FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending 31st December of 2024 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U74210BR2002PTC9897
Name of the Promoter's Entity	STRUCTO ARCH CONSULTANTS PVT. LTD.
Address of the Promoter's Entity :	Gokul path, West Patel Nagar, Patna
Total Experience of promoter in Real Estate Sector	6 Years
Total Experience in Real Estate After commencement of RERA	6 Years
No of Project done Before commencement of RERA	No Any
No of Project done After commencement of RERA	1. Sundaram Residency 2. PAHAL RESIDENCY 3. Adi Krishna Residency 4. Darshan

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP00291-004/150/R-1617/2023
Name of Project	DARSHAN
Name of Promoter	STRUCTO ARCH CONSULTANTS PVT. LTD.
Project Address	Plot No. 634, Khata No.- 24, Thana No.- 11, Mauza – Khajpura, Patna, under the Patna Municipal Corporation Area, Bihar
Project Registration is valid up to	09-09-2028
Starting date of Project	22-11-2023
Type of Project	Residential Apartment (4 - 8 Floors)
Name of the Competent Authority which sanctioned the project map	Patna Municipal Corporation
Period of validity of map by the Competent Authority	FIVE YEARS FROM DATE OF PASSING OF MAP.

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (Sq.M)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share –08		Total Number of Apartments in Landowner's share – 10	
				Booked	AFS Executed	Booked	AFS Executed
DARSHAN	3 BHK	93.27	1				
DARSHAN	3 BHK	93.17	1				
DARSHAN	3 BHK	96.37	1				
DARSHAN	3 BHK	93.27	5				
DARSHAN	3 BHK	93.17	5				
DARSHAN	3 BHK	96.37	5				
Total				04	01	00	00
				50%of total units	12.50% of total units	00%of total units	00%of total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

Association of Allottee not be made because, booking percentage not exceeds 50% yet.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO. /OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allotees	(B) Cancelled by Promoters
No Any	**No Any**

VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES/ PARKING SPACE

Building Wise/ Block Number	Total Number of SanctionedGarages/ Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted -
DARSHAN	18	4

VII. DETAILS OF BUILDING APPROVALS

Already filed along with Registration Application

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Validity Upto		Attach Copy
1.	Environment Clearance				
2.	Fire N.O.C.				

4.	Airport Authority of India NOC				
5.	Water Supply Permission				
6.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No. P/KHAJPURA/PRN-1B+G+6/426/2021 (To be added 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)	90%	Almost Completed
3.	Podiums (if any)	NA	
4.	Plinth	100%	Completed
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	50%	10-10-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	0%	12-02-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	10-06-2024
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%	10-04-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	15-10-2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	10%	10-02-2027
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	15-08-2028
13.	Finishing to entrance lobby/s plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all	5%	09-08-2028

	other requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.		
14.	Overall Percentage of Actual Work Done and final completion date	30%	08-09-2028

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA

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	NO		
2.	Water Supply	YES	50%	15-10-2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	15-01-2027
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation/Rain Water Harvesting	YES	0%	15-01-2027
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	0%	15-12-2026
13.	Closed Parking	YES	20%	15-04-2026
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	15-04-2026
16.	Others(Option to Add More)			
17.	Overall Percentage of Actual Work Done and final completion date	Yes	15%	08-09-2028

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

Not Applicable because our project is Residential/Group Housing.

XI. Financial Progress of the Project		
S.No. (1)	Particulars (2)	Amount (In Lakh.) (3)
1.	Project Account No.	923020046405458
2.	Estimated Cost of the Project including land cost at the start of the Project	8,15,00,000.00/-
3.	Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)	4,13,00,000.00/-
4.	Any Variation in Development Cost which is declared at the start of the Project	No Any
5.	Amount received during the Quarter	00.00/-
6.	Actual Cost Incurred during the Quarter	1,67,666.00 /-
7.	Net amount at end of the Quarter	30% 72,062.50/- 70% 71,500.00/-
8.	Total expenditure on Project **till date**	50,50,849.18/-
9.	Cumulative fund collected till the end of Quarter in question	43,47,618.00/-
10.	Cumulative expenditure done till the end of Quarter in question	50,50,849.18/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	12.22%

