

FORM-7**[REGULATION-9]**

Quarterly Progress Report for the quarter ending Jul-Sep of 2024 (Year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U74210BR2002PTC9897
Firm Address:	Gokul path, West Patel Nagar, Patna
Total Experience of promoter in Real Estate Sector	6 Years
Total Experience in Real Estate After Implementation of RERA	6 Years
No of Project done Before Implementation of RERA	No Any
No of Project done After Implementation 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/Phase Of Registered 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
Name of Co-promoter	NA
Project Registration is valid up to	09-09-2028
Starting date of Project or Phase Of the Project	22-11-2023
Type of Project or Phase of the Project	Residential Apartment (4 - 8 Floors)
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
DARSHAN	3 BHK	93.27	1	1. Booked/ Alloted- 04 2. Sold- 0	3. Booked/ Alloted- 0 4. Sold- 0
DARSHAN	3 BHK	93.17	1		
DARSHAN	3 BHK	96.37	1		
DARSHAN	3 BHK	93.27	5		
DARSHAN	3 BHK	93.17	5		

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
DARSHAN	3 BHK	96.37	5	Percentage of booking- 50%	Percentage of booking-

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

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- NA
DARSHAN	No Garages Available	2. Sold	- NA
		3. Canceled	- NA

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				
2.	Fire N.O.C.	Already filed along with Registration Application			
4.	NOC from Airport Authority of India	Already filed along with Registration Application			
5.	Other Approval(s), if any, required for the Project.				

VI. Construction Progress of the Project

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/yyyy) Format
1.	Excavation (if any)	100%	Completed
2.	Basements (if any)	50%	10-10-2024
3.	Podiums (if any)	NA	
4.	Plinth	100%	Completed
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	32%	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.	12%	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 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 maybe required to complete project as per specifications in Agreement of Sale. Any other activities.	10%	10-02-2027

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	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	0%	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)			

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

Not Applicable because our project is Residential/Group Housing.

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	S.No.	Particulars
	1.	Front Elevation.- Attached Below
	2.	Rear Elevation- Attached Below
	3.	Side Elevation- Attached Below
(B)		Photograph of each floor

X. 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	30,47,618.00/-
6.	Actual Cost Incurred during the Quarter	27,45,240.32 /-
7.	Net amount at end of the Quarter	30% 4,560.75/- 70% 2,500.00/-
8.	Total expenditure on Project till date	48,83,183.18/-
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	48,83,183.18/-

