

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending Jul-Sep of 2024 (Year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U45200BR1998PTC008447
Firm Address:	2ND FLOOR, J,J, COMPLEX EAST BORING CANAL ROAD
Total Experience of promoter in Real Estate Sector	6 Years
Total Experience in Real Estate After Implementation of RERA	6 Years
No of Project done Before Implementation of RERA	
No of Project done After Implementation of RERA	1. Sai Sarika Sadan Vihar (Completed) 2. Classicon SKU Centre (Completed)

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00249-2/1155/R-958/2020
Name of Project/Phase of Registered Project	CLASSICON SKU CENTRE
Name of Promoter	CLASSICON BUILDERS I PVT. LTD
Project Address	MAUZA- DHAKANPURA, BORING ROAD, SUREY THANA- PHULWARI SHARIF, THANA NO- 07, KHATA NO- 540 AND 544,TAUZI NO.- 2229, PLOT NO.- 31 P, 32 P, 32/2055 P, DIST.- PATNA, BIHAR.
Name of Co-promoter	NA
Project Registration is valid up to	20/07/2024
Starting date of Project or Phase of the Project	15/01/2020
Type of Project or Phase of the Project	COMMERCIAL
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP



III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -- 13	Total Number of Apartments in Landowner's share -- 12
Classicon SKU Centre	Office	383.95	1	1. Booked/Allotted -- 08 2. Sold --00 Percentage of booking- 61.53%	3. Booked/Allotted -- 00 4. Sold --00 Percentage of booking-
Classicon SKU Centre	Office	381.26	1		
Classicon SKU Centre	Office	566.55	1		
Classicon SKU Centre	Office	475.57	1		
Classicon SKU Centre	Office	507.04	1		
Classicon SKU Centre	Office	602.00	1		
Classicon SKU Centre	Office	1780.64	1		
Classicon SKU Centre	Office	1366.00	1		
Classicon SKU Centre	Office	433.44	1		
Classicon SKU Centre	Office	2145.52	1		
Classicon SKU Centre	Office	430.00	1		
Classicon SKU Centre	Shop	280.60	1		
Classicon SKU Centre	Shop	118.67	2		
Classicon SKU Centre	Shop	128.55	1		
Classicon SKU Centre	Shop	1422.36	1		
Classicon SKU Centre	Shop	1617.58	1		



III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share – 13	Total Number of Apartments in Landowner's share – 12
Classicon SKU Centre	Shop	1451.31	2		
Classicon SKU Centre	Shop	1759.22	2		
Classicon SKU Centre	Shop	3167.26	2		

*Note- Note Since we have just received the format of Association of Allottees, we are in the process of completing it and updating it as soon as possible..

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Classicon SKU Centre	No Garages available	1. Booked/Allotted - 2. Sold -	

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				
2.	Fire N.O.C.				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				



VI. Construction Progress of the Project

1. Plan Case No.- P-Dhakanpura-PCN-LB+UB+G+7/160/2018 (Classicon SKU Centre) (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)	100%	Completed
2.	Basements (if any)	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.	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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	100%	

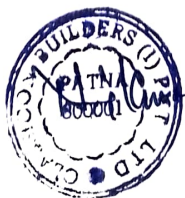


VII. Amenities and Common Area and External Infrastructure Development Works

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		
2.	Water Supply	Yes	100%	Completed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	Completed
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	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / RainWater Harvesting	Yes	100%	Completed
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	100%	Completed
13.	Closed Parking	Yes	100%	Completed
14.	Open Parking	Yes	100%	Completed
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to Add More)	No		

VIII. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

Not Applicable because our project is Commercial.



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

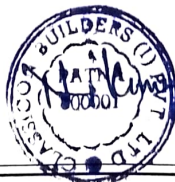
(A)	S. No.	Particulars
	1.	Front Elevation.- Attached Below
	2.	Rear Elevation.- Attached Below
	3.	Side Elevation.- Attached Below
(B)		Photograph of each floor

X. Financial Progress of the Project

S. No.	Particulars	Amount (in Rs.)
1	Project Account No.	39003262295
2	Estimated Cost of the Project including land cost at the start of the Project	580.00/- (In Lakh)
3	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	530.00/- (In Lakh)
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5	Amount received during the Quarter	11,11,428.00/-
6	Actual Cost Incurred during the Quarter	22,87,270.00/-
7	Net Amount at the End of Quarter	1,15,886.91/-
8	Total expenditure on Project till date	6,58,84,826.91/-
9	Cumulative fund collected till the end of Quarter in question	6,24,86,109.00/-
10	Cumulative expenditure done till the end of Quarter in question	6,58,84,826.91/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

