

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending ~~March~~/June/Sept/December of 2025.

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	Udyam Registration No. UDYAM-BR-26-0118300, Firm Registration No. - F000204/2023 Partnership Deed No. - 2142	Name of Firm	M/s Abhishek Construction
Firm Address:	O-32, ASHIANA NAGAR, PATNA - 800025, BIHAR		
Total Experience of promoter in Real Estate sector	12 Years		
Total Experience in Real Estate after Implementation of RERA	08 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	1 0 0 0	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	1 0 0 0	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00294-003/132/R-1644/2024	Name of Project/Phase of Registered Project	VISHWAJEET ENCLAVE
Name of Promoter	M/S ABHISHEK CONSTRUCTION	Project Address	Infront of G.D. Goenka school, R.K Puram Khagaul Road Danapur , Patna - 801503. Plot no. 50,51,2239. Khata No. 31, 171. Thana No. 30,35. Mauza- Babbakarpur & Jamsaut.
Name of Co-promoter	Not Applicable		
Project Registration is valid up to	14/12/2027		
Starting date of Project or Phase of the Project	02/02/2024		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	20/06/2023 to 20/06/2028		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/ Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments 45	Total Number of Apartments in Promoter's Share - 22	Total Number of Apartmen ts in Landowne r's Share - 23
1	1. 1 BHK - 0 2. 2 BHK, - 15 3. 3 BHK - 30 4. Shop - 0 5. Bungalow - 0 6. Plot etc. - 0	0 1046.57 Sq. M 2640.48 Sq. M 0 0 0		1. Booked /Allotted - 8 2. Sold - 0	3. Booke d/Allotte d-0 4. Sold - 0
				Percentage of Booking 36.36%	Percentage of Booking - 0%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	54	1. Booked/Allotted - 8 2. Sold - 0	

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	Not Applicable			
2.	Fire N.O.C.	Office of the State Fire Officer Cum Director, Bihar, Patna	24/02/2023	09/06/2023	Already Submitted
3.	Water Supply Permission	Not Applicable			
4.	NOC from Airport Authority of India	Not Applicable			
5.	Other Approval(s), if any, required for the Project.	Danapur Nagar Parishad	07/02/2023	20/06/2023	Already Submitted

VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No. <u>01</u> (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/yyyy) Format
1.	Excavation (if any)	100%	Completed

2.	Basements (if any)	100% (Raft Casting 100%, Retaining Wall 100%, Basement to Ground Floor Pillar Work 100%)	Completed
3.	Podiums (if any)	0%	
4.	Plinth	0%	
5.	Stilt Floor	100% (Stilt Floor Slab Casting 100%, Pillar from Stilt Floor to 1 st floor 100%)	Completed
6.	Slabs of Super Structure	1 st Floor Slab 100%, 2 nd Floor Slab 100%, 3 rd Floor 70% (3 rd Floor Shuttering 80%, Reinforcement work 40%)	30/01/2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	0%	30/08/2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30/08/2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Basement to Ground Floor, ground to 1 st floor, 1 st to 2 nd floor, Staircase	30/09/2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30/09/2027
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 may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0%	30/07/2027

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)	Expected Completion date in (dd/mm/yyyy) Format
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(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	0%	30/08/2027
2.	Water Supply	Yes	0%	30/04/2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	30/08/2027
4.	Storm Water Drains	Yes	0%	30/08/2027
5.	Landscaping & Tree Planting	Yes	0%	30/08/2027
6.	Street Lighting	Yes	0%	30/08/2027
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	Yes	0%	30/08/2027
10.	Water Conservation / Rain Water Harvesting	Yes	0%	30/06/2027
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	0%	30/07/2027
13.	Closed Parking	Yes	0%	30/02/2027
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	30/09/2027
16.	Others (Option to Add More)	No		

VIII A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT - NOT APPLICABLE

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths	No		

2.	Water Supply	No		
3.	Sewerage Chambers Septic Tank	No		
4.	Drains	No		
5.	Parks, Land Scaping and Tree Planting	No		
6.	Street Lighting	No		
7.	Disposal of sewage & sullage water	No		
8.	Water conservation/Rain Water Harvesting	No		
9.	Energy Management	No		

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	
		1 st Floor	Construction not started

	2 nd Floor	Construction not started
	3 rd Floor	Construction not started
	4 th Floor	Construction not started
	5 th Floor	Construction not started
	6 th Floor	Construction not started
	7 th Floor	Construction not started

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	Bank Name – Punjab National Bank, A/c No. – 7584002100001987 IFSC - PUNB0758400
2.	Estimated Cost of the Project including land cost at the start of the Project	7,57,71,000.00
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	7,57,71,000.00
4.	Any Variation in Development Cost which is declared at the start of the Project.	No
5.	Amount received during the Quarter	26,00,000.00
	Amounts received from Allottees against booking of units	21,00,000.00
	Amounts received from promoters of the Company	5,00,000.00
6.	Actual Cost Incurred during the Quarter	28,82,232.12
7.	Net amount at end of the Quarter	12,320.26
8.	Total expenditure on Project till date	1,59,57,030.97
9.	Cumulative fund collected till the end of Quarter in question	1,59,69,351.23
	Amounts received from Allottees against booking of units	84,99,500.00
	Amounts received from promoters of the Company	74,69,851.23
10.	Cumulative expenditure done till the end of Quarter in question	1,59,57,030.97

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
Not Applicable

XII. MISCELLANEOUS	
A	List of Legal Cases (if any) – No any legal cases
1.	Case No.
2.	Name of Parties
3.	No of Execution Cases against this project Case No. Name of Parties
4.	No of Suo - Moto cases against this project Case No. Name of Parties
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties
B	Sale/Agreement for Sale during the Quarter
1.	Sale Deed NIL
2.	Agreement for Sale Seven
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? Ans: Project is far ahead from scheduled time.	

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.

For M/s Abhishek Construction

Kanhaiya Prasad Singh
Partner

Signature of Promoter

Name: Kanhaiya Prasad Singh

Date: 15/04/2025