FORM-7
(REGULATION-9)

Quarterly Progress Report for quarter ending **March**/June/Sept/December of **MARCH. 2023**

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00031-6/947/R-674/2019	Name of Project/Phase of Registered Project	THE 7 PLANET
Name of Promoter	RAHUL KUMAR	Project Address	Behind Agriculture College, 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	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	RESIDENTIAL	
Period of validity of map by the Competent Authority	14-03-2022		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned Apartments	Total Number of Apartments –
BLOCK A & B	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. LIG - 5. EWS - -	148,630 SFT	62 86 16 46	1. Booked/ Allotted - 97 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	

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Director

IV. DETAILS OF BUILDING APPROVALS

S.No	Details of Approval/NOC/ Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No
1	NOC for Enviroment	N.A	NA		
1	**Fire NOC**	**State Fire Officer**	**19/6/2017**	**12/7/2017**	
1	Water Supply Permission		NA		
1	NOC from Airport Authority of India	NA	NA		
1	Other Approvals	N.A	NA		

V. Construction Progress of the Project

1. Building / Wing / Layout Number **BLOCK A** (To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	N.A
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.	Internal Walls- 100% Internal Plaster- 100% Flooring- 30% Doors & Windows-10%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	Concealed Electrical- 100% Concealed Plumbing- 100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircases – 100% Liftwell – 100 % OHT- 100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External Plumbing- 0 External Plaster- 80% Elevation – 80% Terrace – 85% Bathroom W/Proofing- 100% Roof W/Proofing- 0%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions	FIRE VERTICAL PIPES INSTALLED CONNECTED TO THE OHT. -95%

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Director

	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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	

VI. Construction Progress of the Project

1. Building / Wing / Layout Number **BLOCK B** (To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
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	50%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircases – 45% Liftwell – 40% OHT- 0 UWT- 0
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External Plumbing- 0 External Plaster- 0 Elevation – 30% Terrace – 0

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Director

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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	Water Pump-01

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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	30	
2.	Water Supply	YES	10	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	10	STP in design stage.
4.	Storm Water Drains	YES	0	
5.	Landscaping & Tree Planting	YES	20%	
6.	Street Lighting	YES	0	
7.	Community Buildings	NO	-	
8.	Treatment and Disposal of Sewage and Sullage Water	AS PART OF STP		
9.	Solid Waste Management & Disposal	NO	-	
10.	Water Conservation / Rain Water Harvesting	YES	0	
11.	Energy Management	NO	-	
12.	Fire Protection and Fire Safety Requirements	YES	80%	

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Director

13.	Closed Parking	YES	AVAILABLE IN BL-B	
14.	Open Parking	YES	0	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	
16.	Others (Option to Add More)			

Over All Project Completion: Close to 50%- Completion of BLOCK-A is 77% while BLOCK-B is at 20%. Block A is on time, while the over-all project is about 6 months behind schedule on account of operational & financial disruption during the two COVID lockdowns- March- June'20 & subsequently in April-June'21.

VIII. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars
1.	Front Elevation.
2.	Rear Elevation
3.	Side Elevation

IX. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	751101010050092
2.	Estimated Cost of the Project including land cost at the start of the Quarter	356,000,000
3.	Amount received during the Quarter	6,81,891
4.	Actual Cost Incurred during the Quarter	54,86,908
5.	Net amount at end of the Quarter	1,612
6.	Total expenditure on Project **till date**	13,30,75,430
7.	Cumulative Fund Collected till the end of quarter in question	12,85,76,553
8.	Cumulative Expenditure done till end of quarter in question	13,30,75,430

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Director

VIII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	
A	N.A

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	0
2.	Agreement for Sale	73

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.

Anshul Homes Pvt. Ltd.

