

## FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **MARCH. of 2025**  
(year)

**I. PARTICULARS OF PROMOTERS**

|                                                                                                                        |                                                                                        |              |                          |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------|--------------------------|
| Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies | U452008R2009PTC014620                                                                  | Name of Firm | NUTAN REALTORS PVT. LTD. |
| Firm Address :                                                                                                         | 9 <sup>TH</sup> FLOOR, NUTAN PLAZA, BANDAR BAGICHA, PATNA-800001                       |              |                          |
| Total Experience of promoter in Real Estate sector                                                                     | 15 Years                                                                               |              |                          |
| Total Experience in Real Estate after Implementation of RERA                                                           | 8 Years                                                                                |              |                          |
| No of Project done Before Implementation of RERA                                                                       | 1. Residential<br>2. Commercial<br>3. Residential-cum Commercial<br>4. Plotted project |              |                          |
| No of Project done After Implementation of RERA                                                                        | 1. Residential<br>2. Commercial<br>3. Residential-cum Commercial<br>4. Plotted project | 1 (one)      |                          |

**II. PARTICULARS OF PROJECT**

|                                                      |                                                                                        |                                             |                         |
|------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------|-------------------------|
| Project Registration Number                          | BRERAP00640-1/491/R-337/2019                                                           | Name of Project/Phase of Registered Project | "BHAGYA GIRI APARTMENT" |
| Name of Promoter                                     | UPNESH KUMAR                                                                           | Project Address                             | KANKARBAG, PATNA.       |
| Name of Co-promoter                                  |                                                                                        |                                             |                         |
| Project Registration is valid up to                  |                                                                                        |                                             |                         |
| Starting date of Project or Phase of the Project     |                                                                                        |                                             |                         |
| Type of Project or Phase of the Project              | 1. Residential<br>2. Commercial<br>3. Residential-cum-Commercial<br>4. Plotted project | <b>Residential</b>                          |                         |
| Period of validity of map by the Competent Authority |                                                                                        |                                             |                         |

**III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS**

| Building /Block Number | Apartment Type                                                      |      | Carpet Area | Total Number of sanctioned apartments | Total Number of Apartments in Promoter's share - | Total Number of Apartments in Landowner's share - |
|------------------------|---------------------------------------------------------------------|------|-------------|---------------------------------------|--------------------------------------------------|---------------------------------------------------|
|                        | 1. 1 BHK<br>2. 2 BHK, -<br>3. 3 BHK<br>4. Shop<br>5. Bungalo w<br>- | 3BHK |             | 44                                    | 1. Booked / Allotted -8<br>2. Sold-              | 3. Booked/ Allotted -<br>Sold -                   |

|                                                                                                                          |              |  |  |  |                       |                       |
|--------------------------------------------------------------------------------------------------------------------------|--------------|--|--|--|-----------------------|-----------------------|
|                                                                                                                          | 6. Plot etc. |  |  |  | Percentage of booking | Percentage of booking |
| 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.                                                 |              |  |  |  |                       |                       |
|                                                                                                                          |              |  |  |  |                       |                       |

| IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES |                                    |                          |  |
|------------------------------------------------------|------------------------------------|--------------------------|--|
| Building / Block Number                              | Total Number of Sanctioned Garages | Total Number of Garages: |  |
| SINGLE BLOCK                                         | 44                                 | 1. Booked/Allotted-8     |  |
|                                                      |                                    | 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.                                             | NA                |              |               |                          |
| 3.                                                                                              | Water Supply Permission                                 | NA                |              |               |                          |
| 4.                                                                                              | NOC from Airport Authority of India                     | NA                |              |               |                          |
| 5.                                                                                              | Other Approval(s), if any, required for the Project.    | NA                |              |               |                          |

