

ANNEXURE-A

Quarterly Progress Report for quarter ending September 2024

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00759-3/128/R-1281/2022	Name of Registered Project	SATYAMEV HEIGHTS
Name of Promoter	SATYAMEV DEVELOPCON PVT. LTD.	Project Address	Plot No. 712, Survey Mauza - Mainpura, Thana No. - 24, R.K. Puram, Saguna More, Danapur, Patna, Bihar - 801503
Name of Co-promoter			
Project Registration is valid up to	31-12-2025		
Starting date of Project or Phase of the Project	28-02-2022		
Type of Project	Residential		
Period of validity of map by the Competent Authority	3.5 Years		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS							
Building/Block Number	Apartment Type	Opening	Booked	Closing Balance	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments - 1. Booked/ Allotted- 0 2. Sold- 3. Cancelled- 2
Block A	2 BHK	5	0	7	0	50	
	3 BHK	6	0	6	0		
Block B	2 BHK	11	0	11	0		
	3 BHK	2	0	2	0		

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Total Number of Sanctioned Garages	Opening	Booked	Closing Balance
50	24	0	26

SATYAMEV DEVELOPCON PVT.LTD.

(CIN - U45309BR2016PTC032114)

Registered Office: UFO Mall, 5th Floor,
Anisabad Chauraha, Anisabad
Patna, Bihar, India Pin - 800 002

☎ : 0612 - 2255058
✉ : ask@satyamevgroups.com
🌐 : www.satyamevgroups.com

Quarterly progress report for quarter ending September, 2024

IV. Construction Progress of the Project : SATYAMEV HEIGHTS AS ON 30.09.2024

1. BLOCK A

S.NO. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation(if any)	100
2	Basements(if any) 1	100
3	Podiums(if any)	NA
4	Plinth	100
5	Stilt Floor	100
6	Slabs of Super Structure	100
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	12.5
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.	37.5
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0
11	Installation of lifts, Water pumps, FireFighting 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 may be required to complete projects as per specifications in Agreement of Sale.	0
	Any other activities.	0

AR. RAKESH RANJAN RAJE
CA / 1986 / 9665



Quarterly progress report for quarter ending September, 2024

IV. Construction Progress of the Project : SATYAMEV HEIGHTS AS ON 30. 09. 2024

2. BLOCK B

S.NO. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation(if any)	100
2	Basements(if any) 1	100
3	Podiums(if any)	NA
4	Plinth	100
5	Stilt Floor	100
6	Slabs of Super Structure	100
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	75
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	100
9	Staircases, Lifts Wells and Lobbies at each floor level Overhead and Underground water tanks.	60
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	25
11	Installation of lifts, Water pumps, FireFighting 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 may be required to complete projects as per specifications in	10
12	Any other activities.	0

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CA / 1986 / 9665

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars
1.	Basement And Stilt Floor – A & B Block





 GPS Map Camera

Danapur, Bihar, India

J28P+Q34, Ram Krishna Puram, Balaji Nagar, New Tarachak, Danapur, Patna,
Bihar 801503, India

Lat 25.617237°

Long 85.034449°

14/10/24 11:58 AM GMT +05:30

VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	921020027180318 921020027441891
2.	Estimated Cost of the Project including land cost at the start of the Quarter	1216 Lakh
3.	Amount received during the Quarter	66,35,291.63
4.	Actual Cost Incurred during the Quarter	85,63,913.00
5.	Net amount at end of the Quarter	1,86,804.29
6.	Total expenditure on Project till date	8,64,86,400.45
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	NO

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NIL
2.	Name of Parties	NIL
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	0

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 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 SATYAMEV DEVELOPCON PVT. LTD.

 Authorised Signatory

RANJEET KUMAR
 Date : 14/10/2024

Letter No. 1594...../**OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.**

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ranjeet Kumar,
Satyamev Developcon Pvt.Ltd,
UFO Mall, 5th Floor,
Anishabad Chauraha, Patna.

Patna Dt. 09/10/2020

Sub :- The views regarding proposed Residential building of above 15 mtr. In height to be constructed at Mauza-Mainpura, Dist-Patna.

Sir,

Please refer to your letter no.- 01/20, dt.-20.02.2019 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a (B+G+6) (Total B/U area-5023.45 Sqmtr.), Fully Residential building, shall be constructed on 55 feet wide road belongs to Satyamev Developcon Pvt. Ltd. Director- Ranjeet Kumar, S/o-Sri Sharda Sharma, Plot no-712, Khata no-27, Tauzi no-5124, Thana no-24, Mauza-Mainpura, Dist-Patna.

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

i) Construction :

- a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
- b) The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) Open Space & Approach :

- a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
- b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) Stair Case :-

- a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
- b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
- c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
- d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- e) In case of two staircase, one must be on outer wall.
- f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) **LIFT :-**

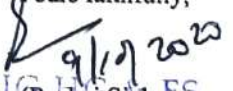
- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m².
- b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.
- d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.
- e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.
- v) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
- vi) That an underground water static tank of not less than 20,000 Ltrs. capacity with automatic refilling arrangements preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. capacity each blocks should be made available before occupancy.
- vii) That the internal finishing shall be non-combustible or class. I surface spread of flame.
- viii) That electric cables must be shield at each floor with intumescent coating.
- ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- x) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.
- xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong, the Architect / Passing authority shall be held responsible.
- xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
- xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.
- xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp.

Encl - As Above

Yours faithfully,

DIGITAL
(Pankaj Sinha)
Cum
State Fire Officer
Bihar, Patna

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29/11/2020
DIG HG & FS
Cum
State Fire Officer
Bihar, Patna

नगर परिषद् दानापुर निजामत

तकियापुर, दीघा, दानापुर

Email- nagarparishaddanapur@gmail.com

आदेश

मेसर्स सत्यमेव डेवपकॉन प्रा० लि०, के द्वारा प्लान केस नम्बर 07/2021-22 का अवधि विस्तार हेतु आवेदन सं०-35 दिनांक 13.01.2024 को प्राप्त हुआ है। तकनीकी कोषांग नगर परिषद् दानापुर निजामत के नगर अमीन एवं कनीय अभियंता के द्वारा तकनीकी जाँचोपरान्त प्लान केस नम्बर 07/2021-22 दिनांक 17.04.2021 का अवधि विस्तार हेतु अनुशंसा की गई है।

