

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending MARCH 2025 (year)

I. PARTICULARS OF PROJECT			
Project registration no.	BRERAP00212-5/198/R-1504/2022	Name of Project /Phase of Registered Project	TWIN TOWER
Name of Promoter	NEERAJ KUMAR	Project Address	BIHTA-AMHARA ROAD NEAR NSIT ENGINEERING COLLEGE
Name of Co-Promoter	SHOBHA KUMARI		
Project Registration is valid up to	21/03/2028		
Starting Date of Project or Phase of the Project	23/12/2022		
Type of Project or Phase of The Project	1. Residential 2. Commercial 3. Residential –Cum-commercial 4. Plotted project	RESIDENSIAL COMMERCIAL	
Period of validity of Map by the competent Authority			

II. DISCLOSER OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building / Block Number	Apartment Type		Carpet Area	Total Number of sanctions apartments	Total Numbers of Apartments
	1. 1BHK	14	(417*14)+(580*24 &	146	1. Booked / Allotted – 08
	2. 2BHK	34	590*10)(787*24)=44		
	3. 3BHK	24	546sqft		
	4. Shop	74	G. Floor= 3930sqft		2. Sold -
	5. Bungalow		1 st & 2 nd Floor=		
	6. Plot etc.-		(3346*2)= 6692sqft		

III. DISCLOSER OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block no.	Total Numbers of sanctions Garages	Total Numbers of Garages :	NIL
NIL	NIL	1. Booked / Allotted-	
		2. Sold –	NIL

IV. DETAILS OF BUILDING APPROVALS (If Already filled along with Registration Application then there is no need of further filling)					
S. No.	Name of the Approval / NOC / Permission / Certificate	Issue Authority	Applied Date	Issuance Date	Enclosed as Annexure no.

1.	NOC of Environmental	NOT APPLICABLE			
2.	Fire N.O.C.	State Fire office Bihar Patna	2021	24/12/2021	Letter no.3131 Date: 24/12/2021
3.	Water Supply Permission	SELF DEVELOPMENT			
4.	NOC From Airport Authority of India	NOT APPLICABLE			
5.	Other Approval(s), if any, required for the Project.				

V. Construction Progress of the Project		
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 Certificate) (3)
1.	Excavation (if any)	100 %
2.	Basement (if any)	80%
3.	Podium (if any)	NO
4.	Plinth	100 %
5.	Stilt Floor	30%
6.	Slabs of Super Structure	40%
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows Within Flats / Premises.	0 %
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.	0 %
10.	External Plumbing and external Plaster, Elevation, Completion of terraces with water proofing of the building / wing.	0 %
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings, Mechanical Equipment, Compliance to condition of environmental / CRZ NOC. Finishing to entrance lobby / s. Plinth Protection, Paving of the areas appurtenant to Building / wing. Compound wall and all other requirements as may be required to complete project as per Specifications in Agreement of sale. Any Other Activities.	0 %

VI. Amenities and Common Area and External Infrastructure Development Work.				
S. no.	Common Area and Facilities	Proposed (Yes/No)	Percentage of Actual Work Done (As on Date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0 %	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	NO	0 %	
4.	Storm water Drains	NO	-	
5.	Landscaping & Tree Planting	NO	-	
6.	Street Lighting	NO	-	
7.	Community Buildings	NO	-	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0 %	
9.	Solid Waste management & Disposal	YES	0 %	
10.	Water Conservation / Rain water harvesting	YES	0 %	
11.	Energy Management	YES	0 %	
12.	Fire Protection and Fire safety Requirements	YES	0 %	
13.	Closed Parking	YES	0 %	
14.	Open Parking	NO	-	
15.	Electrical Meter Room, Sub-Station, Receiving Station.	YES	0 %	
16.	Others (Option to Add more)	NO	-	

VI. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
S. no.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of Actual Work Done (As on Date of Certificate)	Details
1.	Internal Roads and Footpaths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, lands Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of Sewage Sullage Water			
8.	Water Conservation / Rain water harvesting			
9.	Energy Management			

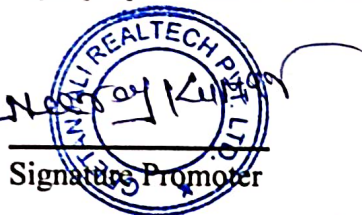
VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT			
(A)	S. no.		
	1	Front Elevation	
	2	Rear Elevation	
	3	Side Elevation	
(B)		Photograph of the each floor	

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. no. (1)	Particulars (2)	Amount (in Rs.) (3)
1.	Project Account No.	48040200000484 (BANK OF BARODA)
2.	Estimated Cost of the Project including land Cost at the start of the Project	113300000
3.	Amount received During the Quarter	4868100
4.	Actual Cost Incurred during the Quarter	4020711.43
5.	Net Amount at end of the Quarter	847388.57
6.	Total expenditure on Project till date	23118059.2
7.	Cumulative fund collection till the end of Quarter in question	-
8.	Cumulative expenditure done till the end of Quarter in question	-

IX. Details of Mortgage or Charge in any Created		
NO		
X. MISCLANIUS		
A	List of Legal Case (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 of Sale	NIL
XI. PERCENTAGE OF WORK ALONG WITH THE MILESTONE CHART		
Weather the Project in Progress is as per time schedule or lagging behind?		

Undertaking:

I/We solemnly affirm, declare and undertaking that all the details started above are true to the best of my knowledge and noting material has been concealed here from. I am / we are executing this undertaking to the truth of all the forgoing and to appraise the authority or such filled as mentioned as well as for whatever other legal purpose this undertaking may serve.