**VI. CONSTRUCTION PROGRESS OF THE PROJECT**1. Plan Case No. **103/21-22** (To be filled for each Building / Wing)

| S. No.<br>(1) | Tasks/Activity (2)                                                                                                                                                                                                                                                                                               | Percentage of<br>Actual Work Done<br>(As on date of<br>the Certificate)<br>(3) | Expected<br>Completion<br>date in<br>(dd/mm/yyyy)<br>Format |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-------------------------------------------------------------|
| 1.            | Excavation (if any)                                                                                                                                                                                                                                                                                              | 100 %                                                                          |                                                             |
| 2.            | Basements (if any)                                                                                                                                                                                                                                                                                               | NA                                                                             |                                                             |
| 3.            | Podiums (if any)                                                                                                                                                                                                                                                                                                 | NA                                                                             |                                                             |
| 4.            | Plinth                                                                                                                                                                                                                                                                                                           | YES                                                                            |                                                             |
| 5.            | Stilt Floor                                                                                                                                                                                                                                                                                                      | DONE                                                                           |                                                             |
| 6.            | Slabs of Super Structure                                                                                                                                                                                                                                                                                         | COMPLETED                                                                      |                                                             |
| 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.                                                                                                                                                                                               | COMPLETED                                                                      |                                                             |
| 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 | 100%                                                                           |                                                             |

|  |                                                                                                |  |  |  |
|--|------------------------------------------------------------------------------------------------|--|--|--|
|  | requirements as me be required to complete project as per Specifications in Agreement of Sale. |  |  |  |
|  | Any other activities.                                                                          |  |  |  |

# **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                         | YES               | 100%                                                           |                                                 |
| 2.     | Water Supply                                       | YES               | 100%                                                           |                                                 |
| 3.     | Sewerage (Chamber, Line, Septic Tank, STP)         | COMPLETED         | 100%                                                           |                                                 |
| 4.     | Storm Water Drains                                 | YES               |                                                                |                                                 |
| 5.     | Landscaping & Tree Planting                        | YES               |                                                                |                                                 |
| 6.     | Street Lighting                                    | YES               |                                                                |                                                 |
| 7.     | Community Buildings                                | NO                |                                                                |                                                 |
| 8.     | Treatment and Disposal of Sewage and Sullage Water | NO                |                                                                |                                                 |
| 9.     | Solid Waste Management & Disposal                  | YES               |                                                                |                                                 |
| 10.    | Water Conservation / Rain Water Harvesting         | NO                |                                                                |                                                 |
| 11.    | Energy Management                                  | NO                |                                                                |                                                 |
| 12.    | Fire Protection and Fire Safety Requirements       | YES               | 100%                                                           |                                                 |
| 13.    | Closed Parking                                     | YES               | 100%                                                           |                                                 |
| 14.    | Open Parking                                       | NO                |                                                                |                                                 |

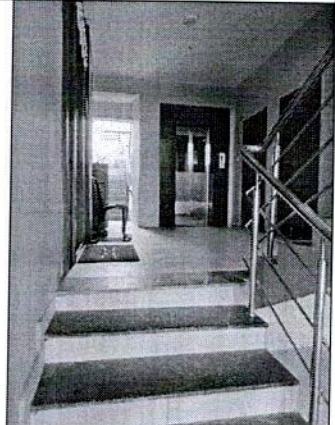
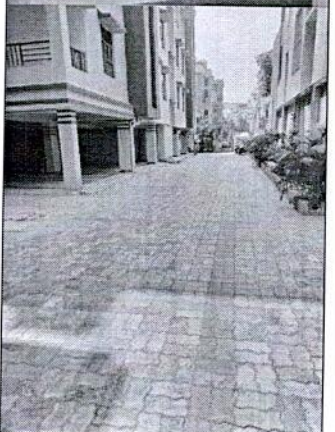
|     |                                                       |    |  |  |
|-----|-------------------------------------------------------|----|--|--|
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | NO |  |  |
| 16. | Others (Option to Add More)                           |    |  |  |