बिहार भवन उपविधि, 2014 की धारा 09 के तहत अगले दो वर्ष के लिए प्लान केस नम्बर 07/2021-22 दिनांक 17.04.2021 का अवधि विस्तार किया जाता है, जिसकी वैधता 16.04.2026 तक मान्य होगी, नक्शा के विवरण निम्न प्रकार है :-

1. मौजा	-	मैनपुरा
2. थाना नम्बर	-	24
3. खाता नं०	-	27
4. प्लॉट नं०	-	712
5. तौजी नं०-	-	5124
6. निर्माण का क्षेत्रफल	-	Block A-2557.86 m ² & Block B- 2465.59 m ² , Total B/u Area (A+B)= 5023.45 m ²
7. फ्लोर की सं०	-	B+G+6
8. भवन की ऊँचाई	-	21.00 मी०

नगर कार्यपालक पदाधिकारी,
नगर परिषद् दानापुर निजामत।

ज्ञापांक.....1.229...../दिनांक...10/4/24.

प्रतिलिपि:-1. मेसर्स सत्यमेव डेवलपकॉन प्रा० लि०, डाइरेक्टर-श्री रंजीत कुमार, पिता-श्री शारदा शर्मा, पता-यू०एफ०ओ० मॉल, पंचवा तल्ला, अनिसाबाद चौराहा, अनिसाबाद को पुनः विधिमान्य नक्शा की प्रतियों के साथ सूचनार्थ प्रेषित।

2. श्री राकेश रंजन राजे, निबंधित वास्तुविद एवं श्री ब्रजेश कुमार सिन्हा, निबंधित संरचना अभियंता नगर परिषद् दानापुर निजामत को सूचनार्थ प्रेषित। निदेश दिया जाता है कि बिहार भवन उपविधि, 2014/2022 (यथा संशोधित) में किए गये प्रावधानों एवं सुसंगत धाराओं के आलोक में आप अपनी जिम्मेवारी एवं जवाबदेही का निर्वहन सुनिश्चित करेंगे।

नगर कार्यपालक पदाधिकारी,
नगर परिषद् दानापुर निजामत।

FOR RESIDENTIAL BUILDING HEIGHT MORE THAN 18M AND UP TO 31 M

This is to certify that this plan has been prepared after site inspection and strictly as per the guidelines of Bihar Building Bye-Laws 2014.

RAKESH KANUN RAJE
DANAPUR REG. No. - CA/189/9635
C.O.A. REG. No. - CA/189/9635

DETAIL OF BUILDING
SATYAMEV HEIGHTS
RESIDENTIAL APARTMENT OF 21M IN HT.

NAME OF DEVELOPER/ADDRESS
SATYAMEV DEVELOPCON PVT. LTD
DIRECTOR - **RANJEET KUMAR**
S/O - SRI SHARDA SHARMA
REGISTERED OFFICE- UO MALL 5TH FLOOR,
ANISHABAD CHOURAHA, ANISHABAD

PLOT DETAIL
PROPOSED RESIDENTIAL BUILDING AT
SURVEY PLOT NO. - 712
KHATA NO. - 27/24
MAUZA NO. - MAJARA
MOHALLA - P.K. PURAM
PARGANA - PHULWARI
THANA NO. - 24
THANA - DANAPUR
DIST. - PATNA

BOUNDARY
NORTH - 116.66 M NALA
EAST - PLOT NO.-713
WEST - PLOT NO.-711
SOUTH - MAIN ROAD

SHEET DETAIL
(1) WEST SIDE ELEVATION (BLOCK-A&B)
(2) SECTION-01&02 (BLOCK-A&B)

