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	CIN NO. U45201BR2008PTC014135	Name of Firm	SIDHANTA ESTATE PRIVATE LIMITED
Firm Address :	DAUD BIGHA, NEAR HANUMAN MANDIR, NICHOLAS GODOWN, BUILDING, KANKARBAGH MAIN ROAD, PATNA-800020		
Total Experience of promoter in Real Estate sector			
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		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00907-5/134/R-1750/2024	Name of Project/Phase of Registered Project	RAMAYANA
Name of Promoter	SIDHANTA ESTATE PRIVATE LIMITED	Project Address	KHATA NO-1116, PLOT NO-2192, MAUZA- DIGHA, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	07/04/2029		
Starting date of Project or Phase of the Project	20/08/2024		
Type of Project or Phase of the Project	RESIDENTIAL		
Period of validity of map by the Competent Authority	07/04/2029		

Sidhanta Estate Private Limited

Rakesh Kumar

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 - Flat-19	Total Number of Apartments in Landowner's share - Flat-20
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	39	40911.71	FLAT-39	1. Booked / Allotted -NIL 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 0%	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:	
	39	1. Booked/Allotted -	NIL
		2. Sold -	NIL

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.	DIRECTOR-CUM-STATE FIRE OFFICER, BIHAR, PATNA		25-07-2023	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

Sidhanta Estate Private Limited

Rakesh Kumar

Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P/DIGHA/PRN-1B+G+6/722/2023

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%	
2.	Basements (if any)	0%	20-04-2025
3.	Podiums (if any)	0%	20-05-2025
4.	Plinth	0%	20-06-2025
5.	Stilt Floor	0%	20-08-2025
6.	Slabs of Super Structure	0%	20-08-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	20-02-2027 20-03-2027 20-04-2027 20-05-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	20-06-2027 20-06-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 0%	20-07-2027 20-08-2027 20-08-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	20-01-2028 20-01-2028 20-08-2028 20-08-2028

Sidhanta Estate Private Limited

Rakesh Kumar

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 me be required to complete project as per Specifications in Agreement of Sale. Any other activities	0% 0% 0% 0% 0% 0% 0%	20-08-2028 20-08-2028 20-08-2028 20-08-2028 20-08-2028 20-08-2028 20-08-2028

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	0%	
2.	Water Supply	YES	0%	20-10-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	20-11-2028
4.	Storm Water Drains	YES	0%	20-11-2028
5.	Landscaping & Tree Planting	YES	0%	20-12-2028
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	

Sidhanta Estate Private Limited

Rakesh Kumar

Director

9.	Solid Waste Management & Disposal	YES	0%	20-12-2028
10.	Water Conservation / Rain Water Harvesting	YES	0%	20-12-2028
11.	Energy Management	YES	0%	20-02-2029
12.	Fire Protection and Fire Safety Requirements	YES	0%	20-02-2029
13.	Closed Parking	YES	0%	20-03-2029
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 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			