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

|    |                                          | PROPOSED<br>YES/NO. | PERCENT<br>AGE OF<br>ACTUAL<br>WORK<br>DONE (As<br>on date<br>of<br>certificate) | Expected<br>Completion<br>date in<br>(dd/mm/yy)<br>Format |
|----|------------------------------------------|---------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------|
| 1. | Internal Roads and foot paths            | NA                  |                                                                                  |                                                           |
| 2. | Water Supply                             | NA                  |                                                                                  |                                                           |
| 3. | Sewerage Chambers Septic Tank            | NA                  |                                                                                  |                                                           |
| 4. | Drains                                   | NA                  |                                                                                  |                                                           |
| 5. | Parks, Land Scaping and Tree Planting    | NA                  |                                                                                  |                                                           |
| 6. | Street Lighting                          | NA                  |                                                                                  |                                                           |
| 7. | Disposal of sewage & sullage water       | NA                  |                                                                                  |                                                           |
| 8. | Water conservation/Rain Water Harvesting | NA                  |                                                                                  |                                                           |
| 9. | Energy Management                        | NA                  |                                                                                  |                                                           |

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

|     |         |  |  |
|-----|---------|--|--|
| (A) | Sr. No. |  |  |
|-----|---------|--|--|

|     |    |                          |                                                                                                                                                                               |
|-----|----|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | 1. | Front Elevation          |                                                                                            |
|     | 2. | Rear Elevation           |                                                                                            |
|     | 3. | Side Elevation           | ATTACHED                                                                                                                                                                      |
| (B) |    | Photograph of each floor | <br> |

| <b>X. FINANCIAL PROGRESS OF THE PROJECT</b> |                                                                                             |                        |
|---------------------------------------------|---------------------------------------------------------------------------------------------|------------------------|
| S. No.<br>(1)                               | Particulars<br>(2)                                                                          | Amount (In Rs.)<br>(3) |
| 1.                                          | Project Account No.                                                                         | 529601010036658        |
| 2.                                          | Estimated Cost of the Project including land cost at the start of the Project               | 60000000.00            |
| 3.                                          | Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) |                        |
| 4.                                          | Any Variation in Development Cost which is declared at the start of the Project.            |                        |
| 5.                                          | Amount received during the Quarter                                                          | 00.00                  |
| 6.                                          | Actual Cost Incurred during the Quarter                                                     | 1525400.00             |
| 7.                                          | Net amount at end of the Quarter                                                            | 0.00                   |
| 8.                                          | Total expenditure on Project <b>till date</b>                                               | 55896604.00            |
| 9.                                          | Cumulative fund collected till the end of Quarter in question                               |                        |
| 10.                                         | Cumulative expenditure done till the end of Quarter in question                             |                        |

| <b>XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any</b> |
|------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                        |
|                                                                                                                        |

**XII. MISCELLANEOUS****A** List of Legal Cases (if any) – On Project / Promoter

1. Case No. NA

2. Name of Parties

3. No of Execution Cases against this project

Case No.

Name of Parties

4. No of Suo - Moto cases against this project

Case No.

Name of Parties

5. No of Certificate cases /PDR cases against this project

Case No.

Name of Parties

**B** Sale/Agreement for Sale during the Quarter

1. Sale Deed

2. Agreement for Sale

3. No. of possessions given to allottees

**XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART**

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

| XIV UNITS ALLOCATION DETAILS                                                                                            |                                                                               |                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Total Number of sanctioned apartments<br>1 BHK -<br>2 BHK, -<br>3 BHK- 8<br>4 BHK -<br>Shop -<br>Bungalow -<br>Plot etc | Details of allotment made so far<br>with Flat number/ Bungalow -<br>Plot etc. | Cancellation of flat allotment,<br>If any with Flat number/<br>Bungalow -<br>Plot etc. |
| XV. BROCHURE /Prospectus                                                                                                |                                                                               |                                                                                        |
| XVI Grievance Redressal Officer<br>Name :<br>Contact No :<br>Email id :<br>Address :                                    |                                                                               |                                                                                        |

### 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.

*Upnesh Kumar*

Signature of Promoter

Name: UPNESH KUMAR

Date: 22.04.2025

**Shailesh Ranjan**  
(Engg.) Civil, MIE, M-152306-4  
Panelment No - BR/UDHD/CE/23-0016  
UDHD, BIHAR (PATNA)  
APPROVED PANELLED VALUER,  
CENTRAL BANK OF INDIA, PATNA(BIHAR)

Address  
Boring Canal Road  
Near Devasthan, Anandpuri  
Patna 800001  
Mob. No. 90311820559

Date 17/3/25

Ref

**FORM - XII**  
**NOTICE (CERTIFICATE) OF COMPLETION**  
**BYE LAWS NO. - 15**

From

Er. Shailesh Ranjan,  
(Certified Engineer)  
Emp. No- BR/UDHD/CE-23-0016  
UDHD, Govt. of Bihar

To

MUNICIPAL COMMISSIONER  
PATNA MUNICIPAL CORPORATION,  
Patna

Sir,

I hereby certify that the development, of erection in with respect of Survey Plot No. - 395,396,397,398,399,401,402,403,404,405,406,407, At Mauza - Sadikpur Jogi, P. S. - Kankarbagh, Thana no. - 19, Moolchand Path, Dist- Patna, Patna Municipal Corporation Planning Area under PMC areas covered under Development Plan or Planning Scheme notified under Bihar Urban Planning and Bihar Municipal Act 2007 within the development plan area of M/s NUTAN REALTORS PVT LTD has been completed by the date 17.03.2025. The Plan was sanctioned vide Plan Case - CA/91/14391/07-2009 PMC-32-10/24-01-11 Patna Municipal Corporation and provisions of the Byelaws, Implementation of life safety provision has been complied as mentioned in Bye laws 16(5). The work has been completed to my best satisfaction, the workmanship and all the material (type and grade) have been used strictly, in accordance with the general and detailed specifications.

I We hereby also forward this as required under these Byelaws and request the competent authority to issue the occupancy permission for the said building and premises.

*Shailesh Ranjan*  
**Er. Shailesh Ranjan, M.I.E.**  
B.Sc (Engg), Civil Engineer  
Emp No - BR/UDHD/CE/23-0016  
UDHD, Patna (Bihar)  
Signature of Technical Person

Date:



N. R. P. L.

**NUTAN REALTORS PVT. LTD.**  
Office : 8th Floor, Nutan Plaza, Bandar Bagicha, Dakbungle Road, Patna - 800 001, Ph. : 22033308

Ref. ....

दिनांक :- .....

सेवा में,  
गौर आशुवर्द,  
पटना गौर निगम,  
पटना ।

विषय :- संचिका संख्या- CA/91/14391/07-2009/PMC-30-10/24-01-11 के अधिनियम प्रमाण पत्र के संदर्भ में।

महोदय,

सविनय निवेदन है कि हमारे भवन का नकशा दिनांक- 25/01/2011 को संचिका संख्या- CA/91/14391/07-2009/PMC-30-10/24-01-11 के अंतर्गत स्वीकृत किया गया था। महोदय से कहना यह है कि हमारे भवन का निर्माण कार्य पूर्ण हो चुका है एवं रहने योग्य है। अतएव भवन को अधिनियम प्रमाण पत्र की आवश्यकता है।

अतएव महोदय से विनम्र निवेदन है कि हमारे भवन का अधिनियम प्रमाण पत्र निर्माण करने की कृपा करें। इसके लिए जो भी वांछित दस्तावेज है उसे हमारे द्वारा समर्पित किया जा रहा है साथ ही जो भी वांछित शुल्क है उसे भी समर्पित कर रहा हूँ।

धन्यवाद  
आपका विश्वासी

*Umesh Kumar*

संलग्नक :-

- 1) स्वीकृत नकशे की प्रति ।
- 2) संबंधित अधिवासी से प्राप्त पूर्णता प्रमाण पत्र ।
- 3) CCTV का पूर्णता प्रमाण पत्र ।
- 4) भवन के फोटोग्राफ ।
- 5) अधिनियम नकशे की प्रति ।
- 6) DID No- 431333 दिनांक-09.04.2025 (RS. 1000/-) ।
- 7) लिफ्ट का प्रमाण पत्र ।