FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/**December** of 2024-2025 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45200BR2014PTC022492/2014-15	Name of Firm	ANSHUL HOMES PVT. LTD.
Firm Address :	4TH FLOOR, SIGNATURE TOWER, OPPOSITE HI-TECT HOSPITAL, DANAPUR-KHAGAUL-ROAD, PATNA, BIHAR-801503		
Total Experience of promoter in Real Estate sector	10 YEARS 5 MONTHS		
Total Experience in Real Estate after Implementation of RERA	07 YEARS		
No of Project done Before Implementation of RERA	Residential Commercial Residential- cum Commercial Plotted project	0	0
No of Project done After Implementation of RERA	Residential Commercial Residential- cum Commercial Plotted project	03	03

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00031-6/947/R-674/2019	Name of Project/Phase of Registered Project	7 PLANET
Name of Promoter	RAHUL KUMAR	Project Address	BEHIND AGRICULTURE COLLEGA, BHUPATIPUR, OPP. OLD MITHAPUR BUSSTAND, SIPARA.
Name of Co-promoter			
Project Registration is valid up to	30-04-2024		
Starting date of Project or Phase of the Project	16-04-2019		
Type of Project or Phase of the Project	Residential Commercial Residential-cum Commercial 4, Plotted project	RESIDENTIAL	
Period of validity of map by the Competent Authority	14-03-2022		

Anshul Homes Pvt. Ltd.

Director

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 -
Block- A & B	1 BHK 2 BHK 3 BHK LIG EWS	0 62 86 16 46	148,630 SFT	148 Flats & 62 LIG/EWS	Booked / Allotted - 106 Sold-	3. Booked/ Allotted - 100 Sold -
					Percentage of booking 50.47%	Percentage of booking 47.61%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: Booked/Allotted - 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	N/A	N/A	N/A	N/A
2.	Fire N.O.C.	STATE FIRE OFFICER	**19/6/2017**	**12/7/2017**	
3.	Water Supply Permission	N/A	N/A	N/A	N/A
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

Anshul Homes Pvt. Ltd.

Director

VI.	CONSTRUCTION PROGRESS OF THE PROJECT (BLOCK-A)		
1.	Plan Case No. P/Sipara-PRN-B+G+7/309/2016 (To beaded 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/yyy) Format
1.	Excavation (if any)	100%	COMPLETED
2.	Basements (if any)	N.A	
3.	Podiums (if any)	N.A	
4.	Plinth	100%	COMPLETED
5.	Stilt Floor	100%	COMPLETED
6.	Slabs of Super Structure	100%	COMPLETED
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	97%	30-1-25
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	97%	30-1-25
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	COMPLETD
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	95%	30-1-25

Anshul Homes Pvt. Ltd.

Director

VI.	CONSTRUCTION PROGRESS OF THE PROJECT (BLOCK-B)		
1.	Plan Case No. P/Sipara-PRN-B+G+7/309/2016 (To beaded 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/yyy) Format
1.	Excavation (if any)	100%	COMPLETED
2.	Basements (if any)	100%	COMPLETED
3.	Podiums (if any)	100%	COMPLETED
4.	Plinth	100%	COMPLETED
5.	Stilt Floor	N.A	
6.	Slabs of Super Structure	77%	30-3-25
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	I/WALLS- 40% I/PLASTER- 5%	30-7-25
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30-1-26
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80%	15-6-25
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	15-10-25
11.	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	N.A	

Anshul Homes Pvt. Ltd.