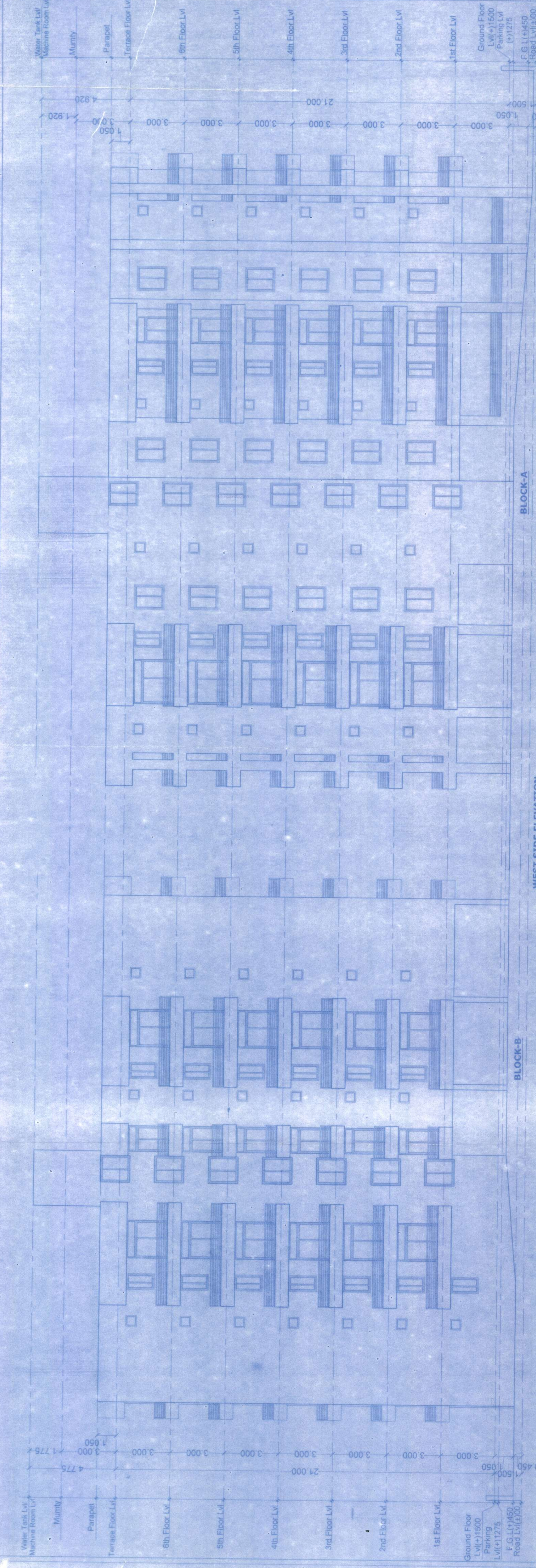
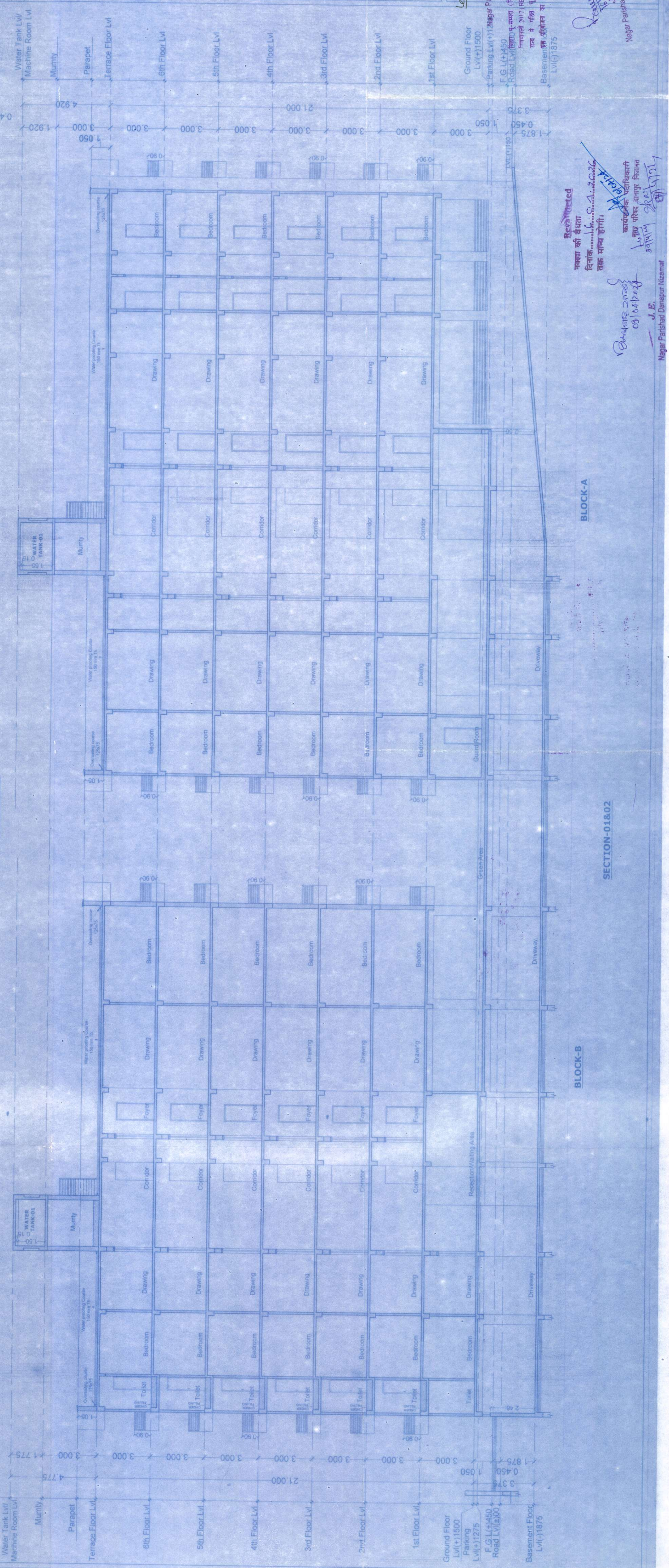
SHEET NO. 04 / 04
NORTH
SCALE 1 : 100

SATYAMEV DEVELOPCON PVT. LTD.
Director
SATYAMEV DEVELOPCON PVT. LTD.
DIRECTOR

SIGNATURE OF DEVELOPER
SIGNATURE OF STRUCTURAL ENGINEER
SIGNATURE OF ARCHITECT

RAKESH KANUN RAJE
DANAPUR REG. No. - CA/189/9635
C.O.A. REG. No. - CA/189/9635

Building Plan No. ... 07/21-22
Nagar Parishad Danapur Nizamat
Certificate of Occupancy Certificate
Nagar Parishad Danapur Nizamat



* FOR RESIDENTIAL BUILDING HEIGHT MORE THAN 18M AND UP TO 21 M

This is to certify that this plan has been prepared after site inspection and strictly as per the guidelines of Bihar Building Bye-Laws 2014.

RAKESH RANJAN RAJE
DAMPUR REG. NO. - CA/86/985
RAKESH RANJAN RAJE
DAMPUR REG. NO. - CA/86/985
C.O.A. REG. NO. - CA/86/985

DETAIL OF BUILDING

SATYAMEV HEIGHTS
RESIDENTIAL APARTMENT OF 21M IN HT.

NAME OF DEVELOPER & ADDRESS
SATYAMEV DEVELOPMENT PVT. LTD
DIRECTOR - RANJEET KUMAR
S/O - SRI SHARDA SHARMA
REGISTERED OFFICE- UPO MAIL 5TH FLOOR,
ANISHABAD CHOURAHA ANISHABAD

PLOT DETAIL

PROPOSED RESIDENTIAL BUILDING AT
SURVEY PLOT NO. - 712
KHATA NO. - 27
TAUZI NO. - 5124
MOHALLA - R.K. PURAM
PARGANA - PHULWARI
THANA NO. - 24
THANA - DANAPUR
DIST - PATNA

BOUNDARY

NORTH - 116.66 M NALA
EAST - PLOT NO.-713
WEST - PLOT NO.-711
SOUTH - MAIN ROAD

SHEET DETAIL

(1) TYPICAL FLOOR PLAN (BLOCK-A&B)
(2) TERRACE FLOOR PLAN (BLOCK-A&B)
(3) SEPTIC TANK DETAIL
(4) WATER HARVESTING TANK DETAIL
(5) PILE FOUNDATION

SHEET NO. NORTH SCALE
03/04 1:100

SATYAMEV DEVELOPMENT PVT. LTD

Director

DIRECTOR

SIGNATURE OF DEVELOPER

Signature

Brajesh Kumar Sinha
Structural Engineer
SINHA PARISHAD DANAPUR NIZAMAT
DAMPUR REG. NO. - CA/86/985
C.O.A. REG. NO. - CA/86/985

SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANJAN RAJE
DAMPUR REG. NO. - CA/86/985
C.O.A. REG. NO. - CA/86/985