XI. . DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

No Any

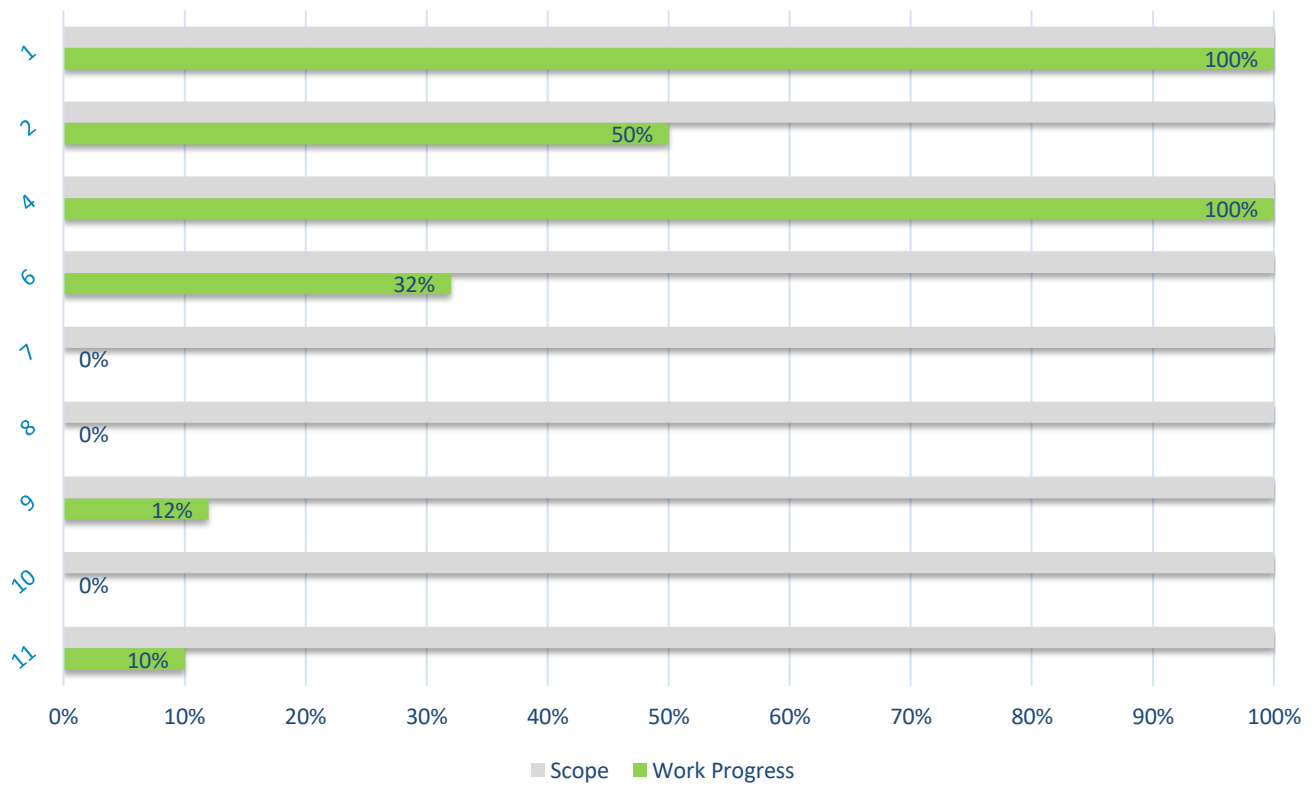
XII. MISCELLANEOUS

A	List of Legal Cases(if any)	
1.	Case No.	No Any
2.	Name of Parties	No Any
3.	No of Execution Cases against this project Case No. Name of Parties	No Any
4.	No of Suo - Moto cases against this project Case No. Name of Parties	No Any
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	No Any
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	01
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?

PROGRESS CHART



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

XIV. UNITS ALLOCATION DETAILS

Apartment Type	Total Number of sanctioned apartments	Details of allotment made so far with Flat number/ Bungalow - Plot etc		Cancellation of flat allotment, If any with Flat number/ Bungalow Plot etc	
3 BHK	1	Allotte Name	Flat No.	Allotte Name	Flat No.
3 BHK	1	1. Ritesh Kumar	302	1. Sweety Kumari	102
3 BHK	1	Keshari			
3 BHK	5	2. Kumar Bipin	303		
3 BHK	5	3. Ajay Kumar	503		
3 BHK	5	4. Shiv Bahadur singh	501		

XV. BROCHURE /Prospectus- Attached Below

XVI Grievance Redressal Officer

Name :- Rajiv Sharan

Contact No :- 06122288999

Email id :- structoarch@gmail.com

Address :- Gokul path, West Patel Nagar, Patna

Site Photograph





 GPS Map Camera



Patna, Bihar, भारत

J35G+P58, Maurya Path, Jyotipuram Colony, Rukanpura, Patna, Bihar 800025, भारत

Lat 25.609282°

Long 85.07553°

10/10/24 05:45 PM GMT +05:30



Patna, Bihar, भारत
J35G+P58, Maurya Path, Jyotipuram Colony, Rukanpura, Patna, Bihar 800025, भारत
Lat 25.609288°
Long 85.07552°
10/10/24 05:45 PM GMT +05:30

 GPS Map Camera



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.

For, Structo Arch Consultants Pvt. Ltd.