XII. . DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any
No Any

XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.		
(A)	**S. No.**	**Particulars**
	1.	**Photographs showing Front Elevation.-** Attached Below
	2.	**Photographs showing Rear Elevation.-** Attached Below
	3.	**Photographs showing Side Elevation (Both sides)** Attached Below
	4.	**Photograph of each floor showing the progress of interior works**
	5.	**Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)**
(B)		**Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority**

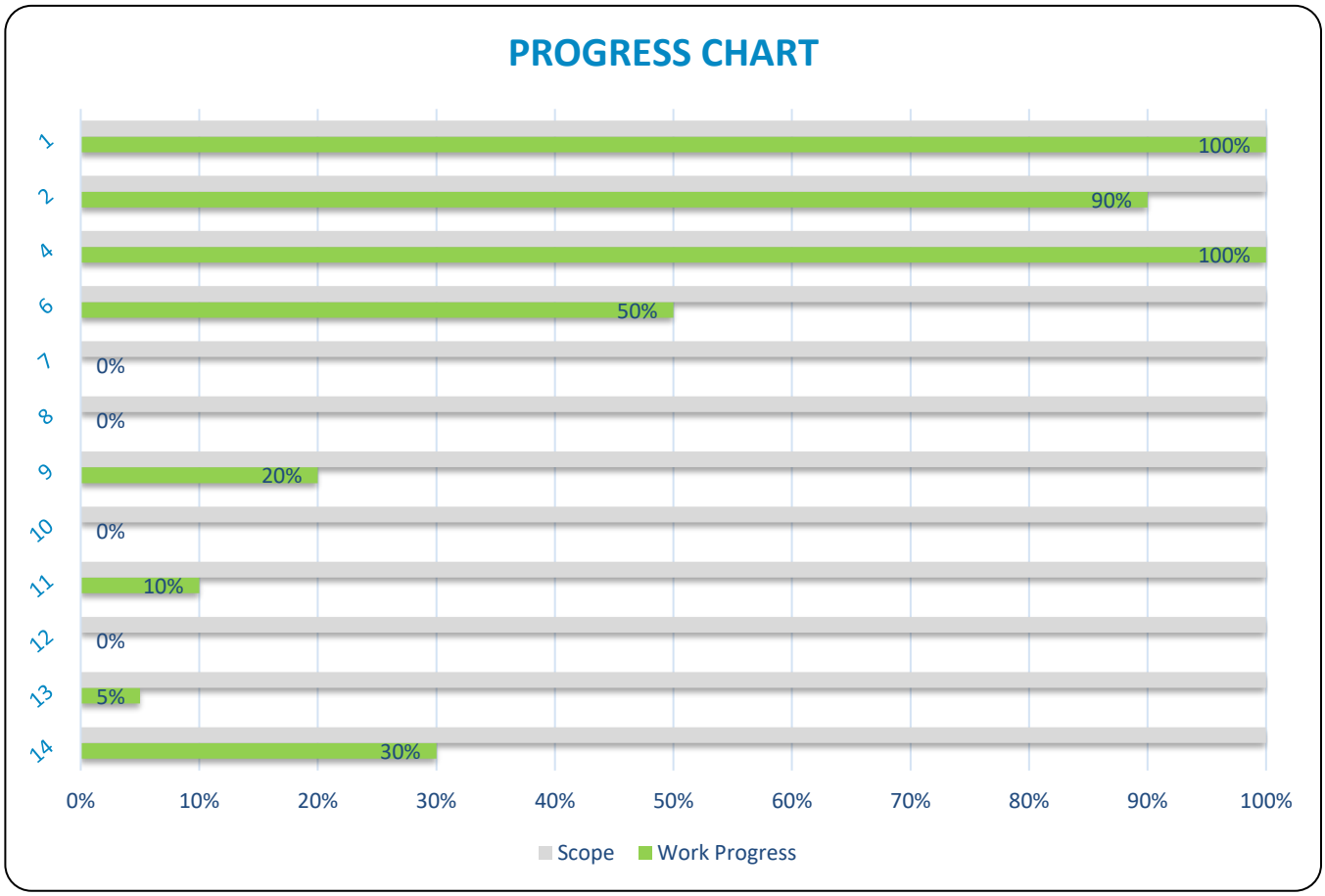
XIV. MISCELLANEOUS	
A	List of Legal Cases (if any) On Project / Promoter

