

DEEP SHEETAL ENGINEERS PVT. LTD.

Head Office : 3rd Floor, S.S. Furniture Mall,
Near RPS More, Bailey Road, Danapur
Patna-801503.
Mob. : 7488041646-52

GSTIN:10AADCD0580G2Z9
CIN No. : U45200BR2008PTC013914
TAN No. : PTND02532F



Ref :

Date :

FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending **March of 2023**

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00527-3/1111/R-868/2019	Name of Project/Phase of Registered Project	PARK WEST
Name of Promoter	Deep Sheetal Engineers Pvt. Ltd.	Project Address	Khagaul Road, Saguna More, Balaji Nagar, New Tarachak, Danapur, Patna, (Khesra/Plot No.2193, 2232(P), Khata No.19, 33, Thana No. 30, Mauza-Jamsaut, Patna)
Name of Co-promoter	N/A		
Project Registration is valid up to	10/11/2023		
Starting date of Project or Phase of the Project	17/12/2019		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	1. Residential	
Period of validity of map by the Competent Authority	03 Years		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
03 Block	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -		129 Flats	1. Booked/ Allotted -58 2. Sold- 20 (Twenty)

Deep Sheetal Engineers Pvt. Ltd.

Niraj Kumar
Managing Director

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Ref. : **III: DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES** Date :

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
03 Block	129	1. Booked/Allotted	- 58
		2. Sold	- 20 (Twenty)

IV. 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				
2.	Fire N.O.C				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval (S), if any, required for the Project				

V. Construction Progress of the Project

1. Building / Wing / Layout Number _____ (To beaded for each Building / Wing)

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)	100%
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	N/A
6.	Slabs of Super Structure	100%

Deep Sheetal Engineers Pvt. Ltd.

Nerraghendra
Managing Director

Email : deepsheetalengineers@gmail.com
Visit us @ www.deepsheetal.in

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Ref		Date
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%
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.	100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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 requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	100%

VI. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No.		

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Nerrigadama
Managing Director

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Ref : 2	Water Supply	Yes	100%	Date :
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	
4.	Storm Water Drains	Yes	100%	
5.	Landscaping & Tree Planting	Yes	Nil	
6.	Street Lighting	NA		
7.	Community Buildings	NA		
8.	Treatment and Disposal of Sewage and Sullage Water	NA		
9.	Solid Waste Management & Disposal	NA		
10.	Water Conservation / Rain Water Harvesting	Yes	100%	
11.	Energy Management	Yes	100%	
12.	Fire Protection and Fire Safety Requirements	Yes	100%	
13.	Closed Parking	No.		
14.	Open Parking	Yes	100%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	
16.	Others (Option to Add More)	No.		

VI. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
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Deep Sheetal Engineers Pvt. Ltd.

Neeraj Kumar
Managing Director

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Ref				Date
1.	Internal Roads & Footpaths	Yes	100%	
2.	Water Supply	Yes	100%	
3.	Sewerage Chambers Septic Tank	Yes	100%	
4.	Drains	Yes	100%	
5.	Parks, Landscaping and Tree Planning			
6.	Street Lighting			
7.	Disposal of sewage & Sullage Water	Yes	100%	
8.	Water Conservation/ Rain Water Harvesting	Yes	100%	
9.	Energy Management	Yes	100%	

VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.	Particulars	
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photo graph of each floor	

VIII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	238105000521
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	1,34,75,404.00
4.	Actual Cost Incurred during the Quarter	1,80,87,922.00
5.	Net amount at end of the Quarter	98,395.34
6.	Total expenditure on Project till date	18,54,06,181.00
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	

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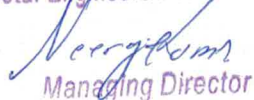


Ref: IX. Details of Mortgage or Charge if any created	Date :
X. MISCELLANEOUS	
A	List of Legal Cases (if any)
1.	Case No. No.
2.	Name of Parties No.
B	Sale/Agreement for Sale during the Quarter
1.	Sale Deed 20 (Twenty)
2.	Agreement for Sale Nil
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART	
Weather 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/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.

Deep Sheetal Engineers Pvt. Ltd.


Managing Director

Signature of Promoter

Name:

Date :

ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of
Money from Designated Account)
Date- 11.04.2023

To,

The Director
Shri Neeraj Kumar
M/S DEEP SHEETAL ENGINEERS PVT. LTD.
3rd floor, S.S. Furniture Mall,
Bailey Road, Patna-801503

Subject: Certificate of Percentage of Work executed in the project PARK WEST having 1No of Building(s)/PARK WEST, Wing(s) of the Phase NA bearing the registration no. BRERAP00527-3/1111/R-868/2019- and being developed on the plot bearing CS No, Khata no.-19, 33, Survey NA, Plot No. 2193, 2232, demarcated by its boundaries (latitude and longitude of the end points) of the land situated in R K Puram, Village- Jamsaut, Block – Danapur Division - Danapur, District -Patna- PIN -801503 admeasuring 5335.048 sq.mts., Area being developed by the promoter Shri NEERAJ KUMAR