No Any



Total GST
 1742
 1742
 1742
 5321
 134759
 134759
 134759
 1800
 3600
 5670
 11340
 4,37,23

XII. MISCELLANEOUS

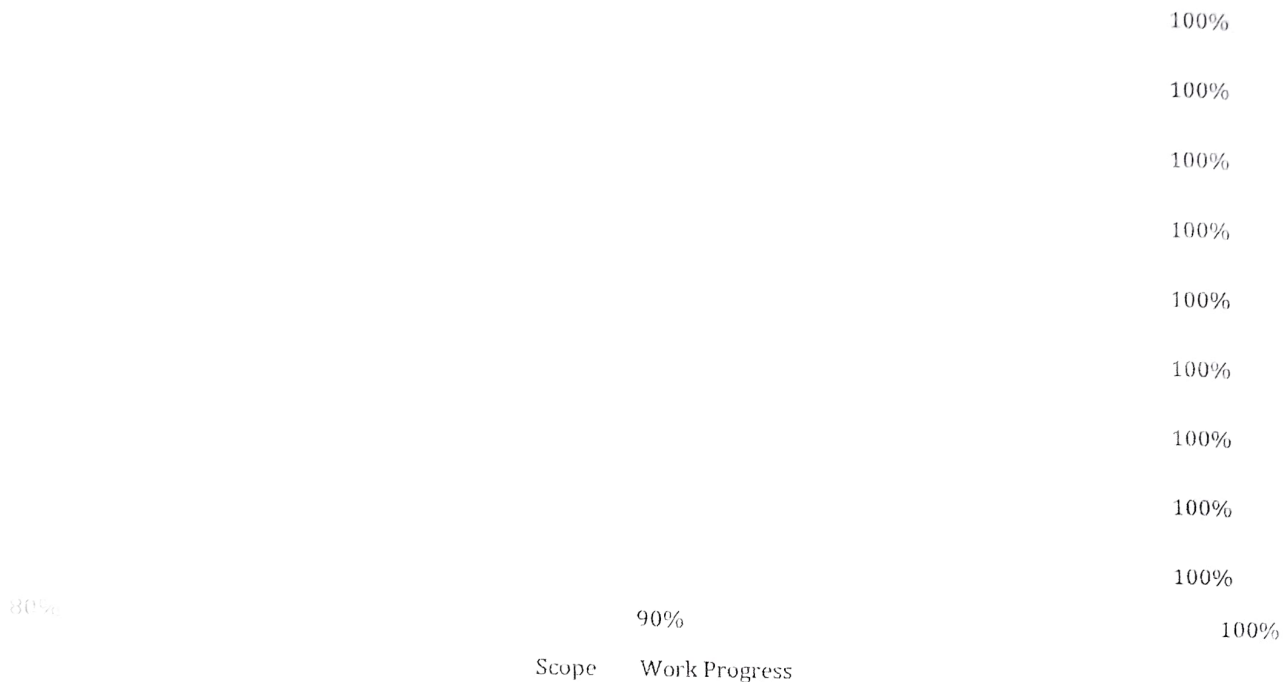
A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	03
2.	Agreement for Sale	02
3.	No. of possessions given to allottees	03



XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Whether the project in progress is as per time schedule or lagging behind?

PROGRESS CHART



XIV. UNITS ALLOCATION DETAILS

Apartment Type	Total Number of sanctioned apartments	Details of allotment made so far with Flat number/ Bungalow - Plot etc		Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
Office	1	Name of Allottee	Shop/Office No.	
Office	1	1. Mr. Ashok Kumar	401	
Office	1	2. Mr. Brajsrn	502	
Office	1	3. Mr. Krishanu Vats	G-2	
Office	1	4. Ranjani Kumari	505	
Office	1	5. Sadhya Kumari	504	
Office	1	6. Seema Sinha & Deepak Kumar Gupta	503	
Office	1	7. Mr. Om Prakash Keshri	UB-01	
Office	1	8. Mr. Rajesh Pd. Gupta	UB-02	
Shop	1			
Shop	2			
Shop	1			
Shop	1			
Shop	1			
Shop	2			
Shop	2			
Shop	2			

