FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **DEC. of 2 0 2 4** (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	76/92	Name of Firm	NUTAN CONSTRUCTION
Firm Address :	8TH FLOOR, NUTAN PLAZA, BANDAR BAGICHA, PATNA-800001		
Total Experience of promoter in Real Estate sector	33 Years		
Total Experience in Real Estate after Implementation of RERA	8 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	1 (one)	

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP00041-009/195/R/1674/2024**	Name of Project/Phase of Registered Project	***"LOTUS PLAZA PHASE-II"*** (Block-C, D & EWS)
Name of Promoter	SANJAY KUMAR SINHA	Project Address	GOLA ROAD, PATNA.
Name of Co-promoter			
Project Registration is valid up to	09.12.2027		
Starting date of Project or Phase of the Project	10.04.2024		
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	**13.06.2028**		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building /Block Number	Apartment Type	Carpet Area	Total Number of	Total Number of Apartments in	Total Number of Apartments in

BLOCK-C BLOCK-D EWS	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalo w - 6. Plot etc.	3BHK		sanctioned apartments BLOCK-C- 48 BLOCK-D-48 EWS -25	Promoter's share - 1. Booked / Allotted -8 2. Sold-	Landowner's share - 3. Booked/ Allotted - Sold -
					Percentage of booking	Percentage of booking

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.

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted- 8 2. Sold -	
TWO BLOCKS	96		

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	SEIAA BIHAR		03.08.2022	F.NO.- SIA/8(a)/2030/2022 (Attached)
2.	Fire N.O.C.	FIRE OFFICER , BIHAR		24.12.2021	FILE NO.- 36/1783/2021 (Attached)
3.	Water Supply Permission				
4.	NOC from Airport Authority of India	AAI		19.05.2022	PATN/EAST/B/04282 2/668822(Attached)
5.	Other Approval(s), if any, required for the Project.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1.Plan Case No. **103/21-22,** Revised Plan Case no.- **47/23-24** (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/yyy) Format
1.	Excavation (if any)	95 %	
2.	Basements (if any)	82 %	
3.	Podiums (if any)		
4.	Plinth	NOT DONE	
5.	Stilt Floor	YES	
6.	Slabs of Super Structure	BLOCK-C- 5TH FLOOR COMPLETED OUT OF 12TH FLOOR. BLOCK-D- 5TH FLOOR COMPLETED OUT OF 12TH FLOOR	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	UNDER PROGRESS	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NOT DONE	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NOT DONE	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NOT DONE	
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	NOT DONE	

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

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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	Under Progress	
2.	Water Supply	YES	UNDER PROGRESS	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES		
4.	Storm Water Drains	YES		
5.	Landscaping & Tree Planting	YES		
6.	Street Lighting	YES		
7.	Community Buildings	YES		
8.	Treatment and Disposal of Sewage and Sullage Water	YES		
9.	Solid Waste Management & Disposal	YES		
10.	Water Conservation / Rain Water Harvesting	YES		
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES		
13.	Closed Parking	YES	Under progress	
14.	Open Parking	YES		

15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		
16.	Others (Option to Add More)			

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/yy) Format
1.	Internal Roads and foot paths	NA		
2.	Water Supply	NA		
3.	Sewerage Chambers Septic Tank	NA		
4	Drains	NA		
5.	Parks, Land Scaping and Tree Planting	NA		
6.	Street Lighting	NA		
7.	Disposal of sewage & sullage water	NA		
8.	Water conservation/Rain Water Harvesting	NA		
9.	Energy Management	NA		

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	ATTACHED

	2.	Rear Elevation	ATTACHED
	3.	Side Elevation	ATTACHED
(B)		Photograph of each floor	ATTACHED

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	42521366982
2.	Estimated Cost of the Project including land cost at the start of the Project	46,32,00,000.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	28,50,000.00
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	9841514.00
6.	Actual Cost Incurred during the Quarter	10002415.00
7.	Net amount at end of the Quarter	769501
8.	Total expenditure on Project **till date**	48620956.00
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

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

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NA
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	
2.	Agreement for Sale	
3.	No. of possessions given to allottees	
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	Details of allotment made so far	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
1 BHK - 2 BHK, - 3 BHK- 96 4 BHK - Shop - Bungalow - Plot etc	with Flat number/ Bungalow - Plot etc	

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name :
Contact No :
Email id :
Address :

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.

Signature of Promoter

Name: SANJAY KUMAR SINHA

Date: 15.DEC.2024

NUTAN CONSTRUCTION ★ BANDAR BAGICHA, PATNA ★