Managing Director

Director

Date:



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.
(f) 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 the competent authority.
2. Any changes required in side the flats must be informed before brick work; after no change will be accepted.
3. Before completion of total payment, performing 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 may be 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

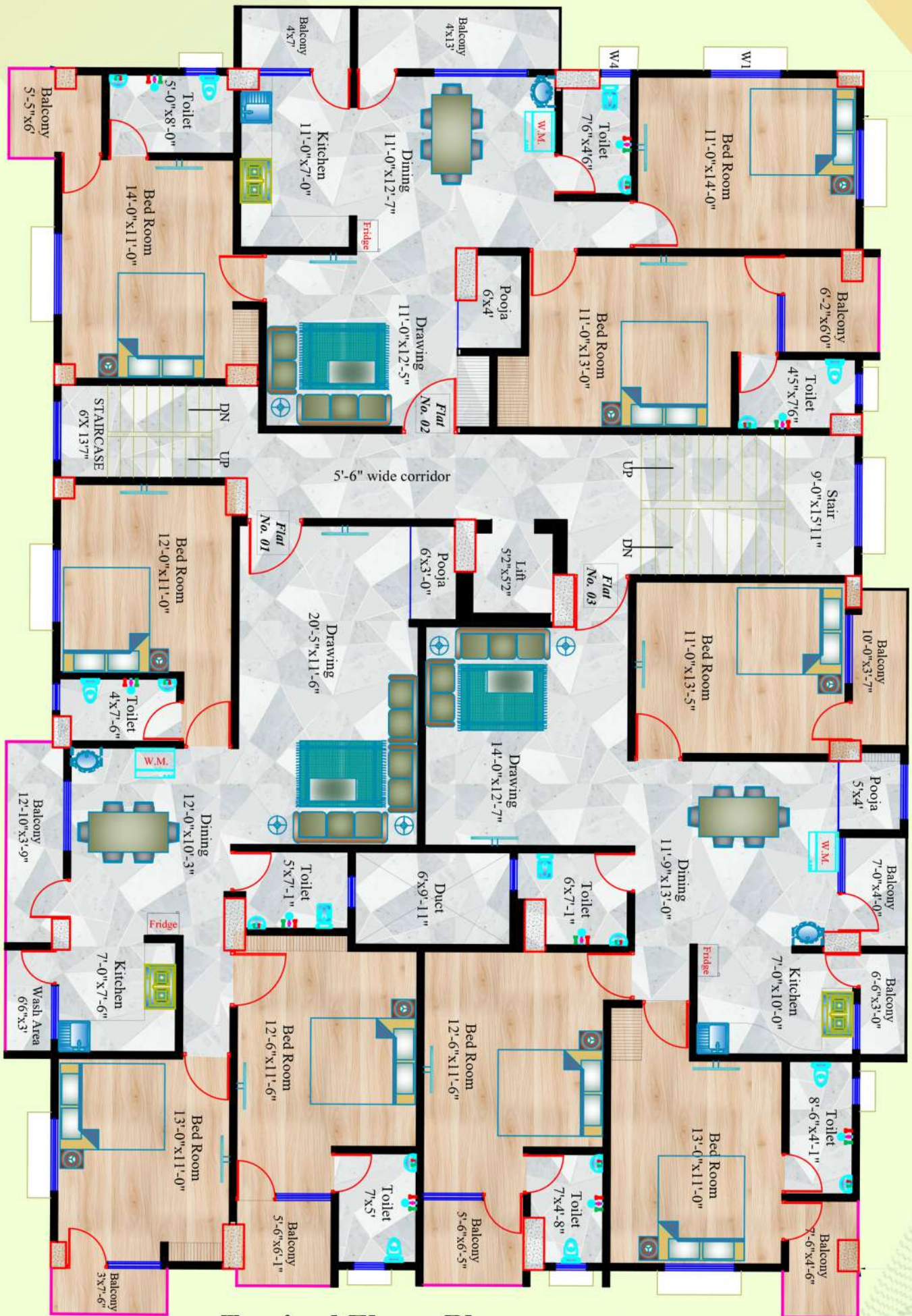




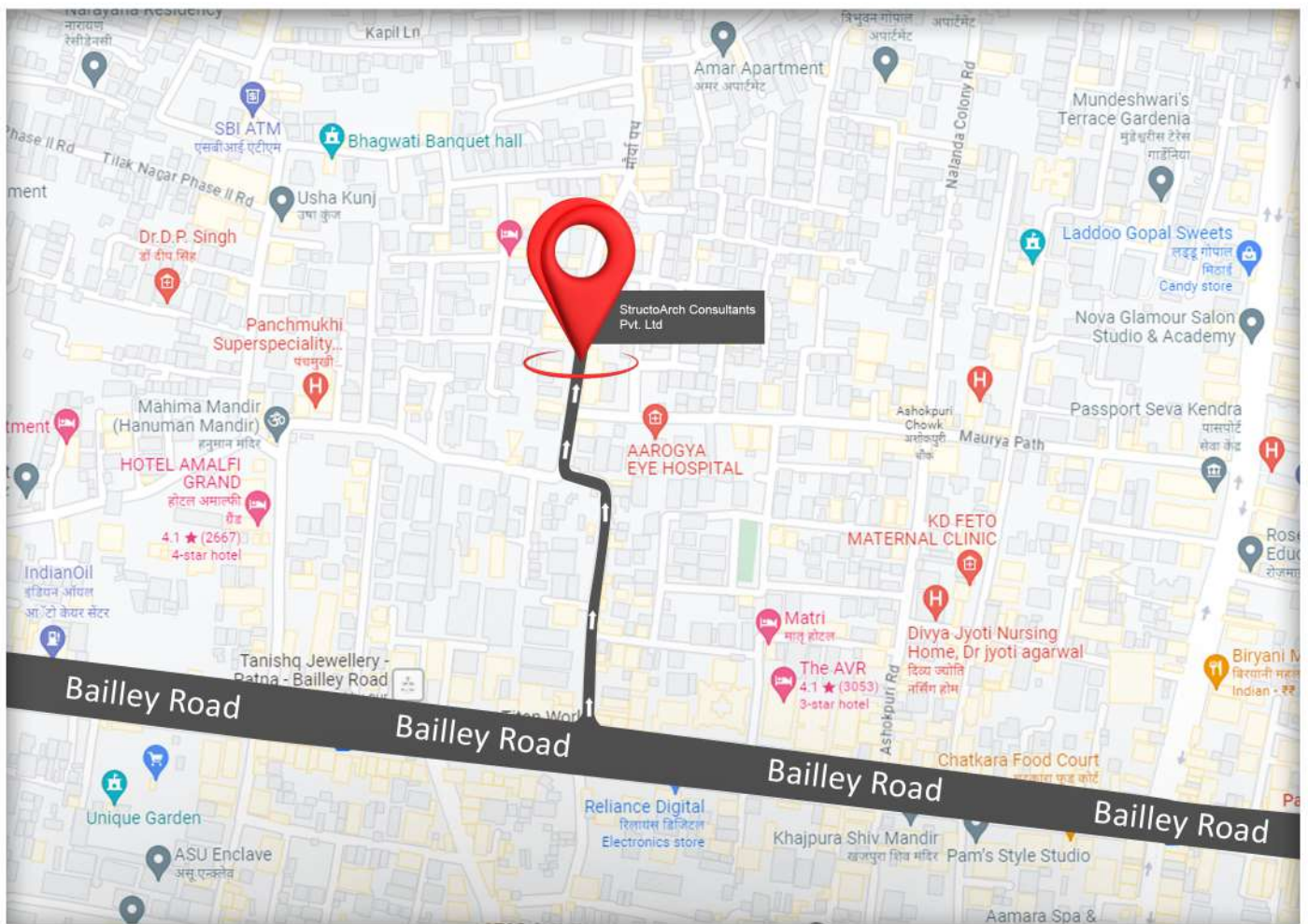
Basement Floor Plan



Ground Floor Plan



Typical Floor Plan 1st to 6th Floor Plan



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