1.	(a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
2.	No. of Execution Cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
3.	No. of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
4.	No. of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties	NA

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Whether the project is in progress as per time schedule or lagging behind? Yes
b. If yes, whether it would be completed on the completion date fixed as per RC. Yes

If No, then Reason for delay: NA



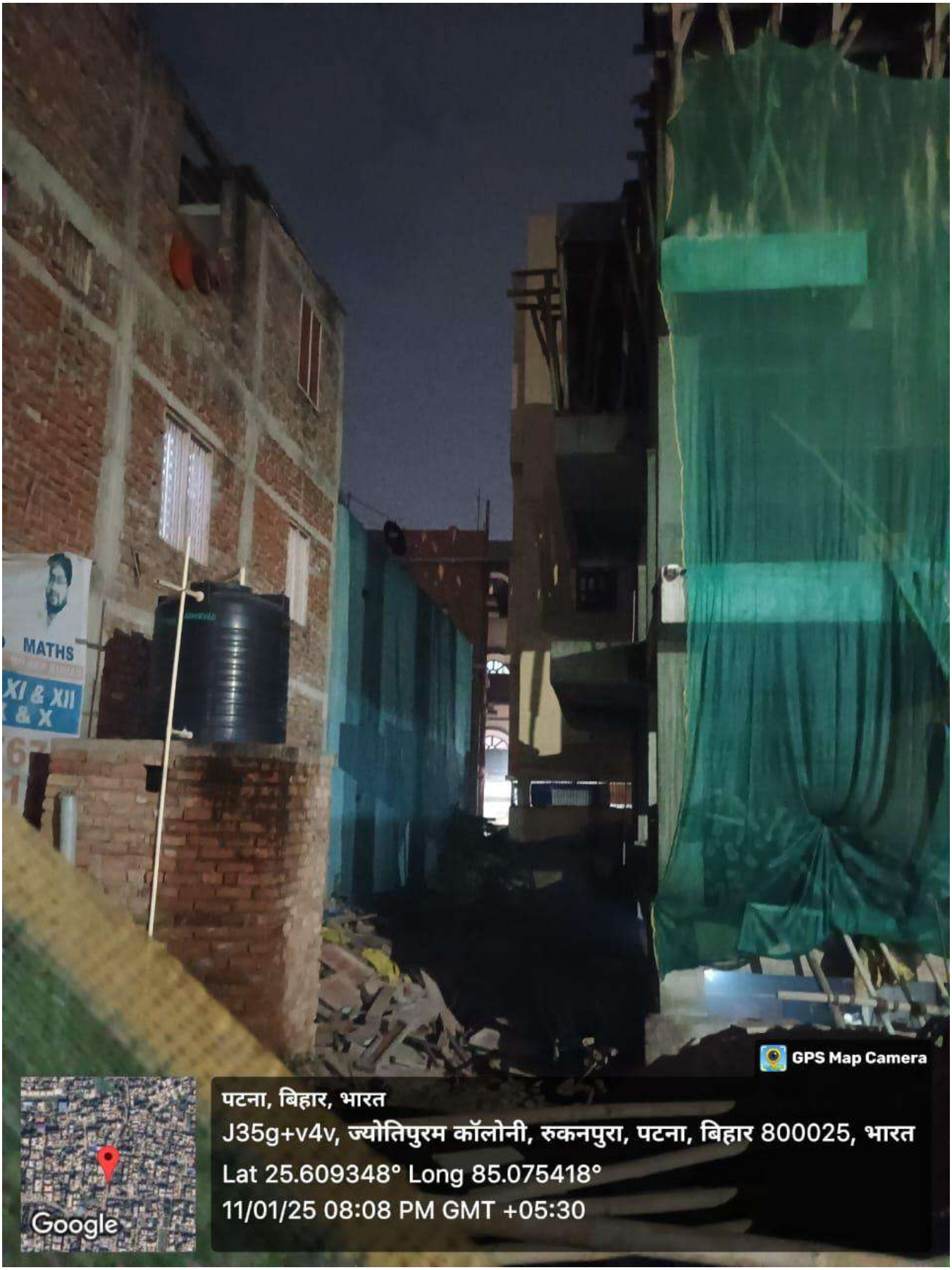
Note- Vertical line represent Tasks / Activity of construction given in (VII. Construction Progress of the Project)