XV. Brochure- Attached

XVI Grievance Redressal Officer

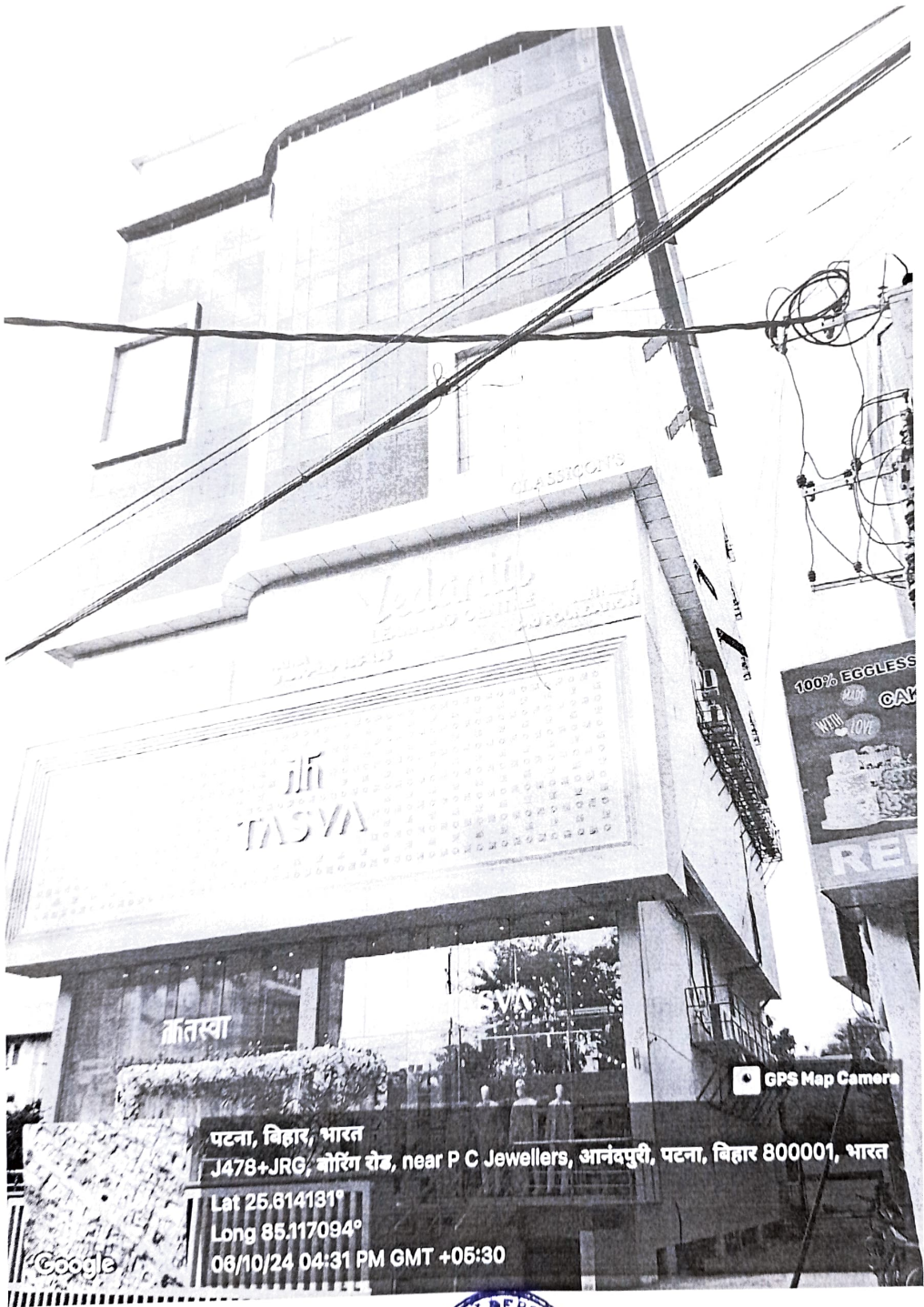
Name:- Deepak Kumar Sinha

Contact No :- 9431018303, Email id :- dksinha100@yahoo.com

Address :- 2ND FLOOR, J.J, COMPLEX EAST BORING CANAL ROAD, PATNA-800001