Director

Signature of Promoter

Name: RAHUL KUMAR
Date : 12th APRIL.'23

S.NO	NAME	DURATION	START	FINISH	REMARKS
	BLOCK-B	**533 DAYS**	**WIP**	**30-09-24**	
1	ALL RCC WORKS	180 DAYS	WIP	18-09-23	
2	ROOF RCC WORKS	30 DAYS	19-09-23	19-10-23	
3	W/PROOFING	1 DAY	20-03-23	20-03-23	
4	ROOF	30 DAYS	15-11-23	21-12-23	
5	B/ROOMS	1 DAY	20-03-23	20-03-23	
6	BRICK WORK	225 DAYS	30-04-23	24-12-23	
7	PLASTER	180 DAYS	11-09-23	23-03-24	
8	WATER SUPPLY	250 DAYS	01-06-23	21-12-24	
9	ELECTRICAL CONCEALED	250 DAYS	01-06-23	21-12-24	
10	DRAINAGE	300 DAYS	15-06-23	28-04-24	
11	PUTTY & PAINT	275 DAYS	15-12-23	27-09-24	
12	FLOORING	180 DAYS	01-12-23	04-06-24	
13	DOORS & WINDOWS	150 DAYS	01-02-24	03-07-24	
14	WIRING	120 DAYS	01-04-24	30-07-24	
15	FINISHING	71 DAYS	15-07-24	30-09-24	
16	BUILDING SERVICES	338 DAYS	05-10-23	30-09-24	
	BLOCK-A	**355 DAYS**	**WIP**	**28-03-24**	
1	W/PROOFING ROOF	20 DAYS	25-03-23	14-04-23	
2	WATER SUPPLY	60 DAYS	10-04-23	10-06-23	RING LINE ON ROOF & CONNECTION
3	DRAINAGE	45 DAYS	05-05-23	18-06-23	
4	PUTTY & PAINT	200 DAYS	WIP	19-10-23	
5	FLOORING	300 DAYS	WIP	30-01-24	
6	DOORS & WINDOWS	300 DAYS	10-04-23	20-02-24	
7	WIRING	150 DAYS	15-06-23	19-11-23	
8	FINISHING	150 DAYS	15-10-23	28-03-24	
9	BUILDING SERVICES	150 DAYS	05-10-23	15-03-24	INCLUDES STP, EL, MECHANICAL SERVICES.

Anshul Homes Pvt. Ltd.

Director

CHARTERED ACCOUNTANT'S CERTIFICATE

ANSHUL HOMES PRIVATE LIMITED

89B, PATLIPUTRA COLONY, PATNA, BIHAR

Progress Report

F.Y: 2022-23 QTR - 4 (JAN-MAR)

7 PLANET

Opening Balance	Amount Recived through booking	current liability	Amount Spent		Closing Balance
306140	681891	4500489	5486908		1612

Rahul Kumar
Director

CA. Pranay Kumar
(Partner)
Memb. No.- 433157
UDIN: 23433157BGWGIW8013
Date: 12-04-2023

Anshul Homes Pvt. Ltd.

Director

ARCHITECT'S CERTIFICATE

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

Date: 14-04-2023

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-674/2019and 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) demarcated by its boundaries (latitude and longitude of the end points) of the land----------situated in Patna,Village-Sipara, Block- Phulwarisharif, Division-Patna,District-Patna, PIN-800020
Admeasuring 6081.072 sq.mts., area being developed by the
Promoter Anshul Homes Pvt. Ltd.

Sir,

I/ We –Ar. Navratna Raghuvanshi have undertaken assignment as Architect /Licensed Surveyor 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 being
developed by [Promoter Anshul Homes Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter: —
   (i) M/s/Shri/SmtAr. 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

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-674/2019underBihar 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.

AR. NAVRATNA RAGHUVANSHI
Emp. No.-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 Podiums01-100%
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 50% DOORS & WINDOWS 10% 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 -30% Electrical Fittings within the Flat/Premises-30%
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-10% external plaster-100% completion of terraces with waterproofing of the Building/Wing-90%
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.	30%

AR. NAVRATNA RAGHUVANSHI
Emp. No.-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 60%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
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%