XVI. BROCHURE /Prospectus -	Attached Below

XVII Grievance Redressal Officer
Name :- Rajiv Sharan Contact No :- 06122288999 Email id :- structoarch@gmail.cm Address :- Gokul path, West Patel Nagar, Patna

Site Photograph


GPS Map Camera
पटना, बिहार, भारत
J35g+v4v, ज्योतिपुरम कॉलोनी, रुकनपुरा, पटना, बिहार 800025, भारत
Lat 25.609342° Long 85.075404°
11/01/25 08:08 PM GMT +05:30
Google


MATHS
XI & XII
& X
GPS Map Camera
पटना, बिहार, भारत
J35g+v4v, ज्योतिपुरम कॉलोनी, रुकनपुरा, पटना, बिहार 800025, भारत
Lat 25.609348° Long 85.075418°
11/01/25 08:08 PM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, भारत
J35g+p58, Maurya Path, Jyotipuram Colony, Rukanpura, Patna, Bihar 800025, भारत
Lat 25.60925° Long 85.075497°
11/01/25 08:09 PM GMT +05:30
Google


GPS Map Camera
पटना, बिहार, भारत
J35g+v4v, ज्योतिपुरम कॉलोनी, रुकनपुरा, पटना, बिहार 800025, भारत
Lat 25.609337° Long 85.075409°
11/01/25 08:08 PM GMT +05:30
Google


GPS Map Camera
पटना, बिहार, भारत
J35g+v7m, ज्योतिपुरम कॉलोनी, रुकनपुरा, पटना, बिहार 800025, भारत
Lat 25.609367° Long 85.07548°
11/01/25 08:08 PM GMT +05:30
Google

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 under taking to attest to the truth of all the fore going and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Signature of Promoter

Name: Structo Arch Consultants Pvt. Ltd.



Director
Date: 12/01/2025

SAC
Pvt. Ltd.
Gokul Path, Patel Nagar, Patna
Mobile No.-9431075377



Darshan Tower

A Project by **STRUCTO ARCH CONSULTANTS PVT. LTD**

STANDRAD SPECIFICATIONS: :

"DARSAN TOWER"

1. Structure	:	R.C.C. framed Structure with brick work in Cement mortar as per design & specification of structural consultants.
2. Doors	:	A. Door frames (Choukhats) of Sal Wood. B. 30 mm thick Flush / panel door shutters painted with 2 coats of synthetic enamel paint over one coat of primer.
3. Window	:	Fully glazed wooden frame windows with 4mm plain glass and M. S. grill., or UPVC window with finishing.
4. Flooring	:	Marble/ Vitrified Nooring in all areas of the flats.
5. Kitchen	:	(a) Flooring - Marble/ Vitrified (b) Working platform - Granite slab (c) Dado - 24* high Ceramic Tiles above working platform (d) Steel Sink (e) Aquaguard point provision
6. Bathrooms	:	(a) Flooring - Marble/Ceramic tiles Flooring (b) Wall - Glazed Tiles up to Lintel level. (c) Sanitary ware - White glazed vitreous sanitary ware of ISI mark (d) Fittings - Chromium painted C.P. Fittings ESSCO something special or ESSCO classic or equivalent. (e) Cistern - Acrylic / Fiberglass Cistern in White colour. (0 Provision for Hot & Cold Water line in both toilet.(Gyser not included).
7. Electrical	:	(a). All internal wiring (including wiring for AC point in all bed rooms & Drawing room) in copper conductor using Concealed PVC (b). Two T.V. point & Two Telephone plug point provided in Drawing room Master bed room. (Not Telephone connection). (c). All electrical switches and accessories of KONY/standard make. (d). Adequate lighting / Power points, sockets, outlets provided in each flat. (e).Generator of adequate capacity shall be provided for each flat and Common area lighting & Water Pump.
8. Internal Wall Finish	:	All internal walls shall be finished with JK/Birla/Johnson Putty
9. External Wall Finish	:	All external walls shall be JK/Birla/Johnson Putti, Brick tiles and finishing will be as per