SIGNATURE OF ARCHITECT

Building Plan No. 07/21-22

16/03/2024

Nagar Parishad Danapur Nizamat

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

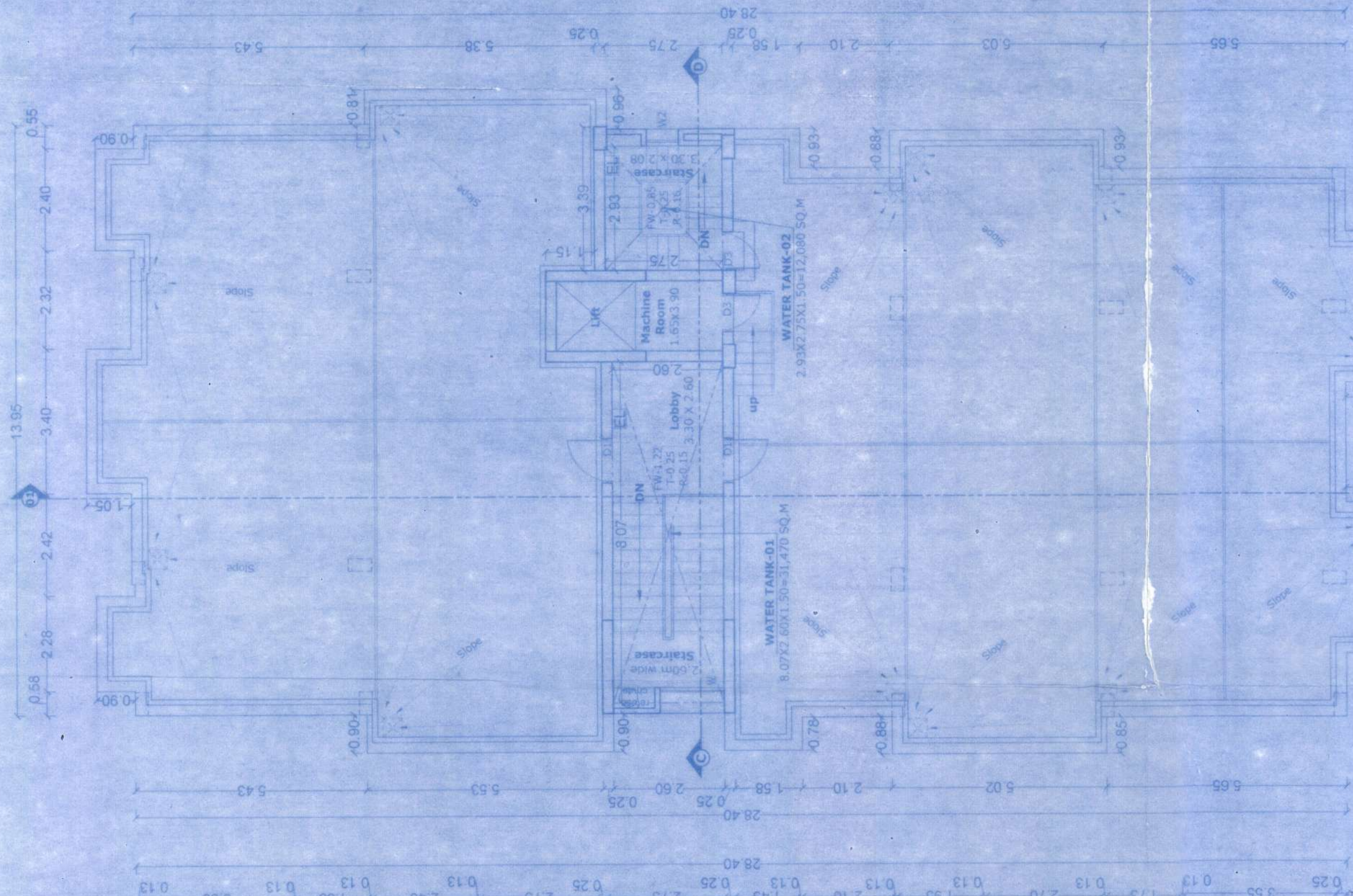
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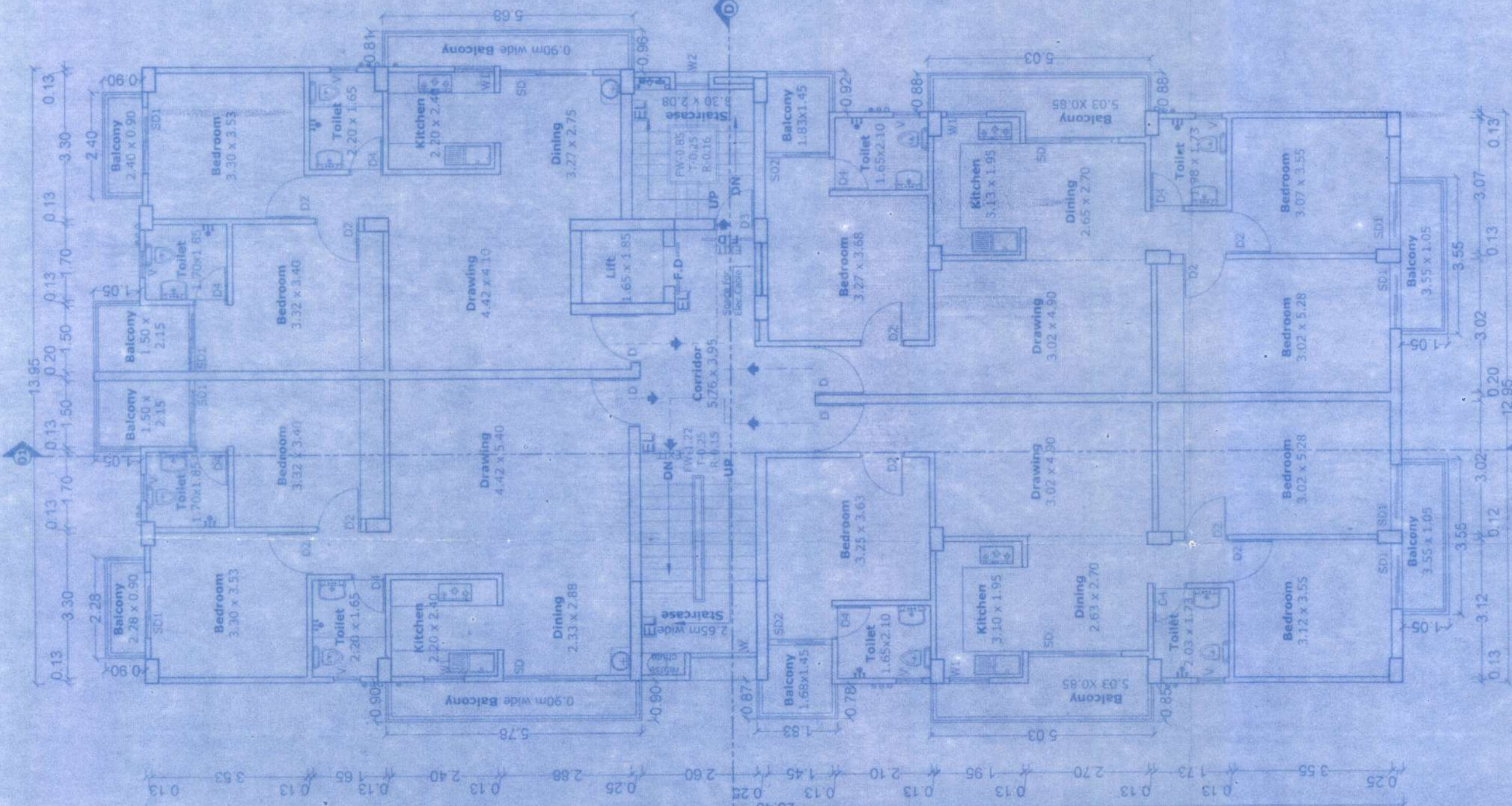