Director

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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	40%	30-3-25
2.	Water Supply	YES	50%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	80%	28-2-25
4.	Storm Water Drains	YES	80%	28-2-25
5.	Landscaping & Tree Planting			
6.	Street Lighting	YES	0%	
7.	Community Buildings	N.A		
8.	Treatment and Disposal of Sewage and Sullage Water	N.A		
9.	Solid Waste Management & Disposal	N.A		
10.	Water Conservation / Rain Water Harvesting			
11.	Energy Management	N.A		
12.	Fire Protection and Fire Safety Requirements	YES	80%	
13.	Closed Parking	YES	100%	
14.	Open Parking	YES	0%	15-4-25
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
16.	Others (Option to Add More)			

Anshul Homes Pvt. Ltd.
Director

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			
9.	Energy Management			

IX. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

Anshul Homes Pvt. Ltd.

Director

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	751101010050092
2.	Estimated Cost of the Project including land cost at the start of the Project	36,60,00,000
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	25,96,426
6.	Actual Cost Incurred during the Quarter	90,99,748
7.	Net amount at end of the Quarter	15,911
8.	Total expenditure on Project **till date**	16,23,11,855
9.	Cumulative fund collected till the end of Quarter in question	14,56,65,084
10.	Cumulative expenditure done till the end of Quarter in question	16,23,11,855

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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

Anshul Homes Pvt. Ltd.
Director

B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	08
2.	Agreement for Sale	0
3.	No. of possessions given to allottees	0
XIII. 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 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.

Anshul Homes Pvt. Ltd.

Director

Signature of Promoter
Name: RAHUL KUMAR
Date:

CHARTERED ACCOUNTANT'S CERTIFICATE

ANSHUL HOMES PRIVATE LIMITED

SIGNATURE TOWER 4TH FLOOR, SAGUNA MORE, PATNA-801503

Progress Report

F.Y: 2024-25 QTR - 3 (OCT-DEC)

7 PLANET

Opening Balance	Amount Recived through booking	current liability	Amount Spent		Closing Balance
6,733.33	25,96,425.76	65,12,500.38	90,99,748.00		15,911.47

Anshul Homes Pvt. Ltd.

Director

Rahul Kumar

Director

(CA. PRANAY KUMAR)
PARTNER
MEM.NO.-433157
UDIN-25433157BMIQTU4076

(1)	2	3
1	**Project Account No.**	751101010050092
2	**Extimated Cost of the Project including land cost at the start of the quarter**	356000000
3	**Amount received during the Quarter**	2596426
4	**Actual cost during the Quarter**	9099748
5	**Net Amount at end of theQuarter**	15911
6	**Total Expenditure on Project till date**	162311855
7	**Cumulative Fund collected till the end of Quarter in question**	145665084
8	**Cumulative Expenditure done till the end of Quarter in question**	162311855

VIII. MISCELLANEOUS

A	**List of Legal Cases (If any)**	
1	Case No.	NIL
2	Name of parties	NIL
B	**Sale/ Agreement for sale during the quarter**	
1	Sale Deed	NIL
2	Agreement for Sale	NIL

Undertaking :

I/We solemnly affirm, declare and undertake that all the detail atated above are true to the best of my/Our acknowledge 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 serves

Signature of Promoter

Anshul Homes Pvt. Ltd.

Director

Name: RAHUL KUMAR
Date : 13-Jan-25

FOR VIVEKANAND ASHISH PRANAY & CO.
CHARTERED ACCOUNTANTS

(CA. PRANAY KUMAR)
PARTNER
MEM.NO.-433157
UDIN-25433157BMIQTU4076

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 13-01-2025

To,
The Rahul Kumar
89-B, Patliputra colony, opt- Notredame academy,
Patna -800013

Subject: Certificate of Percentage of Work executed in the project
Having **02** No. of Building(s)Block-**A & B Wing(s)** of the Phase 1 (Single Phase) bearing the registration no. [Bihar RERA Registration Number] **BRERAP00031-6/947/R-674/2019** and being developed on the Plot bearing CS No...../ KhataNo.- **02, 03, 04 & 05**,Plot No. **507(P), 509(P), 513(P), 515(P) & 516(P)** de marcated by its boundaries (latitude and longitude of the end points) of the land **25.5779165N, 85.1310386E** situated in **Patna,Village-Sipara, Block-Phulwarisharif, Division-Patna, District-Patna, PIN-800020** Admeasuring 6081.072 sq.mts., area being developed by thePromoter Anshul Homes Pvt. Ltd.