NOTE :

1. All specifications, size and layouts etc. are subject to such variations, additions, alterations and modification as decided by thecompetent authority.
2. Any changes required in side the flats must be informed befor brick work; after no change will be accepted.
3. Before completion of total payment, performing of Pooja and wooden work will not be allowed.
4. Super Built-up area charges specification for the flat as mentioned in the Brochure are final and if any clarification is required, it maybe taken at the time of Booking only. No dispute in this regard will be entertained later on.
5. Taxes including Service Tax, as applicable, has to be paid by each flat owner.
6. If the owner, so desires, the specification can be improved regarding the fitting, fixture and finishing, this shall be done according to extra work chart.
7. All building Plans, layout, Specification etc. are tentative and subject to variation and modification by the company or the competent authorities.

Amenities : Swimming Pool



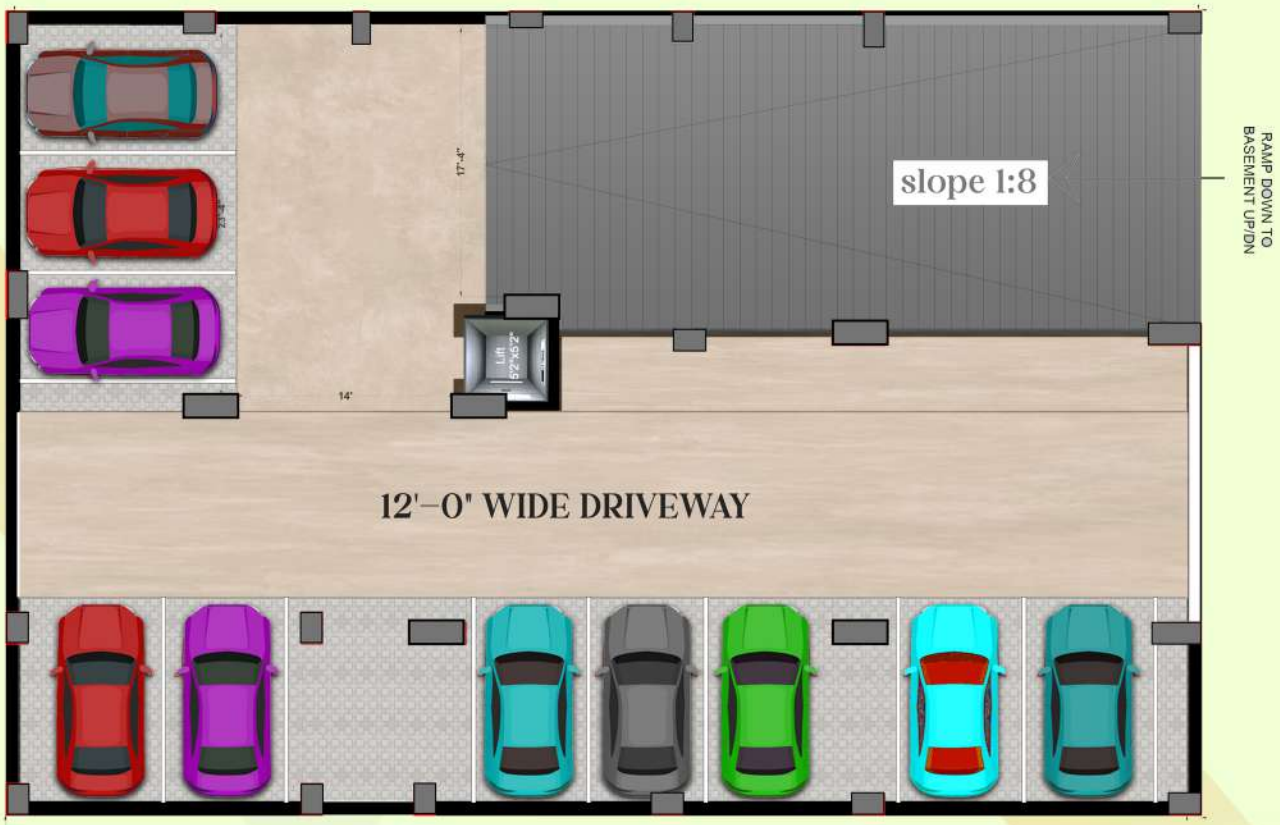
Interior Views







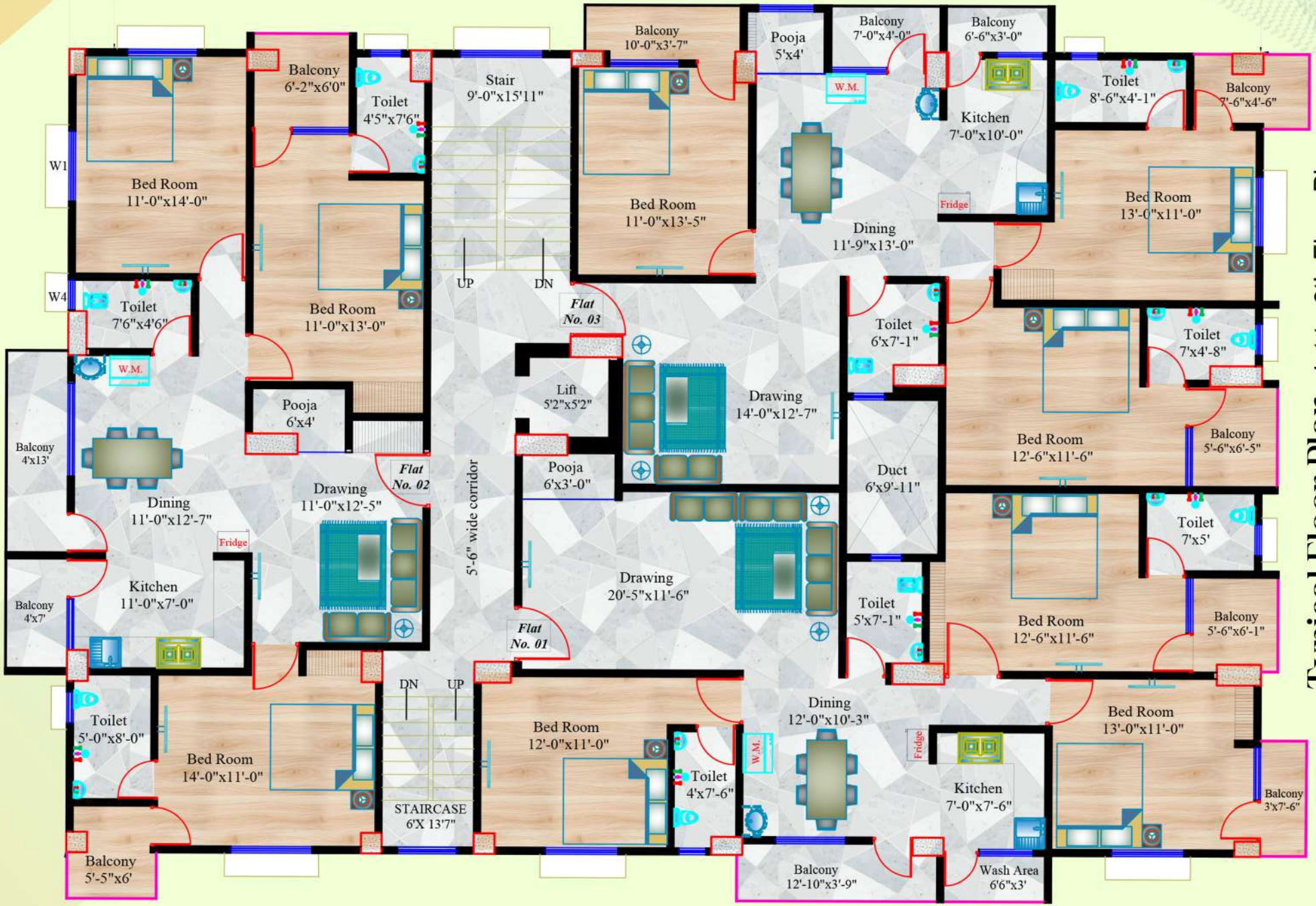


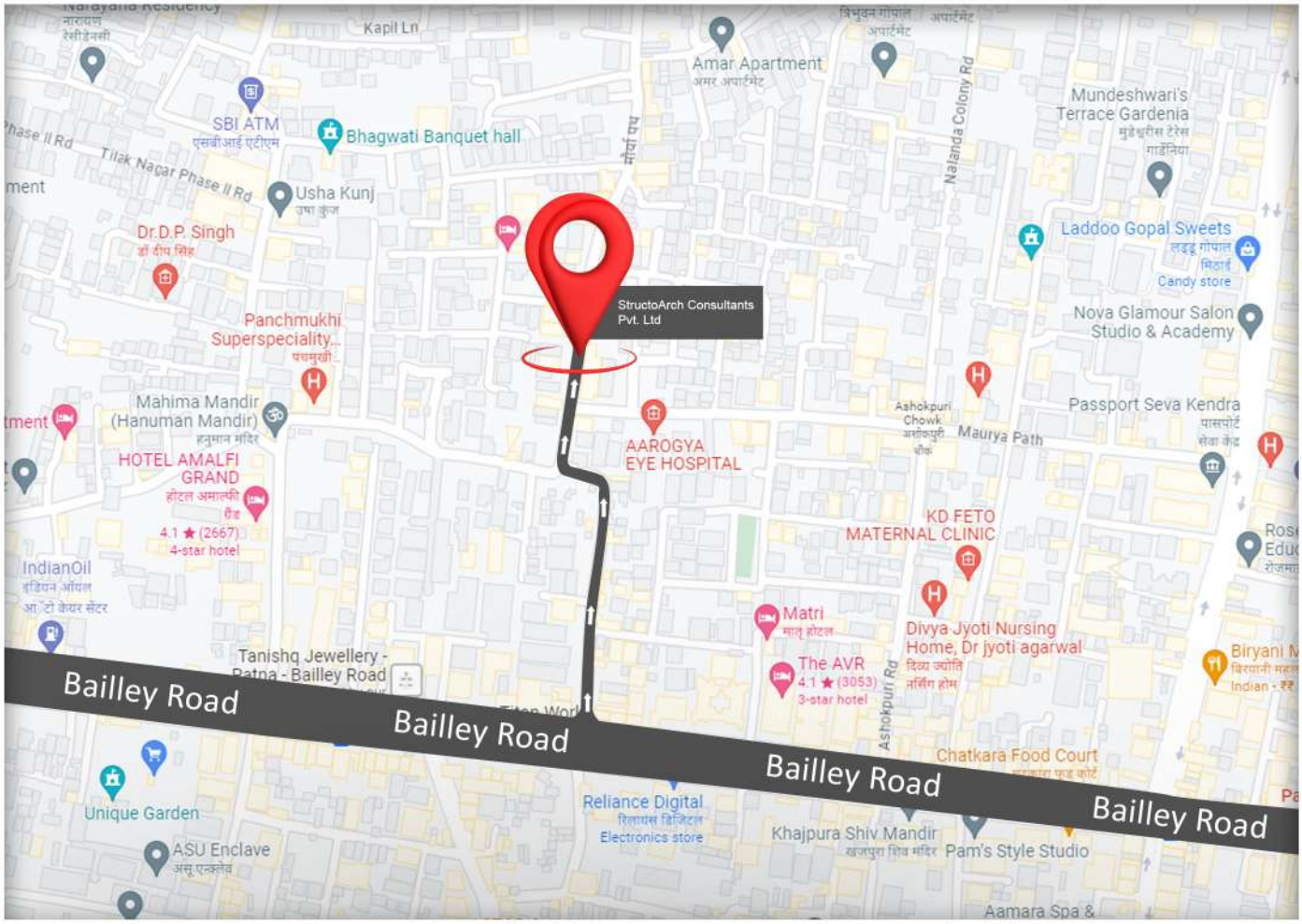


Basement Floor Plan



Ground Floor Plan


Typical Floor Plan 1st to 6th Floor Plan
Flat No. 01
Flat No. 02
Flat No. 03
5'-6" wide corridor
Bed Room 11'-0"x14'-0"
Balcony 6'-2"x6'0"
Toilet 4'5"x7'6"
Stair 9'-0"x15'11"
Balcony 10'-0"x3'-7"
Pooja 5'x4'
Balcony 7'-0"x4'-0"
Balcony 6'-6"x3'-0"
Toilet 8'-6"x4'-1"
Balcony 7'-6"x4'-6"
W1
W4
Bed Room 11'-0"x13'-0"