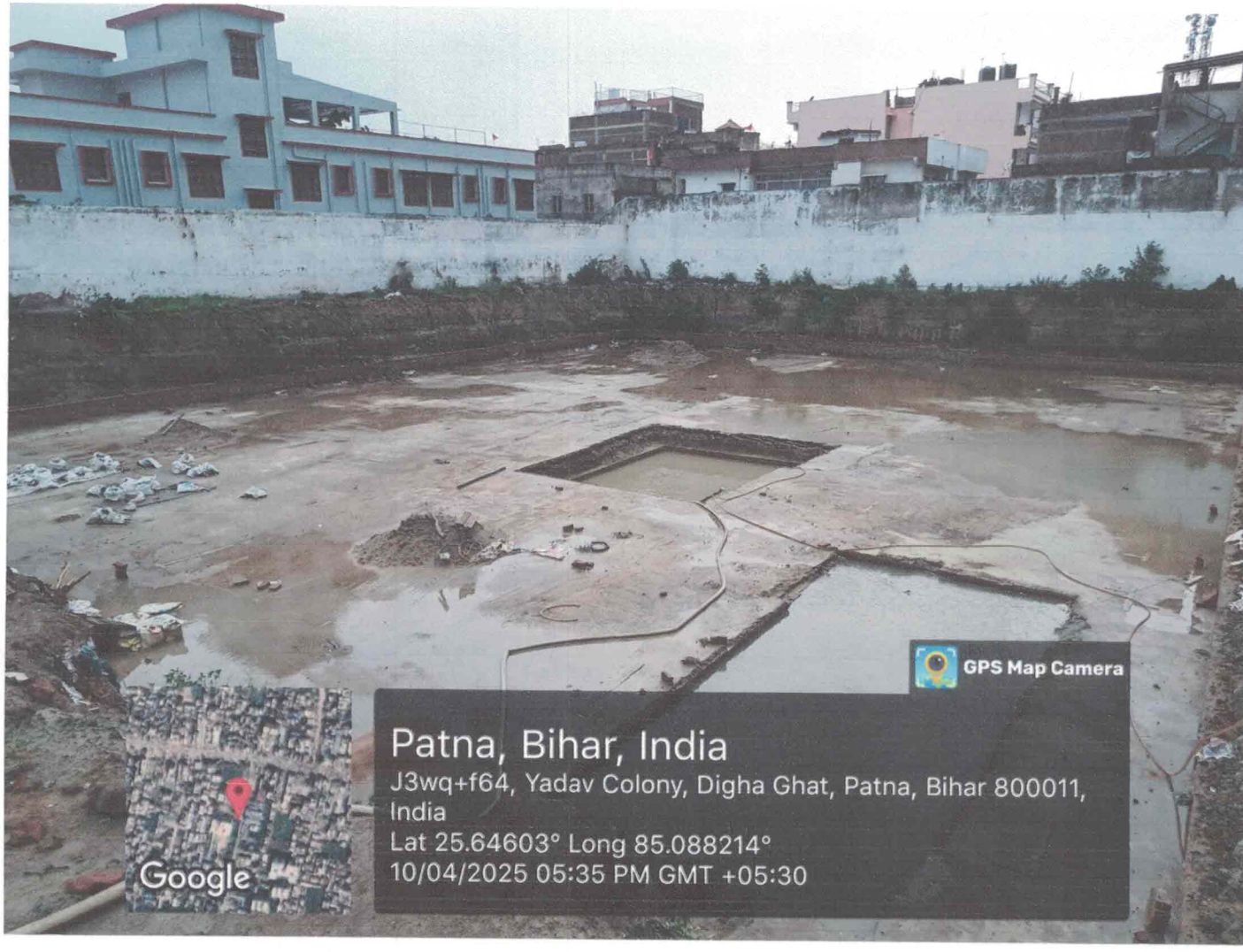
Sidhanta Estate Private Limited

Rakesh Kumar

Director

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	



Sidhanta Estate Private Limited

Rakesh Kumar

Director

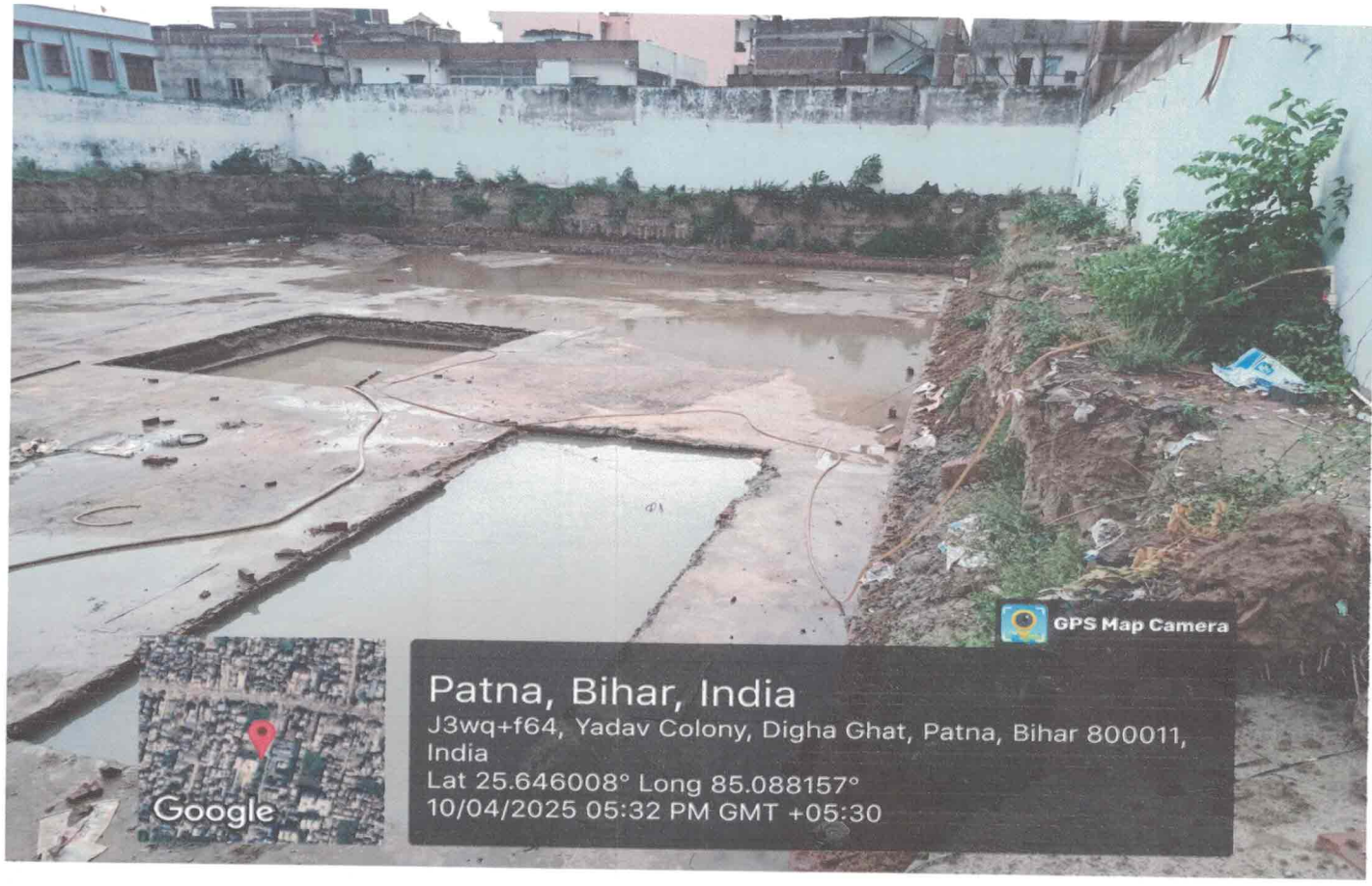




Sidhanta Estate Private Limited

Rakesh Kumar

Director





Sidhanta Estate Private Limited

Rakesh Kumar

Director



X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	625905053359
2.	Estimated Cost of the Project including land cost at the start of the Project	28,45,14,356=70
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	9,74,21,040=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	5,44,14,516=70
5.	Amount received during the Quarter	00=00
6.	Actual Cost Incurred during the Quarter	00=00
7.	Net amount at end of the Quarter	00=00
8.	Total expenditure on Project **till date**	81,77,620=00
9.	Cumulative fund collected till the end of Quarter in question	00=00
10.	Cumulative expenditure done till the end of Quarter in question	

Sidhanta Estate Private Limited

Rakesh Kumar

Director

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1 BHK - 2 BHK, - 3 BHK-39 4 BHK - Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc NO BOOKING	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
XV. BROCHURE /Prospectus		

Sidhanta Estate Private Limited

Rakesh Kumar

Director

XVI Grievance Redressal Officer

Name : Rakesh Kumar

Contact No :9835409830

Email id : sidhantaestate@gmail.com

Address : Daud Bigha, Near- Hanuman Mandir, Nicholas Godwon Building, Kankarbagh Main Road, Patna

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.

Sidhanta Estate Private Limited

Rakesh Kumar

Director

Signature of Promoter

Name:

Date:

FORM. No.1

ARCHITECT'SCERTIFICATE

Date:12.04.2025

To,
SIDHANTA ESTATE PVT. LTD.
Director: **SRI RAKESH KUMAR**
S/O LATE SHRI SHASHI KUMAR RAI
Address: **DAUD BIGHA, NEAR HANUMAN MANDIR,**
NICHOLAS GODOWN BUILDING,
KANKARBAGH MAIN ROAD, PATNA - 800020.