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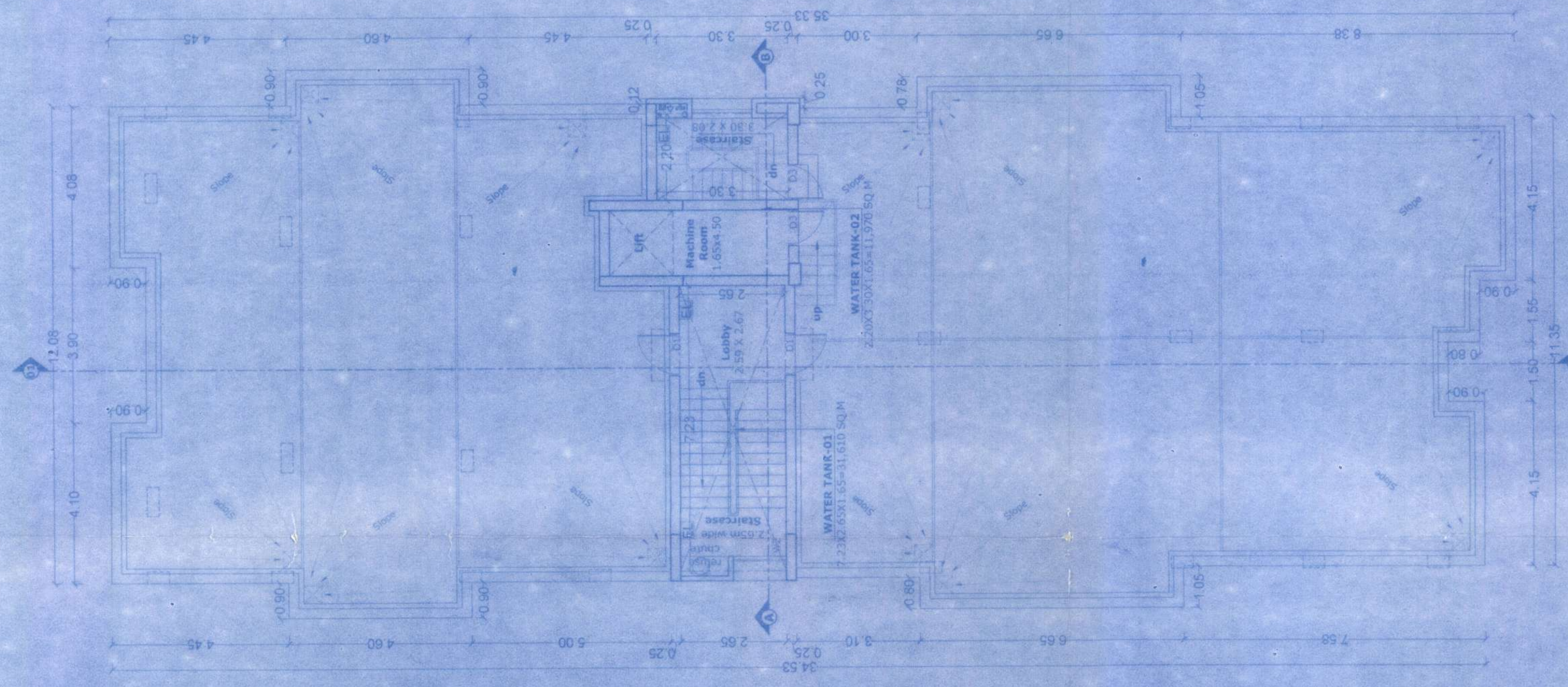
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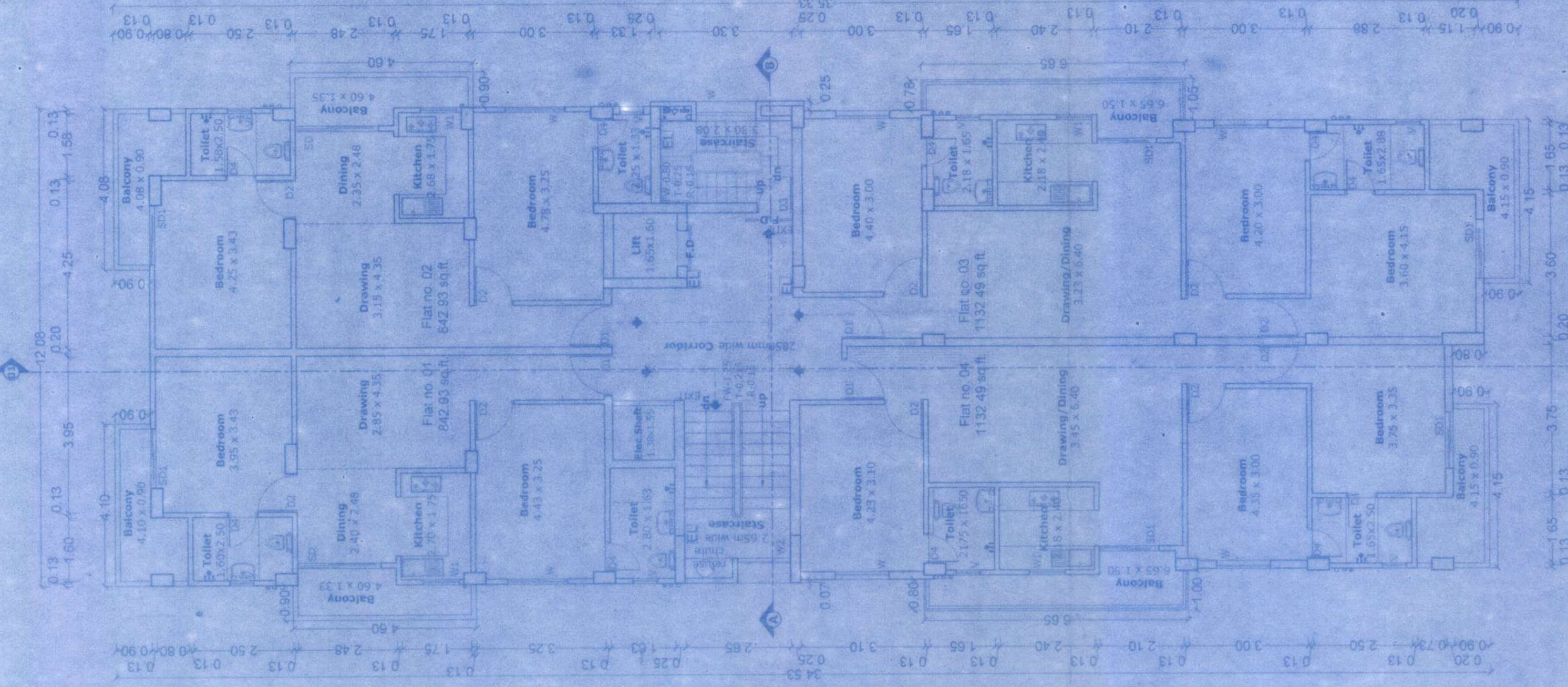
TERRACE FLOOR PLAN BLOCK-B