Project Site Photographs
Front Elevation



Side Elevation

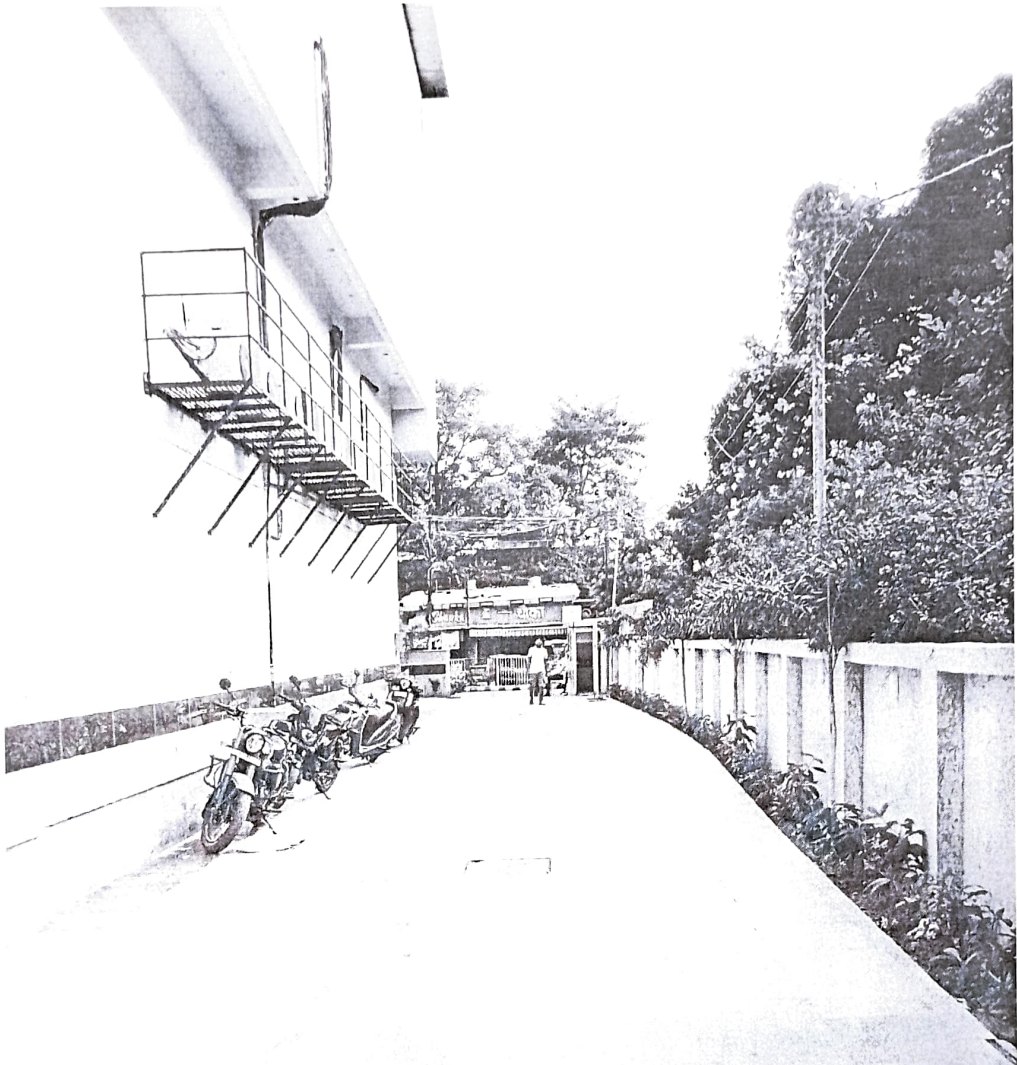


Side Elevation



पटना, बिहार, भारत
J478+JRG, बोरिंग रोड, near P C Jewellers, आनंदपुरी, पटना, बिहार 800001, भारत
Lat 25.614104°
Long 85.11714°
06/10/24 04:31 PM GMT +05:30