 Signature Promoter

Name:

Date:

FORM-3 [see Regulation 3]

Cost of Real Estate Project Real Estate Regulatory Authority, Bihar
Registration Number BRERAP00212-5/198/R-1504/2022 (Project Name:-Twin Tower)

S No	Particulars	Estimated Cost	Cost Incurred
1	Land Cost	NA	
2	Estimated Cost of Construction as certified by Engineer	11,33,00,000.00	
3	Actual Cost of construction incurred as per the books of accounts verified by the CA		224,86,305.96
4.	% completion of Construction Work (as per Project Architect's Certificate)		25.00%

5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	19.85 %
6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	224,86,305.96
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	283,25,000.00
8.	Net Amount which can be withdrawn from the BANK OF BARODA (A/c No:- 48040200000484)	224,86,297.68

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

S. No	Particulars	
01	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	9,08,13,694.04
02	Balance amount of receivable from sold apartment as per Annexure A to this certificate	5,53,29,500.00
03	(i)Balance Unsold area as per Annexure A (as certified by Chartered Accountant as verified from the records and books of Accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	4,09,03,000.00
04	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	9,62,32,500.00
05	Amount to be deposited in Designated Account – 70% or 100%	9,62,32,500.00
	IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoingproject will be deposited in designated Account	9,62,32,500.00

This certificate is being issued for RERA compliance for the Company M/s Geetanjali Realtech Private Limited (Promoter Mr Neeraj kumar) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Your Faithfully

Dhananjay Kumar
M.No 442891

UDIN:- 25442891BMNUEZ6140

Patna
Date 12/04/2025



Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
01	302 Third Floor	73.21	39 Lakh	12.74 Lakh	26.26 Lakh
02	Shop No 02- 1st floor	31.16	15 Lakh	7.11 Lakh	7.89 Lakh
03	301 Third Floor	73.21	39 Lakh	21.65 Lakh	17.35 Lakh
04	Shop No-01- 1 st floor	33.95	16.50 Lakh	10.05 Lakh	6.45 Lakh
05	Shop No -12 Ground floor	16.46	9.00 lakh	7.51 lakh	1.49 lakh
06	Shop No 3/4/7/8 First floor	113.49	55.00 Lakh	19.82 Lakh	35.18 Lakh
07	Shop No - 23/24 Ground Floor	50.23	25.00 Lakh	8.05 Lakh	16.95 Lakh
08	Shop No 09 First Floor	24.93	13.00 Lakh	1.71 Lakh	11.29 Lakh
09	Shop No 05 First Floor	19.53	8.00 Lakh	4.00 Lakh	4.00 Lakh
10	310 Third floor	5.95	20.00 Lakh	6.60 Lakh	13.40 Lakh
11	Flat No 501	73.21	34.00 lakh	34.00 Lakh	0.00 Lakh
12	Shop No- 19/20	28.37	27.00 Lakh	8.21 Lakh	18.79 lakh
13	Shop No-14	9.58	10.00 Lakh	6.51 Lakh	3.49 Lakh
14	Shop No- 15/16	23.44	22.75 Lakh	12.48 Lakh	10.27 lakh
15	Shop No- 11/12	26.88	26.45 Lakh	1.12 Lakh	25.33 Lakh
16	Shop No 23	12.09	12.50 Lakh	4.50 Lakh	8.00 lakh

17	Flat No 512	53.95	30.00 Lakh	6.20 Lakh	23.80 Lakh
18	Flat No 505/506	92.74	86.00 Lakh	2.21 Lakh	83.79 Lakh
19	Flat No 503	53.95	44.00 Lakh	20.695 lakh	23.305 Lakh
20	Flat No 502	73.21	44.00 Lakh	2.71 Lakh	41.29 Lakh
21	Shop No 6	12.09	12.50 Lakh	5.00 Lakh	7.50 lakh
22	Shop No 25	24.34	21.00 Lakh	8.00 Lakh	13.00 Lakh
23	Flat No 602	73.11	28.00 Lakh	12.00 Lakh	16.00 Lakh
24	Flat No 509	47.44	15.00 lakh	0.50 lakh	14.50 Lakh
25	Flat No 507	73.11	30.00 Lakh	0.51 lakh	29.49 lakh
26	Flat No 603	47.44	30.00 Lakh	0.51 Lakh	29.49 Lakh
27	Flat No 312	48.22	22.00 Lakh	1.50 Lakh	20.50 lakh
28	Flat No 309	47.44	21.00 Lakh	1.51 Lakh	19.49 lakh
29	Flat No 308	73.11	35.00 Lakh	10.00 Lakh	25.00 Lakh
	Total				553.295Lakh

(Unsold Inventory Valuation)

Sr. No.	Flat No.	Carpet Area(in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
01	Ground Floor Shop No- 02/03/04/07/08/11	125.12	60,52,500.00
02	First Floor Shop No- 13/15/16/17/18/19/20/21/22/24 Flat No - 101/102/103/104/105/106	452.00	129,45,500.00
03	Second Floor Shop No-23/24	26.98	13,05,000.00
04	Third Floor Flat No:303/304/305/306/307/311	297.02	63,88,000.00
05	Fifth Floor Flat No:502/504/508/510	214.93	46,22,000.00

	/511		
06	Sixth Floor Flat No :- 601/604/607/608	264.04	56,76,000.00
07	Seventh Floor Flat No:- 701/710/711	182.05	39,14,000.00
	Total		4,09,03,000.00

This certificate is being issued for RERA compliance for the Company M/s Geetanjali Realtech private Limited (Promoter: Mr neeraj Kumar) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Your Faithfully

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Date 12/04/2025