPMENT 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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0	12.10.2028
2.	Water Supply	YES	0	12.10.2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	12.10.2028
4.	Storm Water Drains	-	-	NA

5.	Landscaping & Tree Planting	YES	0	12.10.2028
6.	Street Lighting	YES	0	12.10.2028
7.	Community Buildings	-	-	NA
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0	12.10.2028
9.	Solid Waste Management & Disposal	YES	0	12.10.2028
10.	Water Conservation / Rain Water Harvesting	YES	0	12.10.2028
11.	Energy Management	YES	0	12.10.2028
12.	Fire Protection and Fire Safety Requirements	YES	0	31.07.2028
13.	Closed Parking	YES	0	12.10.2028
14.	Open Parking	YES	0	12.10.2028
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	12.10.2028
16.	Others (Option to Add More)	-	-	NA
17.	Overall Percentage of Actual Work Done and final completion date	-	-	

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

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			NA
2.	Water Supply			NA
3.	Sewerage Chambers Septic Tank			NA
4	Drains			NA

5.	Parks, Land Scaping and Tree Planting			NA
6.	Street Lighting			NA
7.	Disposal of sewage & sullage water			NA
8.	Water conservation/Rain Water Harvesting			NA
9.	Energy Management			NA

XI. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	43453525296
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 70,24,65,424
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 33,37,15,424
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	Rs. 37,08,600/-
6.	Actual Cost Incurred during the Quarter	Rs. 2,89,56,610/-
7.	Net amount at end of the Quarter	Rs. -2,52,48,010/-
8.	Total expenditure on Project **till date**	Rs. 9,38,83,658/-
9.	Cumulative fund collected till the end of Quarter in question	Rs. 1,21,47,240/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 9,38,83,658/-

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NONE

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	
A	List of Legal Cases (if any) – On Project / Promoter
1	(a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)
2	No. of Execution Cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)
3	No. of Suo-Moto cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)
4	No. of Certificate cases/PDR cases against this project (a) Case No. **None** (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Weather the project in progress is as per time schedule or lagging behind?
- Yes

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 – "It was already submitted during the project registration process."

XVIL. Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance

Name:
NA

Contact No: NA

Email id: NA

Address: NA

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 PROJECTS & ESTATE LLP

Signature of Promoter Name:

PARTNER

Niraj Jhunjhunwala

Date: 15/04/2025