FORM-7

[REGULATION-9]

Quarterly progress report for quarter ending December of 2024

I. PARTICULARSOFPROMOTERS			
Promoter's Registration Number/CIN No /Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN: U43299BR2023PTC065670	Name of Firm:	Ram Mertiya Developers Private Limited
Firm Address:	Ground Floor, Vasudeo City, Opp – Rajhans Guest House, Chiraiyatand, Phulwari, Patna 800001, Bihar		
Total Experience of promoter in Real Estate sector	7 Years		
Total Experience in Real Estate After Implementation of RERA	7 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cumCommercial 4. Plottedproject	Commercial	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cumCommercial 4. Plottedproject		

II. PARTICULARSOFPROJECT			
Project Registration Number	BRERAP12587-001/62/R-1707/2024	Name of Project/PhaseofRegisteredProject	PALLADIUM
Name of Promoter	RAM MERTIYA DEVELOPERS PRIVATE LIMITED	ProjectAddress	Mohalla –Baagtaaz, Khan Pokhara, (Khesra/ Plot No-431, 459, 460, 461, Khata No. 196, 317 & 201. Tana No 164, Dist Vaishali
Name of Co-promoter	Medhatiya Construction co Pvt. Ltd.		
Project Registration is valid upto	30 November 2029		
Starting date of Projector Phase Of the Project	10 June 2024		
Type of Project or Phase of the Project	1. Shops 2. Multiplex 3. Hotels	Commercial	
Period of validity of map by the Competent Authority	30 November 2029		

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III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS

Building /BlockNumber	Apartment Type		Carpet Area	Balcony Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share- 92 1. Booked /Allotted -01 Shop 2. Sold- 00	Total Number of Apartments in Landowner's share - 32 3.Booked/Allotted - 00 Sold - 00
PALLADIUM	GROUND FLOOR	G01	517 Sqft.		1 (One) Block	Percentage of booking – 1.09%	Percentage of booking – 0%
		G02	1606 Sqft.				
		G03	314 Sqft.				
		G04	440 Sqft.				
		G05	453 Sqft.				
		G06	258 Sqft.				
		G07	144 Sqft.				
		G08	146 Sqft.				
		G09	221 Sqft.				
		G10	484 Sqft.				
		G11	525 Sqft.				
		G12	2994 Sqft.				
		G13	1179 Sqft.				
		G14	563 Sqft.				
		G15	527 Sqft.				
		G16	298 Sqft.				
		G17	299 Sqft.				
		G18	249 Sqft.				
		G19	258 Sqft.				
		G20	340 Sqft.				
		G21	346 Sqft.				
		G22	332 Sqft.				
		G23	325 Sqft.				
		G24	366 Sqft.				
	FIRST FLOOR	101	2144 Sqft.				
		102	384 Sqft.				
		103	539 Sqft.				
		104	274 Sqft.				
		105	267 Sqft.				
		106	310 Sqft.				
		107	357 Sqft.				
		108	221 Sqft.				
		109	2126 Sqft.				
		110	3104 Sqft.				
		111	563 Sqft.				
		112	527 Sqft.				
		113	298 Sqft.				
		114	299 Sqft.				
		115	249 Sqft.				
		116	258 Sqft.				
		117	340 Sqft.				
		118	346 Sqft.				
		119	332 Sqft.				
		120	325 Sqft.				
		121	366 Sqft.				
	SECOND FLOOR	201	1555 Sqft.				
		202	1583 Sqft.				
		203	384 Sqft.				