AR. NAVRATNA RAGHUVANSHI
Emp. No.-CA/2013/58586

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

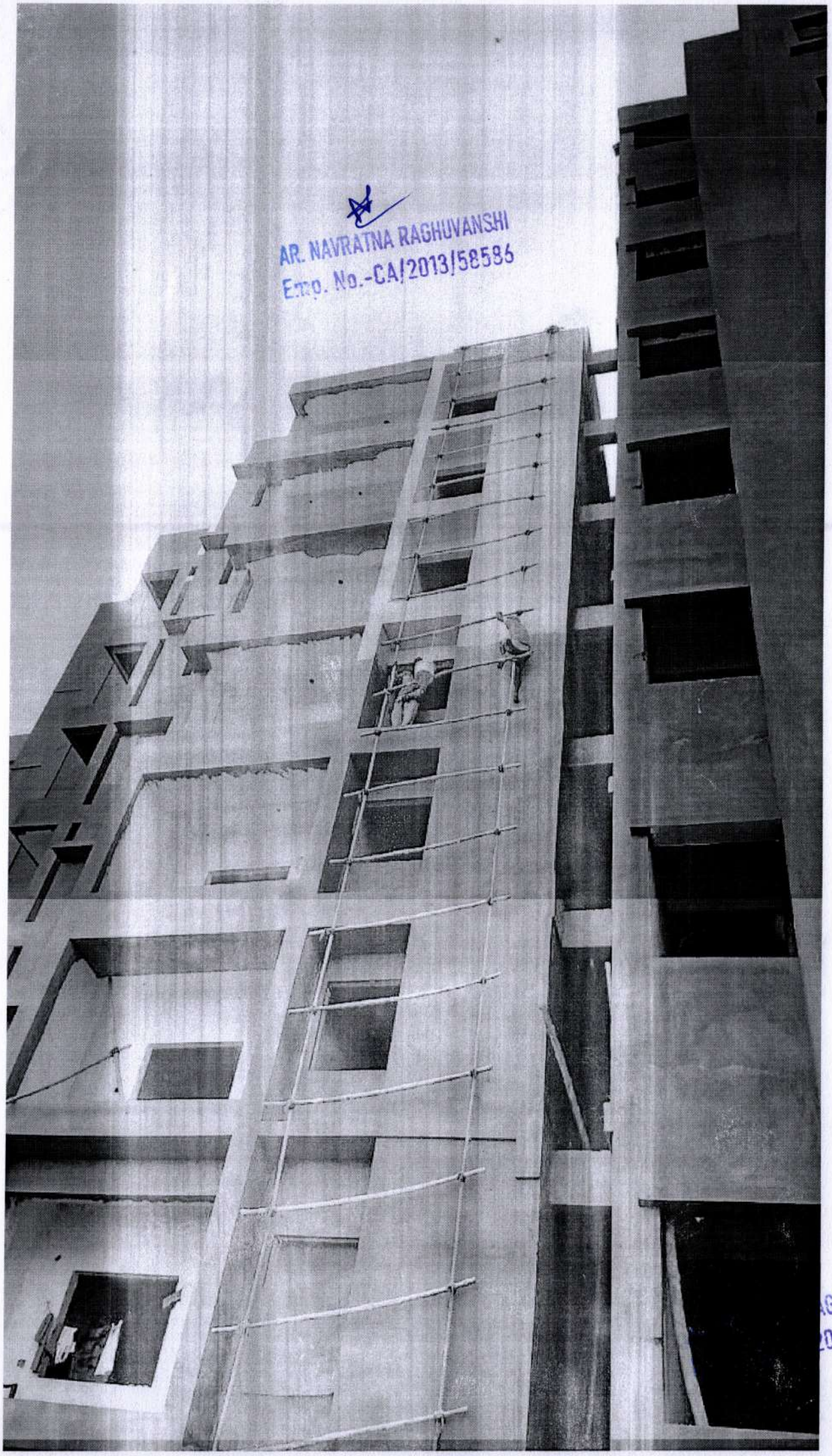
Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths.	YES	30%	
2	Water Supply	YES	50 %	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	10%	
4	Storm Water Drains		0%	
5	Landscaping & Tree Planting.	YES	20%	
6	Street Lighting	YES	10%	
7	Community Buildings	NO		
8	Treatment and disposal of sewage and sullage water	YES (AS PART OF STP)	20%	
9	Solid Waste management & Disposal.	YES	0%	
10	Water conservation, Rain water harvesting.	YES	0%	
11	Energy management			
12	Fire protection and fire safety requirements	YES	50%	
13	Electrical meter room, sub-station, receiving station.			
14	Others (Option to Add more).			

Yours Faithfully,

14/04/2020

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect
(Registration No./License No. .....)

AR. NAVRATNA RAGHUVANSHI
Emp. No.-CA/2013/58586


AR. NAVRATNA RAGHUVANSHI
Enrg. No.-CA/2013/58586

ENGINEER'S CERTIFICATE

Date:12/04/2023

To,

Anshul Homes Pvt. Ltd.

Plot No. – 89B, Patliputra Colony

Patna, Bihar-800013

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 pplot 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, Dist-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) ARCHITECT- NAVRATNA RAGHUVANSHI
   b) SCON CONSULTANTS AS STRUCTURAL CONSULTANT
   c) QUANTITY SURVEYOR- KAUSHAL KUMAR
   d) ELECTRICAL CONSULTANT- M.E.P.
   e) PLUMBING CONSULTANT – M.E.P.
   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-35,60,00,000/- (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.

4) The Estimated Cost incurred till date is calculated as Rs-33,91,50,000/- (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 -24,52,61,478/- (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.	13,30,75,430/-
03	Work done in Percentage (as Percentage of the estimated cost)	39.34%
04	Balance Cost to be incurred (Based on Estimated Cost)	20,51,24,570/-

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	1,78,00,000/-
02	Cost incurred as on (based on the Estimated Cost)	09,50,000/-
03	Work done in Percentage (as Percentage of the estimated cost)	5.33%
04	Balance Cost to be Incurred (Based on Estimated Cost)	1,68,50,000/-
05	Cost Incurred on Additional / Extra items as on not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully,

Brajesh Kumar Sinha
Structural Engineer
SE/02/16
Patna Municipal Corporation
PATNA.