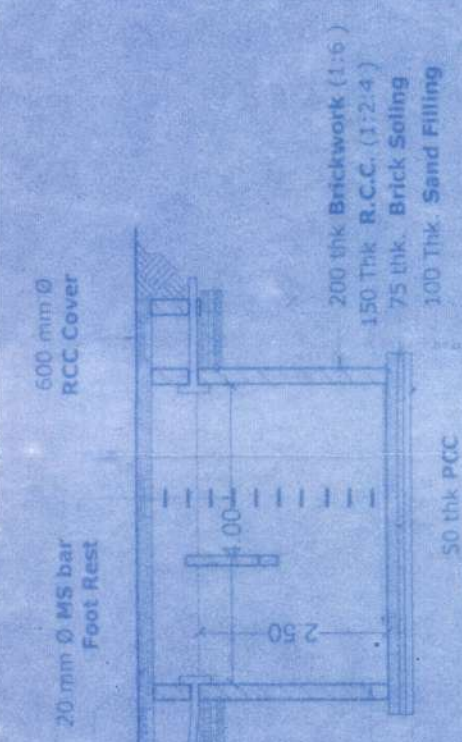
TYPICAL 1ST-6TH FLOOR PLAN BLOCK-B



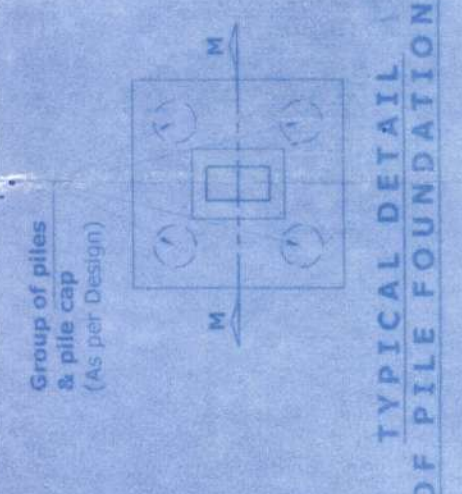
TERRACE FLOOR PLAN BLOCK-A



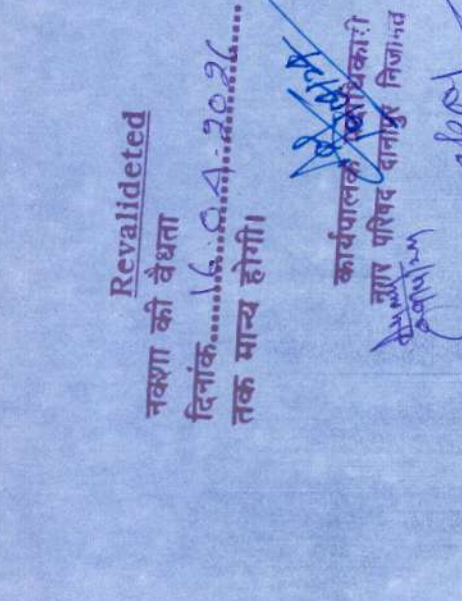
TYPICAL 1ST-6TH FLOOR PLAN BLOCK-A



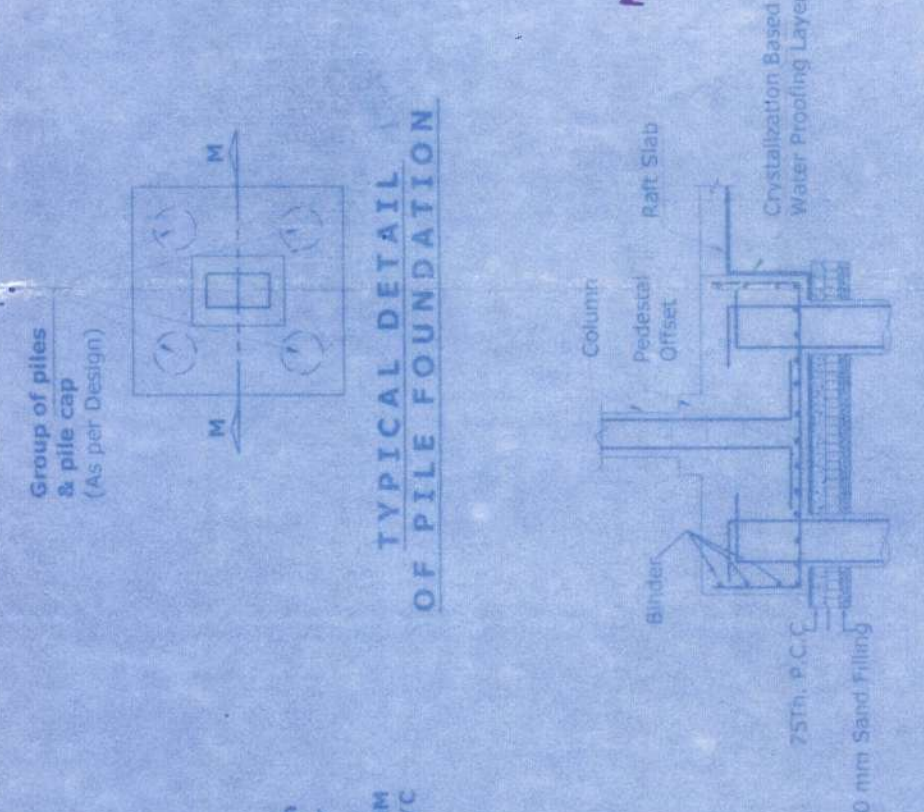
TYPICAL SECTION ZZ'



