

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending January/February/March 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	LLP Identification Number: AAZ-5184	Name of Firm	Durga Projects & Estate LLP
Firm 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		
Total Experience in Real Estate after Implementation of RERA	7		
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	Durga Lifestyle	
Name of Promoter	Navratan Jhunjunwala	C-164, Sobha Magnolia, Opp. Jal Bhavan, Next To IBM Gurappana palya, Bannerghatta Road, Bangalore - 560076	
Name of Co-promoter	Niraj Jhunjunwala	Flat No. 1803, Hibiscus-A, Salarpuria Sattva Greenage, Hosur Road, Bommanahalli, Next to Oxford Collage, Bangalore - 560068	
Project Registration is valid up to	28-10-2028		
Starting date of Project or Phase of the Project	01-04-2024		
Type of Project or Phase of the Project	Mixed Use - Residential-cum-Commercial		
Period of validity of map by the Competent Authority	28-10-2028		

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 - 18	Total Number of Apartments in Landowner's share - 15
1	1. 1 BHK 2. 2 BHK 3. 3 BHK 4. 4 BHK 5. Shop 6. Bungalow - 7. Plot etc.	16 17 4	33	1. Booked / Allotted - NIL 2. Sold- NIL Percentage of booking - NIL	3. Booked/ Allotted - Don't Know Sold - Don't Know Percentage of booking - 0

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:
1	Developer Share - 20	1. Booked/Allotted - NIL 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	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, River Development & Ganga Rejuvenation Central Ground Water Authority		19-03-2024	CGWA/NOC/INF/ ORIG/2024/20046
4.	NOC from Airport Authority of India	Airport Authority of India		13-06-2022	PATN/EAST/B/05 3122/675057
5.	Other Approval(s), if any, required for the Project.	-		-	-

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)	0	19-10-2024
2.	Basements (if any)	0	08-02-2025
3.	Podiums (if any)	0	11-03-2025
4.	Plinth	0	12-04-2025
5.	Stilt Floor	0	10-07-2025
6.	Slabs of Super Structure	0	10-05-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0	01-04-2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0	21-05-2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0	21-07-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0	01-04-2028
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	20-09-2028

	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	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

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			NA
2.	Water Supply			NA
3.	Sewerage Chambers Septic Tank			NA
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			NA
6.	Street Lighting			NA
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			NA
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.	625905053154
2.	Estimated Cost of the Project including land cost at the start of the Project	70,24,65,424
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	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	NIL
6.	Actual Cost Incurred during the Quarter	36,53,182
7.	Net amount at end of the Quarter	-36,53,182
8.	Total expenditure on Project till date	4,50,13,372
9.	Cumulative fund collected till the end of Quarter in question	NIL
10.	Cumulative expenditure done till the end of Quarter in question	4,50,13,372

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	Nil
2.	Name of Parties	Nil
3.	No of Execution Cases against this project Case No. Name of Parties	Nil
4.	No of Suo - Moto cases against this project Case No. Name of Parties	Nil
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	Nil
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	Zero
2.	Agreement for Sale	Zero
3.	No. of possessions given to allottees	Zero
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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 PROJECTS & ESTATE LL


PARTNER

Signature of Promoter

Name: PATNA

Date: 31/03/2024