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Director

		204	539 Sqft.				
		205	274 Sqft.				
		206	267 Sqft.				
		207	310 Sqft.				
		208	357 Sqft.				
		209	221 Sqft.				
		210+211	3682 Sqft.				
		212+213	3513 Sqft.				
		214	563 Sqft.				
		215	527 Sqft.				
		216	298 Sqft.				
		217	299 Sqft.				
		218	249 Sqft.				
		219	258 Sqft.				
		220	340 Sqft.				
		221	346 Sqft.				
		222	332 Sqft.				
		223	325 Sqft.				
		224	366 Sqft.				
	THIRD	301	1555 Sqft.				
	FLOOR	302	1583 Sqft.				
		303	381 Sqft.				
		304	539 Sqft.				
		305	274 Sqft.				
		306	267 Sqft.				
		307	310 Sqft.				
		308	357 Sqft.				
		309	221 Sqft.				
		310+311	3682 Sqft.				
		312+313	3513 Sqft.				
		314	563 Sqft.				
		315	527 Sqft.				
		316	298 Sqft.				
		317	299 Sqft.				
		318	249 Sqft.				
		319	258 Sqft.				
		320	340 Sqft.				
		321	346 Sqft.				
		322	332 Sqft.				
		323	325 Sqft.				
		324	366 Sqft.				
		401	3115 Sqft.				
	FOURTH	402	1202 Sqft.				
	FLOOR	403	1169 Sqft.				
		404	454 Sqft.				
		405+406	6771 Sqft.				
		407+408	1697 Sqft.				
		409	2245 Sqft.				
		501	3115 Sqft.				
	FIFTH	502	384 Sqft.				
	FLOOR	503	264 Sqft.				
		504	268 Sqft.				

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		505 506 507 508 509 510 511 512 513 514 515 516 517 Multiplex-1 Multiplex-2 Multiplex-3 Multiplex-4 Hotel Part-01 Hotel Part-02 601 602 Banquet Hall -01 & Terrace Banquet Hall -02 & Terrace	274 Sqft. 267 Sqft. 310 Sqft. 357 Sqft. 221 Sqft. 502 Sqft. 722 Sqft. 607 Sqft. 512 Sqft. 698 Sqft. 332 Sqft. 325 Sqft. 366 Sqft. 1039 Sqft. 1135 Sqft. 1135 Sqft. 1073 Sqft. 5680 Sqft. 5800 Sqft. 1607 Sqft. 2873 Sqft. 4115 Sqft. 4075 Sqft.				

IV. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES

Building/BlockNumber	Total Number of Sanctioned Garages	TotalNumberofGarages:	
		1. Booked/Allotted -	0
PALLADIUM	137 (One Hundred Thirty-Seven)	2. Sold -	0

V. DETAILSOFBUILDINGAPPROVALS

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

S.No.	NameoftheApproval/N. O.C./ Permission/ Certificate	IssuingAuthority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	N/A			
2.	FireN.O.C.	State Fire Officer, Bihar		18.09.2023	Attached
3.	WaterSupplyPermission	N/A			
4.	NOCfromAirportAuthorityof India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

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VI. CONSTRUCTIONPROGRESSOFTHEPROJECT			
1. Plan Case No.: 93/2023 (To be added for each Building/Wing)			
S.No.(1)	Tasks/Activity (2)	Percentage of Actual Work Done (Ason date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (ifany)	98%	
2.	Basements (ifany)	35%	
3.	Podiums (ifany)	45%	
4.	Plinth	45%	
5.	Stilt Floor	45%	
6.	SlabsofSuperStructure	5%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings with in the Flat/Premises	0%	
9.	Stair cases, Lifts Wells and Lobbies a teach Floor level, Overhead and Underground Water Tanks.	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	0%	

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11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC, Electrical fittings, Mechanical Equipment, compliance toconditionsofenvironment/CRZNOC, Finishing to entrance lobby/s,plinth protection, paving of areas Appurtenant to Building/Wing, Compound Wall and all other	0%	
	requirementsasme berequiredtocompleteprojectas per Specifications inAgreementofSale. Anyotheractivities.		

VII.AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTUREDEVELOPMENTWORKS				
S. No.	CommonAreasandFacilities	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		0%	
2.	Water Supply		0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)		0%	

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4.	Storm Water Drains		0%	
5.	Landscaping & Tree Planting		0%	
6.	Street Lighting		0%	
7.	Community Buildings		N/A	
8.	Treatment and Disposal of Sewage and Sullage Water		0%	
9.	Solid Waste Management & Disposal		0%	
10.	Water Conservation/Rain Water Harvesting		0%	
11.	Energy Management		N/A	
12.	Fire Protection and Fire Safety Requirements		0%	
13.	Closed Parking		0%	
14.	OpenParking		0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station		0%	
16.	Others (Option to Add More)		0%	

VIII.AEXTERNALANDINTERNALDEVELOPMENTWORKSINCASE OF PLOTTEDDEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As On date of certificate)	Expected Completion datc in (dd/mm/yyyy) Format
1.	Internal Roads and foot paths	N/A		
2.	Water Supply	N/A		

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3.	SewerageChambersSeptic Tank	N/A		
4	Drains	N/A		
5.	Parks, Land Scaping and Tree Planting	N/A		
6.	Street Lighting	N/A		
7.	Disposal of sewage & sullage water	N/A		
8.	Water conservation/Rain Water Harvesting	N/A		
9.	Energy Management	N/A		

IX. GEOTAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	ATTACHED
	2.	Rear Elevation	ATTACHED
	3.	Side Elevation	ATTACHED
(B)		Photograph of each floor	ATTACHED

X. FINANCIALPROGRESSOFTHEPROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	50200092714278
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 1,04,32,59,500.00
3.	Estimated Development Cost of the Project at the Start of the Project. (Excluding Land Cost)	Rs. 88,16,00,000.00
4.	Any Variation in Development Cost which is declared at the start of the Project.	Rs. 0.00
5.	Amount received during the Quarter	Rs. 9,00,000.00
6.	Actual Cost Incurred during the Quarter	**Rs. 98,45,117.00**

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7.	Net amount at end of the Quarter	
8.	Total expenditure on Project till date	**Rs. 6,24,17,105.00**
9.	Cumulative fund collected till the end of Quarter in question	Rs. 9,00,000.00
10.	Cumulative expenditure done till the end of Quarter in question.	**Rs. 6,24,17,105.00**

XI. DETAILSOFMORTGAGEORCHARGEIFANYCREATED

XII.MISCELLANEOUS		
A	List of Legal Cases (if any)–On Project/Promoter	
1.	Case No.	-NA-
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo-Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
3.	No. of possessions given to allottees	

XIII. PERCENTAGEOFWORKALONGWITHMILESTONECHART
Weather the project in progress is as per time schedule or lagging behind? Note: As per time schedule.

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above aretrue to the best of my knowledge and nothing material has been concealed here from. I am/we

RAM MERTIYA DEVELOPERS PVT. LTD.

Director

are executing this undertakingto attest to the truth of all theforegoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this under taking may serve.

RAM MERTIYA DEVELOPERS PVT. LTD.

Director

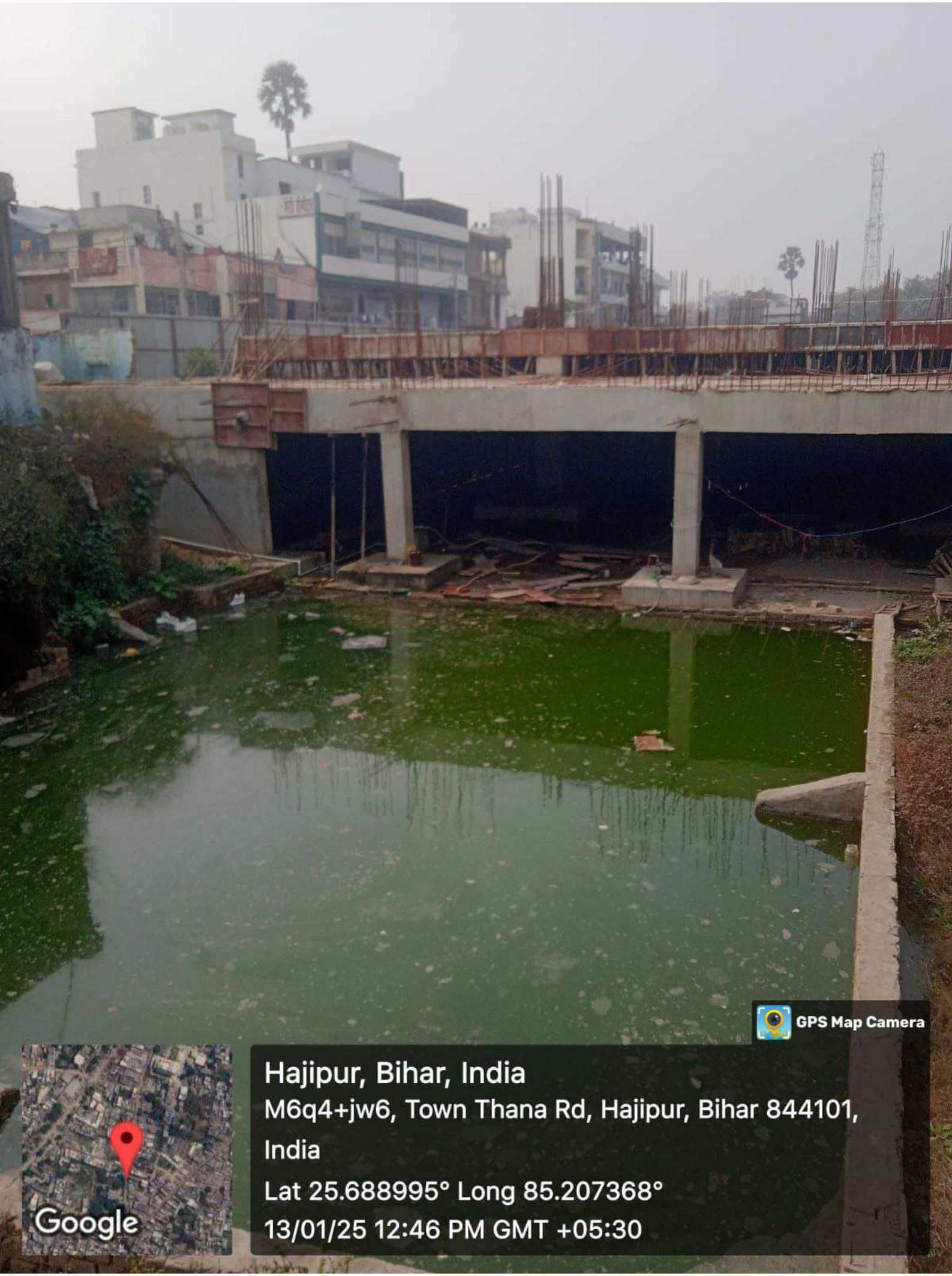
Signature of Promoter
Name: Ram Mertiya Developers Pvt. Ltd
Date: 14-01-2025


GPS Map Camera
Hajipur, Bihar, India
M6q4+jx4, Hajipur, Bihar 844101, India
Lat 25.688992° Long 85.20738°
13/01/25 12:45 PM GMT +05:30
Google


GPS Map Camera
Hajipur, Bihar, India
Ward 17. Konhara Ghat Road. Hajipur Nagar Parisad, Hajipur, Bihar 844101, India
Lat 25.689278° Long 85.205907°
13/01/25 12:42 PM GMT +05:30
Google


GPS Map Camera
Google
Hajipur, Bihar, India
M6q4+hpp, Hajipur, Bihar 844101, India
Lat 25.689058° Long 85.206759°
13/01/25 12:49 PM GMT +05:30


GPS Map Camera
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Lat 25.689032° Long 85.206741°
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Google


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Google

GPS Map Camera
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Google


GPS Map Camera
Hajipur, Bihar, India
Ward 17. Konhara Ghat Road. Hajipur Nagar Parisad, Hajipur, Bihar 844101, India
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Google


GPS Map Camera
Hajipur, Bihar, India
Ward 17. Konhara Ghat Road. Hajipur Nagar Parisad, Hajipur, Bihar 844101, India
Lat 25.689281° Long 85.205908°
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Google


GPS Map Camera
Hajipur, Bihar, India
Ward 17. Konhara Ghat Road. Hajipur Nagar Parisad, Hajipur, Bihar 844101, India
Lat 25.689278° Long 85.205907°
13/01/25 12:42 PM GMT +05:30
Google


GPS Map Camera
Hajipur, Bihar, India
M6q4+hpp, Hajipur, Bihar 844101, India
Lat 25.689069° Long 85.206735°
13/01/25 12:54 PM GMT +05:30
Google


GPS Map Camera
Hajipur, Bihar, India
M6q4+mjq Housing Complex, Next To Vaishali
Mahila College, Hajipur, Bihar 844101, India
Lat 25.689085° Long 85.206515°
13/01/25 12:56 PM GMT +05:30
Google


GPS Map Camera
Hajipur, Bihar, India
M6q4+hpp, Hajipur, Bihar 844101, India
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13/01/25 12:55 PM GMT +05:30
Google


GPS Map Camera
Hajipur, Bihar, India
M6q4+mjq Housing Complex, Next To Vaishali
Mahila College, Hajipur, Bihar 844101, India
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