Omm Realty & Infrastructure (P) Ltd.
Building Dreams

CIN : U45200BR2012PTC018072

Date: 14 April 2025

To,

The chairman
Real Estate Regulating Authority
Patna Bihar

Sub: Submission of Quarterly Report of Fourth Quarter [2024-2025] I.e 01-01-2025 to 31-03-2025 of "Omm Residency", Danapur Patna BRERA Registration No. BRERAP00039-2/1257/R-1115/2021.

Dear Sir,

With reference to the above mentioned subject and as per the requirement of quarterly reports compliance, we are hereby submitting the project quarterly report of the fourth quarter [2024-2025] for the project named " Omm Residency" Located at Mauza- Sikandarpur, Bazar Samiti Road, Danapur Patna and Plot No – 60, 61, Khata No. 56, 58, Thana No – 17.

A details quarterly report of the project is attached along with letter as FORM – 7 kindly acknowledge the receipt of the same.

Thanking You...

Authorized Signatory

Shatrunjay Kumar Singh
14/04/2025

Shatrunjay Kumar Singh

Managing Director

Omm Realty & Infrastructure Pvt. Ltd. Patna

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2024-25

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45200BR2012PTC018072	Name of Firm	Omm Realty And Infrastructure Pvt Ltd
Firm Address :	D-505 GANGA CITY APARTMENT, RAMJAIPAL ROAD, DANAPUR, PATNA (801503)		
Total Experience of promoter in Real Estate sector	16 YEARS		
Total Experience in Real Estate after Implementation of RERA	06 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	RESIDENTIAL-1	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	RESIDENTIAL-1	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP000392/1257/R-1115/2021	Name of Project/Phase of Registered Project	Omm Residency
Name of Promoter	SHATRUNJAY KUMAR SINGH	Project Address	Mauza - Sikandarpur, Bazar Samiti Road, Danapur, Patna (Plot No – 60, 61 Khata No – 56, 58 Thana No. – 17)
Name of Co-promoter	RAM SHARAN SINGH		
Project Registration is valid up to	30-06-2025		
Starting date of Project or Phase of the Project	01-05-2022		
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	3 YEARS		

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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 - 39 1. Booked / Allotted - 7 2. Sold- 1	Total Number of Apartments in Landowner's share -40 3. Booked/ Allotted - 0 Sold - 0
1	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	2BHK 3BHK	20 29	79	Percentage of booking – 17.94 %	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. Booked/Allotted -	7
1	79	2. Sold -	1

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	N/A	N/A	N/A
2.	Fire N.O.C.	State Fire Services Bihar Patna	10-04-2019	24-01-2020	LETTER NO - 208
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.	Nagar Parishad Danapur Nizamat		10-03-2020	

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 127/19-20____(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%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	0%	
4.	Plinth	0%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	
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.	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
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	0%	

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	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0%	

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	NO		
2.	Water Supply	NO		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	NO		
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	NO		
11.	Energy Management	NO		

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12.	Fire Protection and Fire Safety Requirements	NO		
13.	Closed Parking	NO		
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
16.	Others (Option to Add More)	NO		

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

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yyyy) Format
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		

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IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Yes
	2.	Rear Elevation	Yes
	3.	Side Elevation	Yes
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. -1	Particulars -2	Amount (In Rs.) -3
1	Project Account No.	726701010050358
2	Estimated Cost of the Project including land cost at the start of the Project	20,59,11,000/-
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	14,73,00,000/-
4	Any Variation in Development Cost which is declared at the start of the Project.	
5	Amount received during the Quarter	0
6	Actual Cost Incurred during the Quarter	10,06,905
7	Net amount at end of the Quarter	-10,06,905
8	Total expenditure on Project **till date**	3,07,51,016
9	Cumulative fund collected till the end of Quarter in question	1,19,01,504
10	Cumulative expenditure done till the end of Quarter in question	3,07,51,016

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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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	NO
2.	Agreement for Sale	NO
3.	No. of possessions given to allottees	NO
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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.

OMM Realty & Infrastructure (P) Ltd.

Shatrunjay Kumar Singh

Managing Director

Signature of Promoter
Name: SHATRUNJAY KUMAR SINGH
Date: 14-04-2025