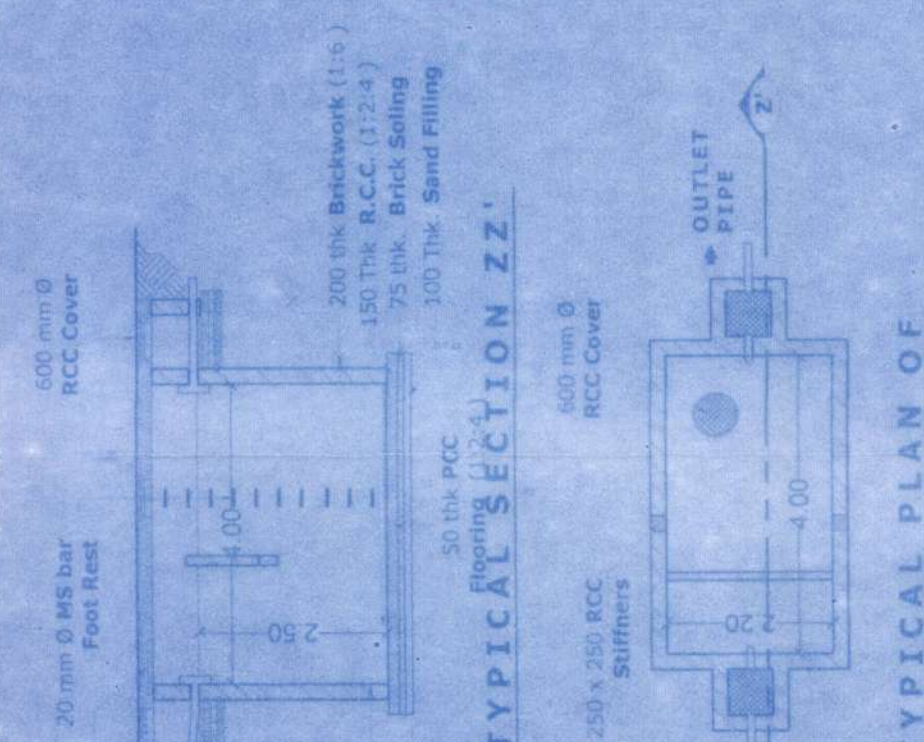
TYPICAL DETAIL OF PILE FOUNDATION



TYPICAL PLAN OF RAINWATER HARVESTING TANK

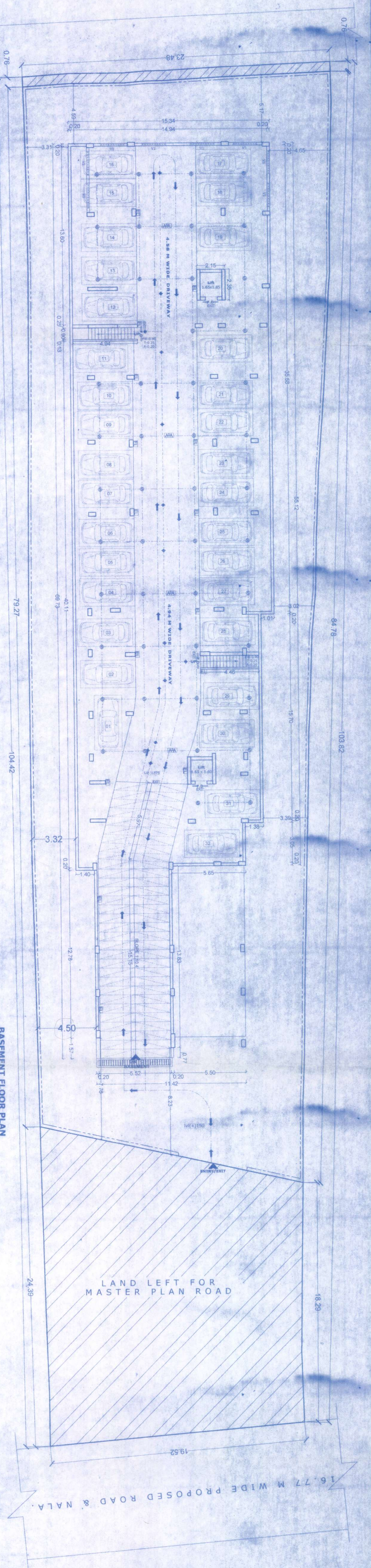
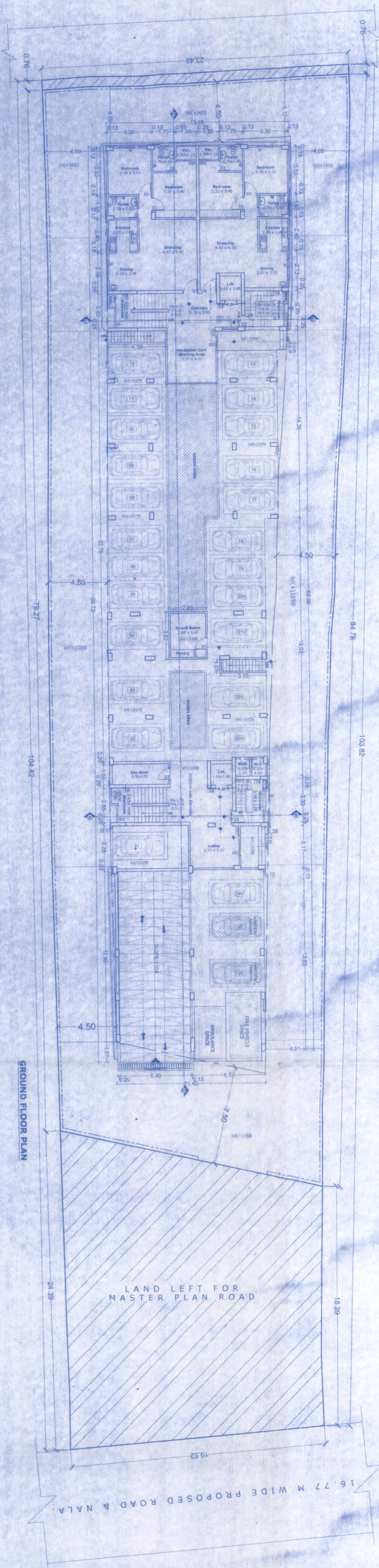
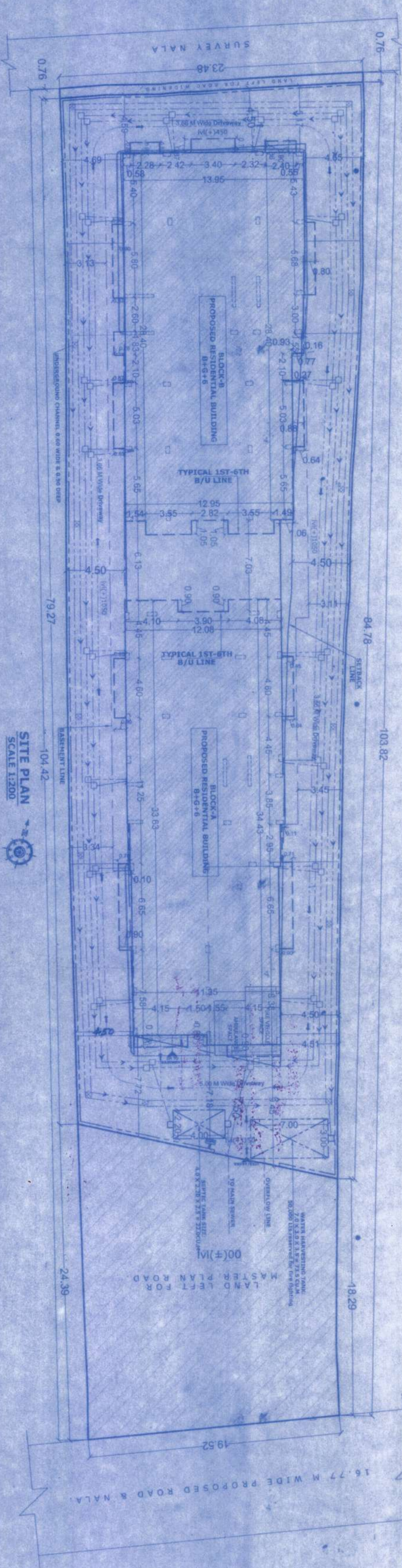


PILE CAP SECTION DETAIL HH'



TYPICAL PLAN OF SEPTIC TANK

OPENING SCHEDULE			
TYPE	WIDTH	HEIGHT	DESCRIPTION
D	1.10	2.10	DOOR
D1	1.05	2.10	DOOR
D2	0.975	2.10	DOOR
D3	0.90	2.10	DOOR
D4	0.75	2.10	DOOR
D5	1.50	2.55	DOOR
D6	1.45	2.55	DOOR
D7	1.50	1.55	DOOR
D8	0.75	1.65	DOOR
D9	0.60	1.05	DOOR



* FOR RESIDENTIAL BUILDING HEIGHT MORE THAN 18M AND UPTO 21 M

RAKESH RAMJAN RAJE
DANAPUR REG. No - 06/March/2015/MPTD
C.O.A. REG. No. - CA/86/9665

LEGEND	
⊕	100 mm Dia Soil Waste Pipe
⊖	100 mm Dia Wastewater Pipe
○	100 mm Dia Rainwater Pipe
●	62 mm Dia Supplywater Pipe

DETAIL OF BUILDING
SATYAMEV HEIGHTS
RESIDENTIAL APARTMENT OF 21M IN HT.

NAME OF OWNER & ADDRESS
SATYAMEV DEVELOPCON PVT.LTD