Sir,

I/ We Navratna Raghuvanshi have undertaken assignment as Architect /LicensedSurveyor of certifying Percentage of execution of Work of the Project 7 Planet, 02 Building(s) Block-A & B of the 1 Phase (Single phase) of the Project,situated on the plot bearing C.S. no...../Survey No...../ Plot No. 507(P), 509(P), 513(P), 515(P) & 516(P)of Village-Sipara, Block-Phulwarisharif, division-Patna, District-Patna PIN-800020, Admeasuring 6081.072 sq.mts.area beingdeveloped by [Promoter Anshul Homes Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter: —

(i) M/s/Shri/Smt. Ar. Navratna Raghuvanshi as L.S. / Architect;
(ii) M/s /Shri / Smt. SCON Consultants as Structural Consultant
(iii) M/s /Shri / Smt. ———————————— as
(iv) Mechanical/Electrical/Plumbing Consultant (MEP)
(v) M/s /Shri / Smt. Site Engineer Ziaul Haque as Site Supervisor
(vi)

Based on Site Inspection, with respect to each 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 **BRERAP00031-6/947/R-674/2019**underBihar 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.

Anshul Homes Pvt. Ltd.

Director

AR NAVRATNA RAGHUVANSHI
UDHD EMP. NO.-AR/00818
COA-CA/2013/58586

TABLE-A (Block-A)

Building /Wing Number 02 (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	NA
3	Number of Podiums	Number of Podiums01-90%
4	Stilt Floor	NA
5	Number of Slabs of Super Structure	Number of Slabs-08 WORK 100%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	INTERNAL WAALS & INTERNAL PLASTER 100% FLOORING 100% DOORS & WINDOWS 80% Premises, Doors and Windows to each of the Flat/Premises 0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	Sanitary Fittings within the Flat/Premises -90% Electrical Fittings within the Flat/Premises-90%
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	external plumbing-90% external plaster-100% completion of terraces with waterproofing of the Building/Wing-100%
10	Installation of lifts, water pumps, Fire Fighting Fittings 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.	Free Vertical Pipes Installed Connected to the OTH.-95% 95% back filling of the campus has been completed.

Anshul Homes Pvt. Ltd.
Director

AR. NAVRATNA RAGHUVANSHI
UDHD EMP. NO.-AR/008 13
COA-CA/2013/58586

TABLE-A (Block-B)

Building /Wing Number 02 (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	Number of Basement01-100%
3	Number of Podiums	Number of Podiums -01-90%
4	Stilt Floor	NA
5	Number of Slabs of Super Structure	Number of Slabs-08 WORK DONE 75%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	Internal Walls-60% 20%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	05%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	Staircase- 80% Liftwell- 65%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings 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.	0% Elevation- 50%

Anshul Homes Pvt. Ltd.
Director

AR NAVRATNA RAGHUVANSHI
UDHD EMP. NO.-AR/00818
COA-CA/2013/58586

TABLE-B

Internal and External Development Works 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 & Footpaths.	YES	60%	
2	Water Supply	YES	50%	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	50%	
4	Storm Water Drains		50%	
5	Landscaping & Tree Planting.	YES	20%	
6	Street Lighting	YES	50%	
7	Community Buildings	NA		
8	Treatment and disposal of sewage and sullage water	YES (AS PART OF STP)	50%	
9	Solid Waste management & Disposal.	YES	50%	
10	Water conservation, Rain water harvesting.	YES	50%	
11	Energy management			
12	Fire protection and fire safety requirements	YES	50%	
13	Electrical meter room, sub-station, receiving station.	YES	50%	
14	Others (Option to Add more).			