Subject: Certificate of Percentage of Completion of Construction Work of **'RAMAYANA – a residential building'** Nos.of Buildings – **ONE** of the Project –Bihar RERA Registration Number- **BRERAP00907-5/134/R-1750/2024**, situatedonthe **Survey Plot no 2192 (P), Khata No- 1116, Tauzi No. – 5177, Mauza – Digha, Pargana & Survey Thana – Phulwari, Thana No.- 01, Thana Code No – 001, Presents PS. – Digha, Dist. – Patna** Demarcated by its boundaries latitude and longitude of the end points **Lat-25.617624 Long-85.034626**to the Front , **Lat-25.64586 Long-85.088192** to the Back , **Lat-25.645995 Long-85.088147**to the Side , admeasuring **2014.70sq.mts.** area being developed by **SIDHANTA ESTATE PVT. LTD.**

Sir,

We, **Smriti Architects Pvt.Ltd.** have undertaken assignment as Architect of certifying percentage of Completion of Construction Work of **'RAMAYANA – a residential building'** No of Building (s) **One** of the Project –Bihar Rera Registration Number – **BRERAP00907-5/134/R-1750/2024**, situated on the **Survey Plot no 2192 (P), Khata No- 1116, TauziNo. – 5177,Mauza – Digha, Pargana & Survey Thana – Phulwari, Thana No.- 01, Thana Code No – 001, Presents PS. – Digha, Dist. – Patna** admeasuring **2014.70sq.mts.** area being developed by **SIDHANTA ESTATE PVT. LTD.**

Following technical professionals are appointed by Owner / Promoter: -

i) **M/s. Smriti Architects Pvt.Ltd. Architect – Rakesh Ranjan Raje** as Architect.
ii) **Er. Brajesh kumar Sinha** as structural Consultant
iii) **Mr. Satyendra Kumar and Mr. Kirti Nath Jha** as MEP Consultant.
iv) _____--------_____as Site Engineer.

Based on Site Inspection with respect to each of the Building /Wing of the a foresaid Real Estate Project, I certify that as on the date of its certificate, the percentage of work done for each of the activity is as follows:

AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

TABLE A

Plan Case No. P/DIGHA/PRN-1B+G+6/722/2023 as on 31.03.2025

S. No.	Task/Activity	Percentage of Actual Work Done	Projected dateof complete on (DD/MM/YYYY)
1.	Excavation(ifany)	100	20/01/2025
2.	Basements(ifany)	0	20/04/2025
3.	Podiums(ifany)	0	20/05/2025
4.	Plinth	0	20/06/2025
5.	StiltFloor	0	20/08/2025
6.	Slabs of Super Structure	0	20/08/2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within flats/Premises.	0	20/05/2027
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittingswithin the Flat/Premises.	0	20/06/2027
9.	Staircases, Lifts Wells and Lobbies at each floor level Overhead and Underground water tanks.	0	20/08/2027
10.	Externalplumbingandexternalplaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0	20/08/2028
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,Pavingofareasappurtenant to Building/Wing, Compound wall and All other requirements as may be required to complete projects as per specifications in Agreement of Sale.	0	20/08/2028

AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

TABLE B

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

As on 31-Mar-25

S.No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on Dateof theCertificate)	Projected Date of completion (dd/mm/yyyy)
1.	InternalRoads& Footpaths	YES	0	
2.	WaterSupply	YES	0	20/10/2028
3.	Sewerage (chamber, lines, septic tank, STP)	YES	0	20/11/2028
4.	Storm Water Drains	YES	0	20/11/2028
5.	Landscaping Planting & Tree	YES	0	20/12/2028
6.	Street Lighting	YES	0	
7.	Community Buildings	NO	NA	
8.	Treatment and Disposal of Sewage and sullage Water	NO	NA	
9.	Solid Waste Management & Disposal	YES	0	20/12/2028
10.	WaterConservation,RainWater Harvesting	YES	0	20/12/2028
11.	EnergyManagement	YES	0	20/02/2029
12.	FireProtectionandFireSafety Requirements	YES	0	20/02/2029
13.	Closed/CoveredParking	YES	0	20/03/2029
14.	OpenParking	NO		
15.	Electrical Meter Room, Substation,ReceivingStation	NO		
16.	Others(OptiontoAddmore)			

Yours faithfully,

AR. RAKESH RANJAN RAJE

CA / 1986 / 9665

Signature&NameofArchitect
Registration No