

FORM-7 [REGULATION-9]

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

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U45200BR2004PTC010565	Name of Firm	VINEET HOMES PRIVATE LIMITED
Firm Address :	A/90, MAGISTRATE COLONY, ROAD NO. -5, ASHIYANA NAGAR, PATNA-800025		
Total Experience of promoter in Real Estate sector	10 YEARS		
Total Experience in Real Estate after Implementation of RERA	07 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	03	

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00025-4/100/R-1223/2021	Name of Project/Phase of Registered Project	VIKASH PARADISE
Name of Promoter	VINEET HOMES PRIVATE LIMITED	Project Address	NEAR SAINIK COLONY, GOLA ROAD, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	31/03/2026		
Starting date of Project or Phase of the Project	05/10/2021		
Type of Project or Phase of the Project	Residential- cum- Commercial		
Period of validity of map by the Competent Authority	3 YEARS		

Handwritten signature

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 - FLAT-25, SHOP-35 1. Booked / Allotted -25 2. Sold-01	Total Number of Apartments in Landowner's share - FLAT-25, SHOP-35 3. Booked/ Allotted-NIL Sold -NIL
	1. 1 BHK			FLAT-50 SHOP-70		
	2. 2 BHK, -	15	12545.00			
	3. 3 BHK	35	36915.00			
	4. Shop	70	15544.00			
	5. Bungalow					
	6. Plot etc.				Percentage of booking 100%	Percentage of booking 0%

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)
------	---------	----------------	--------------------

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 25
	67	2. Sold	- 01

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

Rekha Chand Jaiswal

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 09/21-22

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%	
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%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% 100% 95% 90%	31-12-2024 31-01-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	80% 80%	15-02-2025 15-02-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90% 90% 100%	31-12-2024 31-12-2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	98% 100% 100% 100%	31-11-2024

Report cleared plz

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 me be required to complete project as per Specifications in Agreement of Sale.	80%	31-12-204
		100%	
		100%	
		70%	15-02-2025
		70%	31-03-2025
	Any other activities	60%	31-12-2024

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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	80%	31-12-2024
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4.	Storm Water Drains	YES	100%	
5.	Landscaping & Tree Planting	YES	10%	28-02-2025
6.	Street Lighting	YES	50%	15-03-2025
7.	Community Buildings	YES	80%	28-02-2025
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	

Refer closed file

9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	100%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	100%	
13.	Closed Parking	YES	100%	
14.	Open Parking	YES	100%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	20%	
16.	Others (Option to Add More)			

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

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

Not a clear path

9.	Energy Management			
----	-------------------	--	--	--

IX. GEO TAGGED 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)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	3110201012518
2.	Estimated Cost of the Project including land cost at the start of the Project	19,95,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	10,95,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	1,87,24,341=00
6.	Actual Cost Incurred during the Quarter	1,25,35,731=00
7.	Net amount at end of the Quarter	1,91,97,150=00
8.	Total expenditure on Project till date	13,56,27,790=00
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	

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

Robert clear & plib

1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind? Progress well in advance of the time schedule		

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1 BHK- 2 BHK -15 3 BHK-35 4 BHK- Shop- 70 Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	
	FLAT NO.	FLAT TYPE
	201	2 BHK
	202	3 BHK
	208	3 BHK
	209	3 BHK
	210	3 BHK
	304	2 BHK
	403	3 BHK
	404	2 BHK
	405	2 BHK
	406	3 BHK
	407	3 BHK
	501	2 BHK
	502	3 BHK
	503	3 BHK
	504	2 BHK
	505	2 BHK
	506	3 BHK
	507	3 BHK
	509	3 BHK
		Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc 1. Upendra prasad/Archana Prasad FLAT NO. 501 2BHK 2. NUTAN OJHA FLAT NO. 201, 2BHK

Report cleared

	510	3 BHK	
	601	2 BHK	
	602	3 BHK	
	603	3 BHK	
	606	3 BHK	
	608	3 BHK	
XV. BROCHURE /Prospectus			
XVI Grievance Redressal Officer Name : RAKESH CHANDRA MALHOTRA Contact No : 9162420949 Email id : malhotrapatna@yahoo.co.in Address : A-90, Road No. 5, Magistrate Colony Ashiana Nagar Patna 800025			

Undertaking:

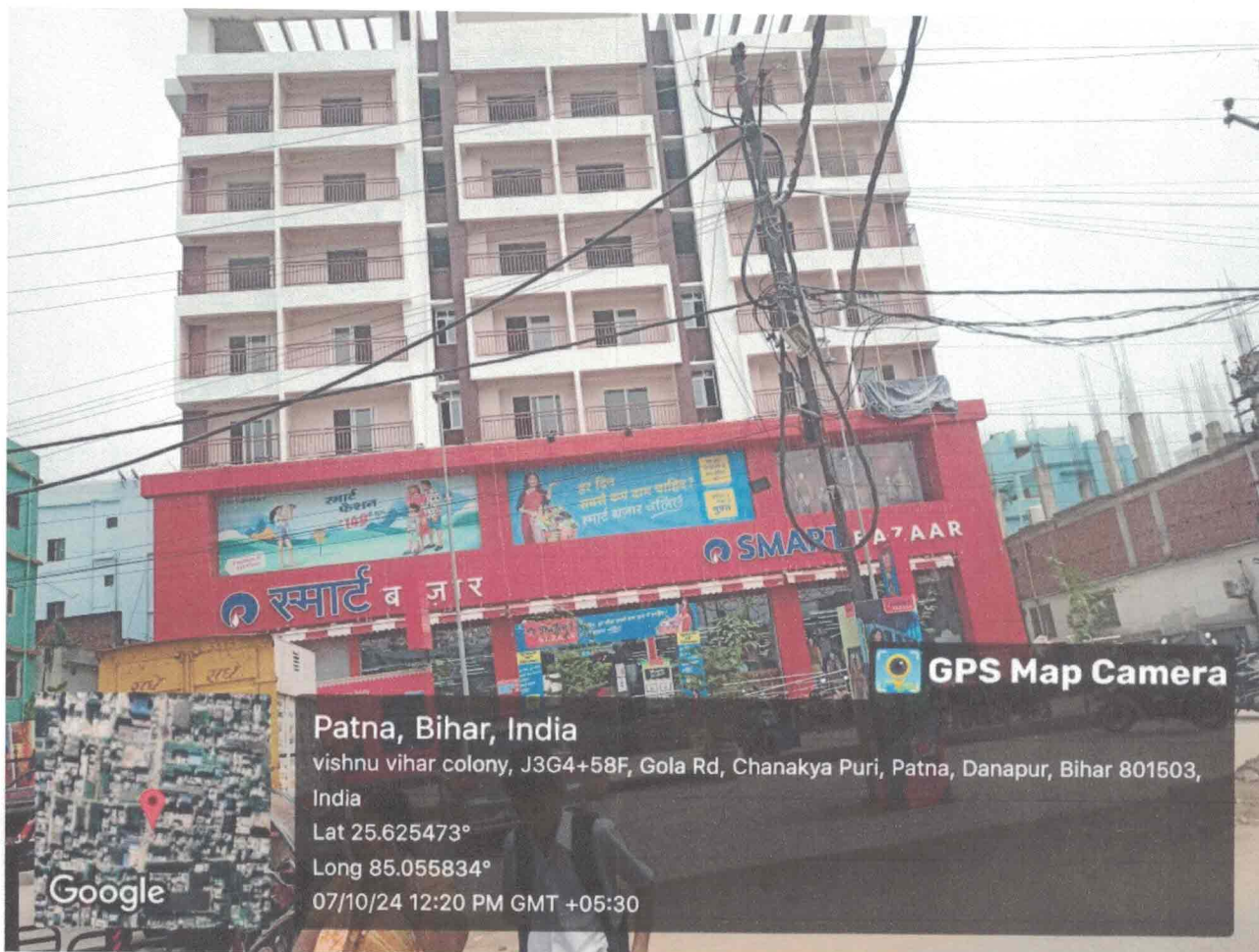
I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Rakesh Chandra Malhotra

Signature of Promoter

Name:

Date:



Patna, Bihar, India

vishnu vihar colony, J3G4+58F, Gola Rd, Chanakya Puri, Patna, Danapur, Bihar 801503, India

Lat 25.625473°

Long 85.055834°

07/10/24 12:20 PM GMT +05:30



GPS Map Camera

Google