Yours Faithfully,

13/01/25

NAVRATNA RAGHUVANSHI

(Registration No./License No. CA/2013/58586)

AR. NAVRATNA RAGHUVANSHI
UDHD EMP. NO.-AR/00818
COA-CA/2013/58586

Anshul Homes Pvt. Ltd.

Director

ENGINEER'S CERTIFICATE

Date: 06-01-2025

To,

Anshul Homes Pvt. Ltd.

Office Address- Signature Tower, 4th Floor, Opposite Hi-Tech Hospital, Danapur Khagaul Road, Patna, Bihar-801503

Subject: Certificate of cost incurred for Development of the group housing project "7 PLANET" [State RERA Registration Number: BRERAP00031-6/947/R-674/2019 situated on the plot bearing final plot nos.- 507(P), 509(P), 513(P), 515(P), & 516(P) at Mauza-Sipara, District-Patna demarcated by its boundaries (latitude-(25.5779165 and longitude-85.1310386 of the end points) admeasuring 6081.072 sqm area are being developed by Anshul Homes Pvt. Ltd.

Ref: State RERA Registration Number: BRERAP00031-6/947/R-674/2019

Sir,

I SCON CONSULTANTS PVT. LTD., undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under State RERA, situated on the Plot bearing C.N. No./CTS No./Survey No./Final Plot Nos.- 507(P), 509(P), 513(P), 515(P), & 516(P) at Mauza- Sipara, District-Patna of division-Phulwarisharif, Village-Sipara, District-Patna, PIN-800020 admeasuring 6081.072 sqm area are being developed by ANSHUL HOMES PVT. LTD.

1) Following technical professionals are appointed by Owner / Promoter :-
   a) NAVRATNA RAGHUVANSHI AS ARCHITECT
   b) SCON CONSULTANTS AS STRUCTURAL CONSULTANT
   c) QUANTITY SURVEYOR
   d) ELECTRICAL CONSULTANT
   e) PLUMBING CONSULTANT
   f) SHUBHAM CONSULTANT AS SOIL GEO-TECH CONSULTANT

2) We have estimated the cost of Civil. MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the project as per the specification mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Developers / Consultants. The assumption of the cost of material, labour & other inputs made by the Developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.
3) We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs-356,000,000 (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil. MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building from the PMC being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

Anshul Homes Pvt. Ltd.
Director

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

4) The Estimated Cost incurred till date is calculated as Rs.16,36,90,731/- (Total of Table A and B). The amount of Estimated cost incurred is calculated on the base of amount of Total Estimated Cost.
5) The Balance Cost of completion of the Civil, MEP and Allied Works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from PMAA (Planning Authority) is estimated at Rs.19,23,09,269/- (Total of Table A and B).
6) I certify that the Cost of the Civil, MEP and Allied works for the aforesaid Project as Completed on the date of this certificate is as given in Table A and B are as below:

TABLE-A

Sl. No.	Particulars	Amount (in Rs)
01	Total Estimated cost of the building as on date of Registration.	33,82,00,000
02	Cost incurred as on date (Based on Estimated Cost) excluding land cost.	16,13,73,382
03	Work done in Percentage (as Percentage of the estimated cost)	47.72%
04	Balance Cost to be incurred (Based on Estimated Cost)	17,68,26,618

TABLE-B

Sl. No.	Common Area and Facilities Amenities	Amount (in Rs)
01	Total Estimated cost of the Internal & External Development Works including amenities and facilities in the layout as on date of Registration is	17,800,000
02	Cost incurred as on (based on the Estimated Cost)	23,17,349
03	Work done in Percentage (as Percentage of the estimated cost)	13.02%
04	Balance Cost to be Incurred (Based on Estimated Cost)	1,54,82,651
05	Cost Incurred on Additional / Extra items as on not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully,

Anshul Homes Pvt. Ltd.
Director

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar