

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending of June 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	U70100BR2007PTC013168 2007-2008	Name of Firm	TRIBHUVAN AWAS PRIVATE LIMITED
Firm Address :	111, ASHOKA PLACE, EXHIBITION ROAD, PATNA-800001		
Total Experience of promoter in Real Estate sector	17 YEARS		
Total Experience in Real Estate after Implementation of RERA	6 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	RESIDENTIAL	4
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	RESIDENTIAL	1

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERA P00125-2/15/R-1539/2023	Name of Project/Phase of Registered Project	HARI ENCLAVE
Name of Promoter	ANIL KUMAR RANJAN	Project Address	NEW A G COLONY, R K PURAM, DANAPUR, PATNA
Name of Co-promoter	SHOBHA KUMARI		
Project Registration is valid up to			17/02/2027
Starting date of Project or Phase of the Project			10/03/2023
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			5 (FIVE) YEARS FROM DATE OF MAP APPROVAL 06.07.2022

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 - 8 number	Total Number of Apartments in Landowner's share - 8 number
1	1. 1 BHK	3 BHK	959.79 Sq. Ft.	16	1. Booked / Allotted - 3	3. Booked/ Allotted- NIL
	2. 2 BHK, -	3 BHK	967.10 Sq. Ft.		2. Sold- NIL	Sold - NIL
	3. 3 BHK	3 BHK	999.06 Sq. Ft.		Percentage of booking - 37.5%	Percentage of booking
	4. Shop					
	5. Bungalow					
	6. Plot etc.					

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	19	1. Booked/Allotted	3
		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.	N/A			
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.	N/A			

VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No. PMAA/PRN/JAMSAUT/DANAPUR/G+04/44/2022 DATED 25.06.2022 (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/yyyy) Format
1.	Excavation (if any)	NO	31/12/2025
2.	Basements (if any)	NO	
3.	Podiums (if any)	NO	
4.	Plinth	90%	31/12/2025
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	90%	30/08/2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	20%	30/07/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%	31/12/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	20%	30/10/2025
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	10%	31/12/2025

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0%	
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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	NO		31/12/2025
2.	Water Supply	YES		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES		
4.	Storm Water Drains	YES		
5.	Landscaping & Tree Planting	YES		
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	YES		
11.	Energy Management	YES		

12.	Fire Protection and Fire Safety Requirements	YES		
13.	Closed Parking	YES		
14.	Open Parking	YES		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		
16.	Others (Option to Add More)	YES		
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	NO		31/12/2025
2.	Water Supply	YES		
3.	Sewerage Chambers Septic Tank	YES		
4.	Drains	YES		
5.	Parks, Land Scaping and Tree Planting	YES		
6.	Street Lighting	YES		
7.	Disposal of sewage & sullage water	YES		
8.	Water conservation/Rain Water Harvesting	YES		
9.	Energy Management	YES		

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.	0231102100000521
2.	Estimated Cost of the Project including land cost at the start of the Project	5,53,00,000.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	2,65,00,000.00
4.	Any Variation in Development Cost which is declared at the start of the Project .	NO
5.	Amount received during the Quarter	0.00
6.	Actual Cost Incurred during the Quarter	22,60,106.00
7.	Net amount at end of the Quarter	5,91,587.58
8.	Total expenditure on Project till date	1,51,83,255.00
9.	Cumulative fund collected till the end of Quarter in question	53,41,839.00
10.	Cumulative expenditure done till the end of Quarter in question	1,51,83,255.00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NO

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) - On Project / Promoter	
1.	Case No.	
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	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?		

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 Tribhuvan Awastya Pvt. Ltd.


Managing Director

Signature of Promoter

Name: Anil Kumar Ranjan

Date : 11/07/2024