Bed Room 11'-0"x13'-5"
Kitchen 7'-0"x10'-0"
Fridge
W.M.
Dining 11'-9"x13'-0"
Bed Room 13'-0"x11'-0"
UP
DN
Toilet 7'6"x4'6"
Toilet 6'x7'-1"
Toilet 7'x4'-8"
Lift 5'2"x5'2"
Drawing 14'-0"x12'-7"
Balcony 4'x13'
Pooja 6'x4'
Bed Room 12'-6"x11'-6"
Balcony 5'-6"x6'-5"
Dining 11'-0"x12'-7"
Drawing 11'-0"x12'-5"
Pooja 6'x3'-0"
Duct 6'x9'-11"
Toilet 7'x5'
Kitchen 11'-0"x7'-0"
Balcony 4'x7'
Drawing 20'-5"x11'-6"
Toilet 5'x7'-1"
Bed Room 12'-6"x11'-6"
Balcony 5'-6"x6'-1"
Toilet 5'-0"x8'-0"
Bed Room 14'-0"x11'-0"
STAIRCASE 6'X 13'7"
Bed Room 12'-0"x11'-0"
Toilet 4'x7'-6"
Dining 12'-0"x10'-3"
Kitchen 7'-0"x7'-6"
Bed Room 13'-0"x11'-0"
Balcony 3'x7'-6"
Balcony 5'-5"x6'
Balcony 12'-10"x3'-9"
Wash Area 6'6"x3'



Patna Junction	: 8.0 Km	Patna AIIMS	: 7.6 Km
Saguna More	: 5.0 Km	Airport	: 3.4 Km
Danapur	: 4.5 Km	Patliputra Railway Station	: 3.2 Km
Patna Zoo	: 2.6 Km	Narcotics Control Bureau	: 1.1 Km

Payment Plan

At the time of Booking	: 10%	At the Time of 3rd (Third) Roof Casting	: 10%
At the Time of foundation work	: 10%	At the Time of 4th (Fourth) Roof Casting	: 10%
At the Time of Plinth work	: 10%	At the Time of 5th (Fifth) Roof Casting	: 05%
At the time of Groundroof Casting	: 10%	At the Time of 6th (Sixth) Roof Casting	: 05%
At the Time of 1st (First) Roof Casting	: 05%	At the time of internal plaster, flooring and painting	: 10%
At the Time of 2nd (Second) Roof Casting	: 10%	At the Time of possession	: 05%

Developer

Structo Arch Consultants Pvt. Ltd.

Gokul Path, Patel Nagar, Patna.

structoarch@gmail.com | +91 94310 75377