DIRECTOR - RANJEET KUMAR
S/O- SRI SHARDA SHARMA
REGISTERED OFFICE- U/FO MALL 5TH FLOOR,
ANISHABAD CHOURAHA, ANISHABAD

PLOT DETAIL
PROPOSED RESIDENTIAL BUILDING AT :-
SURVEY PLOT NO. - 712
WATA NO. - 37

TAUZI NO. - 5124
MAUZA - MAINPURA
MOHALLA - R.K.PUR
PARGANA - PHULWA
THANA NO. - 24
THANA - DANAPUR
DIST. - PATNA

NORTH - 116.66 M NALA
EAST - PLOT NO.-713
WEST - PLOT NO.-711
SOUTH - MAIN ROAD

(1) BASEMENT FLOOR PLAN
(2) GROUND FLOOR PLAN
(3) SITE PLAN

<u>SHEET NO.</u>	<u>NORTH</u>	<u>SCALE</u>
02/04		1:100

SATYAMEVDEVELOPCON PVT. LTD.
Director
Director

Phila
Summer Si 13

SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANDAN RAJE
DMM/PR/REG. No- 06/Apr/2015/MPN
C.O.A. REG. No - CA/66/91-35

Building Plan No. 07/21/22

मनन से सस्कारों नाश तक जाने का प्रयास हेतु ज्ञान साधने से नाश की निर्मिती करना होगा।

Certificate/Occupancy Certificate लेता
अभिषेक ठोणी

नगर कार्यपालिका / नगर प्रशासन
नगर कार्यपालिका, काठमाडौं