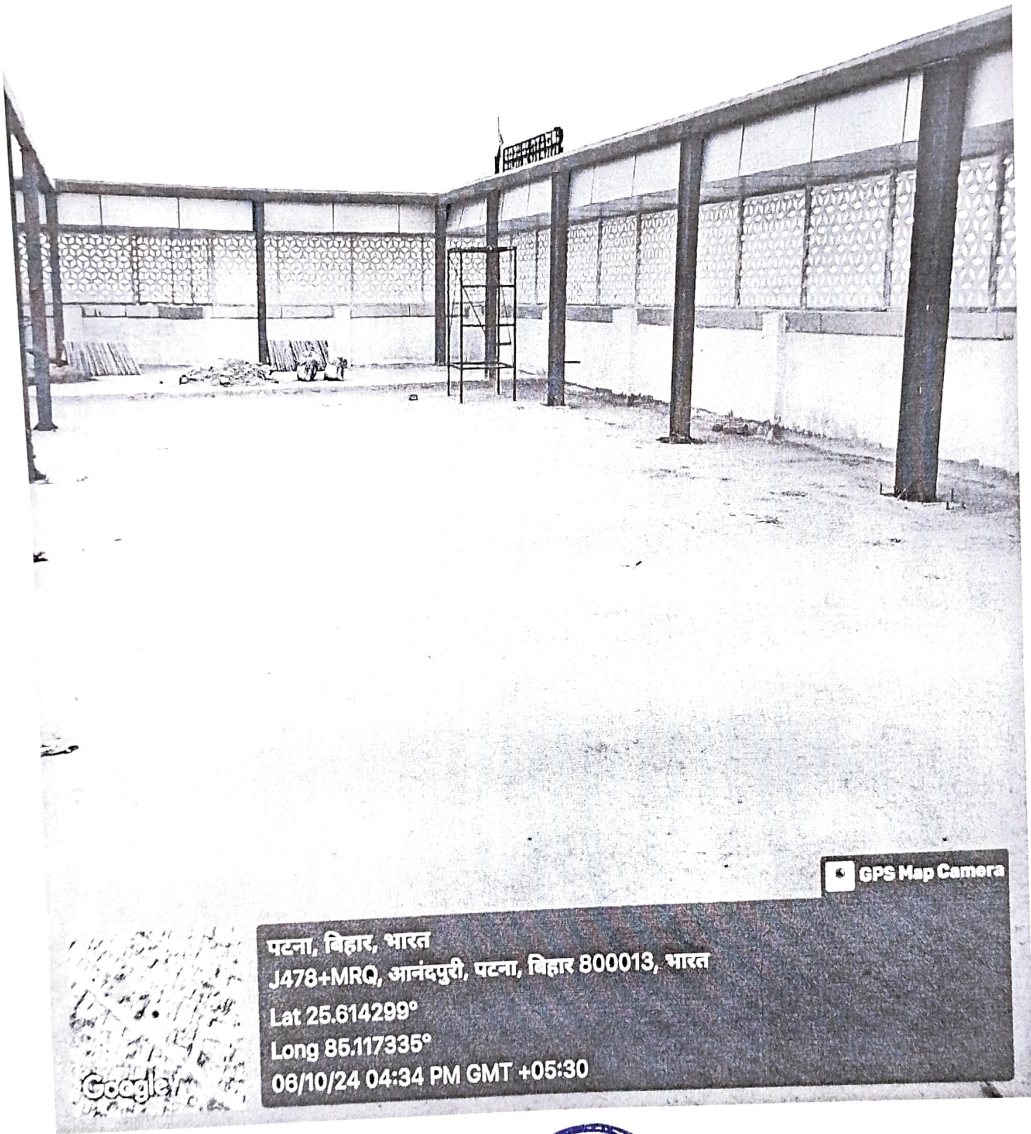


GPS Map Camera

Google

पटना, बिहार, भारत
J478+MRQ, आनंदपुरी, पटना, बिहार 800013, भारत
Lat 25.614476°
Long 85.117158°
06/10/24 04:33 PM GMT +05:30





GPS Map Camera

पटना, बिहार, भारत
J478+MRQ, आनंदपुरी, पटना, बिहार 800013, भारत
Lat 25.614299°
Long 85.117335°
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Google