Sir,

I, Shailesh Ranjan have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the 97% Building(s)/ PARK WEST Wing(s) of the NA Phase of the Project, Situated on the plot bearing C.S. NA, Survey NA. /Plot No. 2193, 2232 of Village- Jamsaut, R K Puram, Block -Danapur, Division -Danapur, District- Patna. PIN 801503, admeasuring 5335.048 sq.mts. area being developed by Shri NEERAJ KUMAR

1. Following technical professionals are appointed by Owner / Promoter :-
- (i) M/s /Shri Shailesh Ranjan as Engineer. / Architect;
 - (ii)M/s /Shri Vijay Kumar as Structural Consultant
 - (iii) M/s /Shri Krishna Gopal Prasad/Amrendra kumar sinha as Electrical/Plumbing Consultant (MEP)
 - (iv) M/s /Shri Navin kumar as Site Supervisor

Based on site Inspection, with respect to reach of the Building/ Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number BRERAP00527-3/1111/R-868/2019 Under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

Building / Wing Number PARK WEST (to be prepared separately for each Building/Wing of the Project)

Sr.No.	Tasks/Activity	Percentage of work done
1.	Excavation	100%
2.	Number of basement(s) and Plinth	100%
3.	Number of Podiums	NA
4.	Stilt Floor	100%
5.	Number of Slabs of Super Structure	100%

6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	100%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	100%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
10.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/Completion Certificate.	100%

TABLE-B

Internal and External Development Work in respect of the entire Registered Phase.

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-Paths	NA		
2	Water Supply	Yes	100%	
3	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	100%	
4	Storm Water Drains	Yes	100%	
5	Landscaping & Tree Planting.	Yes	00%	
6	Street Lighting	NA		
7	Community Buildings	NA		
8	Treatment and disposal of sewage and Sullage water	NA		

9	Solid Waste management & Disposal.	NA		
10	Water conservation, Rain water harvesting.	Yes	100%	
11	Energy management	Yes	100%	
12	Fire protection and fire safety requirements	Yes	100%	
13	Electrical meter room, sub-station, receiving station.	Yes	100%	
14	Others (Option to Add more).	NA		

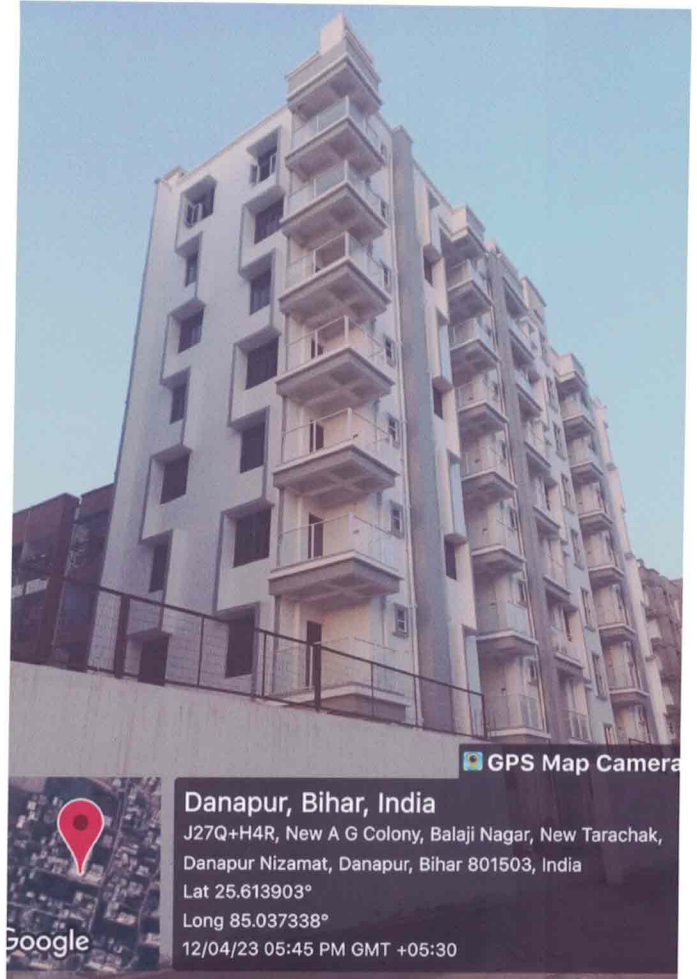
Yours Faithfully,

Er Shailesh Ranjan *Shailesh Ranjan*
 B.Sc.(Engg)Civil, M.I.E
 Emp.No.-05/Er/2015/NPDN (SHAILESH RANJAN)
 NPDN, Danapur Signature & Name of Engineer/Architect
 (Registration No./license No. 05/Er/2015/NPDN)

Block - C

Park West

Block - A



Block - B ↓



Block - C ↓

