

DEEP SHEETAL ENGINEERS PVT. LTD.

Office : 3rd Floor, S.S. Furniture Mall,
Near RPS More, Bailey Road, Danapur
Patna-801503.
Mob. : 7488041647/8

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



FORM-7[REGULATION-9]

Ref No. :

Quarterly progress report for quarter ending December of 2024(year)

Date :

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45200BR2008PTC013914	Name of Firm	Deepsheetal Engineers Private Limited
Firm Address:	C/O Uttam Kumar, S. S. Furniture Mall, Near Ganesh Timber, Danapur, Patna Bihar- 801503.		
Total Experience of promoter in Real Estate sector	15 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-cum Commercial 4. Plotted project	3 Block Dream Jewel	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	1. Dream Jewel (Extension) Rera No. BRERAP00527-1/389/R-282/2018 2. Dream Jewel Rera No. BRERAP00527-2/413/R-347/2019 3. Park West Rera No. BRERAP00527-	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00527/22/R-1680/2024	Name of Project/Phase of Registered Project	Grand Sapphire
Name of Promoter	Deepsheetal Engineers Private Limited	Project Address	Jamsaut, R.P. Puram, Danapur, Patna (Khesra/Plot No.-2243, Khata No.-180, Thana No.- 30, Mauza- Jamsaut)
Name of Co-promoter	N/A	N/A	
Project Registration is valid upto	13-11-2028		
Starting date of Project or Phase Of the Project	24-04-2024		

Deep Sheetal Engineers Pvt. Ltd.

N. S. Singh
Director

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Ref No.	Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	3. Residential-cum-Commercial
	Period of validity of map by the Competent Authority	5 Years	

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building / Bloc	Apartment Type	Carpent Area	Total Number of sanctioned apartments Apartment-01	Total Number of Apartments in Promoter's share - 20 Flat & 3 Shops 1. Booked /Allotted-04 2. Sold-Nil Percentage of booking	Total Number of Apartments in Landowner's share - 25 Flat & 2 Shops 3. Booked/Allotted -Nil Sold -Nil Percentage of booking
Block-1	1. 1BHK 2. 2BHK,- 3. 3BHK 4. Shop 5. Bungalow 6. Plot etc.	3 BHK , 4 BHK & Shop			

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees- Name, Address, Email id (If any), contact number

These details may not be available to common people

Name	Address	Contact number	Email id (If any)
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IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Block-1	45 Nos.	1. Booked/Allotted 2. Sold	- - 04

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	N/A	N/A	N/A

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Ref No.	2.	Fire N.O.C.	N/A	N/A	N/A	N/A
	3.	Water Supply Permission	N/A	N/A	N/A	Date :
	4.	NOC from Airport Authority of India	N/A	N/A	N/A	N/A
	5.	Other Approval(s), if any, required for the Project.	N/A	N/A	N/A	N/A

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 71/23-24 To be added 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)	Nil	10/06/2024
2.	Basements(if any)	100%	xx/xx/2024
3.	Podiums(if any)	Nil	xx/xx/2024
4.	Plinth	Nil	xx/xx/2024
5.	Stilt Floor	Nil	xx/xx/2024
6.	Slabs of Super Structure	20%	xx/xx/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Nil	xx/xx/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Nil	xx/xx/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Over head and Underground Water Tanks.	Nil	xx/xx/2026

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Ref No. :	10. External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Nil	xx/xx/2027 Date :
	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 may be required to complete project as per Specifications in Agreement of Sale. Any other activities	Nil	13/11/2028

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	Nil	Nil	13/11/2028
2.	Water Supply	Nil	Nil	13/11/2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Nil	Nil	13/11/2028
4.	Storm Water Drains	Nil	Nil	13/11/2028

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Ref No.	5.	Land scaping & Tree Planting	Nil	Nil	13/11/2028
	6.	Street Lighting	Nil	Nil	13/11/2028
	7.	Community Buildings	Nil	Nil	13/11/2028
	8.	Treatment and Disposal of Sewage and Sullage Water	Nil	Nil	13/11/2028
	9.	Solid Waste Management & Disposal	Nil	Nil	13/11/2028
	10.	Water Conservation/Rain Water Harvesting	Nil	Nil	13/11/2028
	11.	Energy Management	Nil	Nil	13/11/2028
	12.	Fire Protection and Fire Safety Requirements	Nil	Nil	13/11/2028
	13.	Closed Parking	Nil	Nil	13/11/2028
	14.	Open Parking	Nil	Nil	13/11/2028
	15.	Electrical Meter Room, Sub-Station, Receiving Station	Nil	Nil	13/11/2028
	16.	Others (Option to Add More)	Nil	Nil	13/11/2028

VIII.A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE				
PLOTTED DEVELOPMENT			OF	
		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As On date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Road sand foot paths	No.	N/A	N/A

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Ref No. :

2.	Water Supply	No.	N/A	N/A
3.	Sewerage Chambers Septic Tank	No.	N/A	N/A
4.	Drains	No.	N/A	N/A
5.	Parks, Land Scaping and Tree Planting	No.	N/A	N/A
6.	Street Lighting	No.	N/A	N/A
7.	Disposal of sewage & sullage water	No.	N/A	N/A
8.	Water conservation /Rain Water Harvesting	No.	N/A	N/A
9.	Energy Management	No.	N/A	N/A

Date :

IX. GEOTAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT

(A)	Sr.No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photo graph of each floor	N/A

X. FINANCIAL PROGRESS OF THE PROJECT

S.No.	Particulars	Amount(InRs.)
(1)	(2)	(3)
1.	Project Account No.	238105001230

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Ref No.	2.	Estimated Cost of the Project including land cost at the start of the Project	14,95,49,000.00
	3.	Estimated Development Cost of the Project at the Start of the Project. (Excluding Land Cost)	14,88,92,000.00
	4.	Any Variation in Development Cost which is declared at the start of the Project.	N/A
	5.	Amount received during the Quarter	2,00,001.00
	6.	Actual Cost Incurred during the Quarter	1,00,28,392.13
	7.	Net amount at end of the Quarter	2,37,183.24
	8.	Total expenditure on Project till date	2,74,18,036.38
	9.	Cumulative fund collected till the end of Quarter in question	27,00,001.00
	10.	Cumulative expenditure done till the end of Quarter in question	2,74,18,036.38

XI. DETAILSOFMORTGAGEORCHARGEIFANYCREATED

N/A

XII.MISCELLANEOUS

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

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Ref No.	1.	Sale Deed	Nil	
	2.	Agreement for Sale	Nil	Date :
	3.	No. of possessions given to allottees		

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

We at her 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.

Deep Sheetal Engineers Pvt. Ltd.


Director

Signature of Promoter

Name: Neeraj Kumar

Date: 14-01-2025