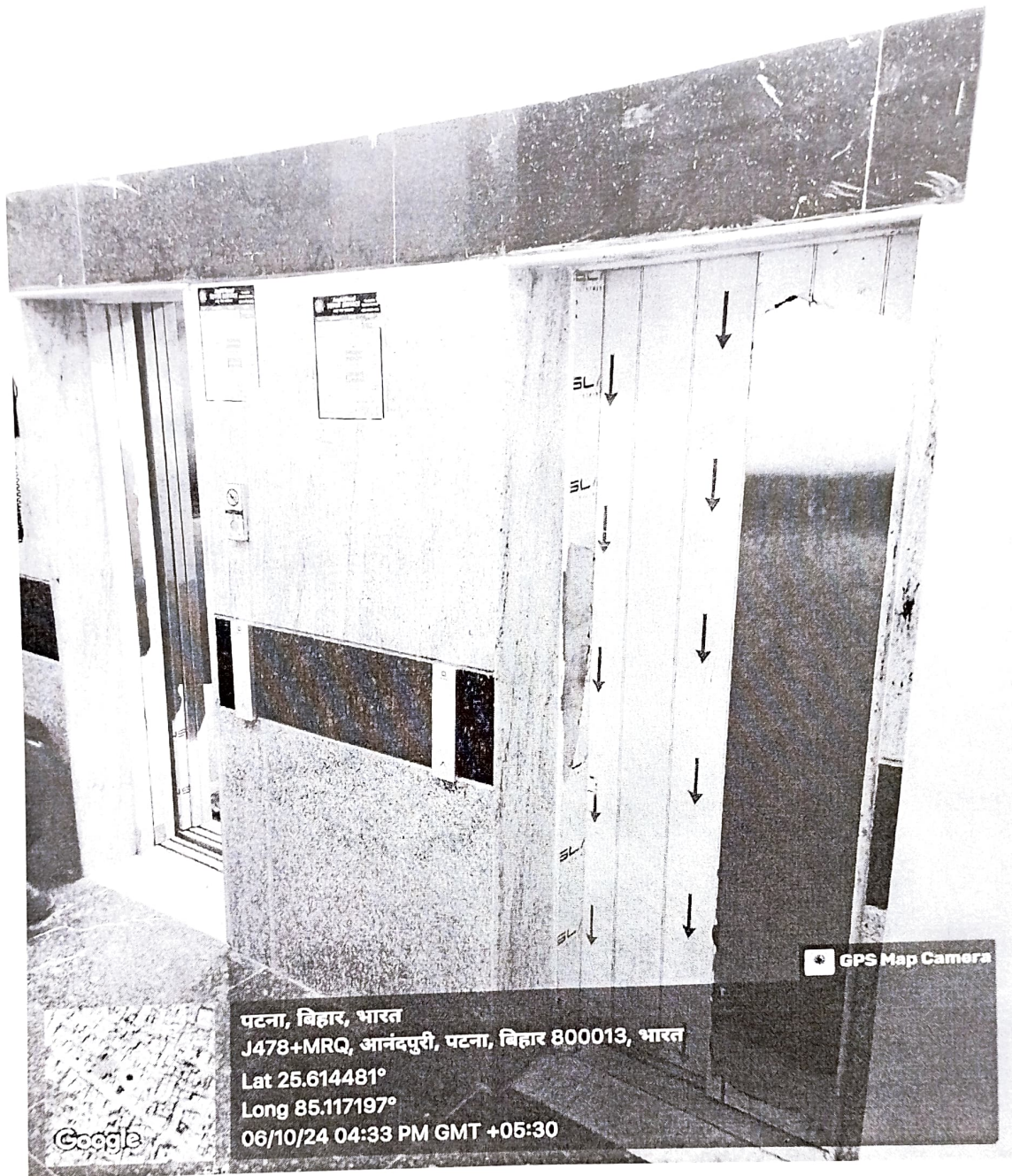


Patna, Bihar, India
190-E, Anandpuri, Patna, Bihar 800001, India
Lat 25.614586°
Long 85.11718°
06/10/24 04:36 PM GMT +05:30

GPS Map Camera

Google





पटना, बिहार, भारत
J478+MRQ, आनंदपुरी, पटना, बिहार 800013, भारत
Lat 25.614481°
Long 85.117197°
06/10/24 04:33 PM GMT +05:30





GPS Map Camera

Patna, Bihar, India

J478+MRQ, Anandpuri, Patna, Bihar 800013, India

Lat 25.614347°

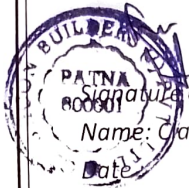
Long 85.117205°

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Google

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.



Signature of Promoter

Name: Classicon Builders India Pvt. Ltd.

Date