FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending Apr-Jun of 2024 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U45200BR2013PTC020682.
Firm Address:	5th FLOOR, S K PALACE, NEAR SAGUNA MORE, DANAPUR, PATNA Bihar 801503.
Total Experience of promoter in Real Estate Sector	11 Years of Experience.
Total Experience in Real Estate After Implementation of RERA	
No of Project done Before Implementation of RERA	1. Rajendra Smriti Enclave
No of Project done After Implementation of RERA	1. Bhadra Raj Enclave 2. Rajdeo Enclave 3. Ishwar Chandra Enclave 4. Rajdeo Enclave Block – C 5. Patliputra City 6. Kaushal Kishor Heritage 7. Urmila Enclave 8. Sumitra Enclave

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP00043-5/49/R-1184/2021
Name of Project/Phase of Registered Project	PATLIPUTRA CITY
Name of Promoter	SK BUILDERS AND COLONISER PVT. LTD.
Project Address	KHATA NO.- 788,829, PLOT NO.-1017,1018,1020, GOLA ROAD, PATNA
Name of Co-promoter	NA
Project Registration is valid up to	31/12/2024
Starting date of Project or Phase of the Project	05/04/2021

Type of Project or Phase of the Project	Mixed Development (Residential as well Commercial)
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share– 155	Total Number of Apartments in Landowner's share–85
PATLIPUTRA CITY BLOCK A	4 BHK	1421.00	10	**1. Booked/Allotted- 120** 2. **Sold-**	**3. Booked/Allotted-** 4. **Sold-**
PATLIPUTRA CITY BLOCK A	3 BHK	1081.00	10		
PATLIPUTRA CITY BLOCK A	3 BHK	934.00	40		
PATLIPUTRA CITY BLOCK A	SHOP	405.00	2		
PATLIPUTRA CITY BLOCK A	SHOP	221.00	2		
PATLIPUTRA CITY BLOCK A	SHOP	255.00	2		
PATLIPUTRA CITY BLOCK A	SHOP	282.00	2		
PATLIPUTRA CITY BLOCK A	SHOP	222.00	2		
PATLIPUTRA CITY BLOCK A	SHOP	280.00	2		
PATLIPUTRA CITY BLOCK A	SHOP	327.00	2	Percentage of booking- 78%	Percentage of booking-
PATLIPUTRA CITY BLOCK A	SHOP	267.00	2		
PATLIPUTRA CITY BLOCK B	4 BHK	1445.00	5		
PATLIPUTRA CITY BLOCK B	4 BHK	1268.00	5		
PATLIPUTRA CITY BLOCK B	3 BHK	991.00	5		
PATLIPUTRA CITY BLOCK B	3 BHK	965.00	10		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share– 155	Total Number of Apartments in Landowner's share–85
PATLIPUTRA CITY BLOCK B	3 BHK	945.00	15		
PATLIPUTRA CITY BLOCK B	3 BHK	1005.00	5		
PATLIPUTRA CITY BLOCK B	2 BHK	715.00	10		
PATLIPUTRA CITY BLOCK C	3 BHK	1052.00	20		
PATLIPUTRA CITY BLOCK C	2 BHK	702.00	10		
PATLIPUTRA CITY BLOCK C	2 BHK	715.00	15		
PATLIPUTRA CITY EWS & LIG	1 BHK	442.00	23		
PATLIPUTRA CITY EWS & LIG	1 BHK	390.00	24		
PATLIPUTRA CITY EWS & LIG	1 BHK	421.00	12		

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of SanctionedGarages	Total Number of Garages:	
PATLIPUTRA CITY	No Garages available	1. **Booked/Allotted -** 2. **Sold -**	

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.				

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

VI. Construction Progress of the Project

1. Plan Case No.- 54/20-21 (Patliputra City Block A) (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)	**100%**	**Completed**
2.	Basements (if any)	**NA**	
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**NA**	
6.	Slabs of Super Structure	**58%**	**10-10-2024**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**10%**	**10-12-2024**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**10-12-2024**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**7%**	**10-12-2024**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**10-02-2025**

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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	**0%**	**10-02-2025**

VI. Construction Progress of the Project

1. Plan Case No.- 54/20-21 (Patliputra City Block B) (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)	**100%**	**Completed**
2.	Basements (if any)	**100%**	**Completed**
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**100%**	**Completed**
6.	Slabs of Super Structure	**100%**	**Completed**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**70%**	**16-10-2024**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**40%**	**26-10-2024**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**90%**	**20-10-2024**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**20-10-2024**

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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	**10%**	**20-12-2024**

VI. Construction Progress of the Project

1. Plan Case No.- 54/20-21 (Patliputra City Block C) (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)	**100%**	**Completed**
2.	Basements (if any)	**100%**	**Completed**
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**100%**	**Completed**
6.	Slabs of Super Structure	**100%**	**Completed**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**90%**	**10-12-2024**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**60%**	**20-12-2024**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**90%**	**18-12-2024**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**80%**	**18-12-2024**

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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	**30%**	**20-12-2024**

VI. Construction Progress of the Project

1. Plan Case No.- 54/20-21 (Patliputra City EWS & LIG) (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)	**100%**	**Completed**
2.	Basements (if any)	**100%**	**Completed**
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**100%**	**Completed**
6.	Slabs of Super Structure	**100%**	**Completed**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**90%**	**10-12-2024**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**60%**	**20-12-2024**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**90%**	**18-12-2024**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**80%**	**18-12-2024**

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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	**30%**	**20-12-2024**

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	25%	20-10-2024
2.	Water Supply	Yes	50%	20-10-2024
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	20-10-2024
4.	Storm Water Drains	Yes	0%	20-10-2024
5.	Landscaping & Tree Planting	Yes	0%	20-10-2024
6.	Street Lighting	Yes	0%	20-10-2024
7.	Community Buildings	Yes	0%	20-10-2024
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	20-10-2024
9.	Solid Waste Management & Disposal	Yes	0%	20-10-2024
10.	Water Conservation / RainWater Harvesting	Yes	0%	20-10-2024
11.	Energy Management	No	NA	
12.	Fire Protection and FireSafety Requirements	Yes	0%	20-10-2024
13.	Closed Parking	Yes	70%	20-10-2024
14.	Open Parking	No	NA	

15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	20-10-2024
16.	Others (Option to AddMore)	No	NA	

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.	**Particulars**	**Amount (in Rs.)**
1	Project Account No.	5410660895
2	Estimated Cost of the Project including land cost at the start of the Project	4,252.00/- (in Lakh)
3	Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)	2,927.00/-(in Lakh)
4	Any Variation in Development Cost which is declared at the start of the Project	2,40,65,957.52/-
5	Amount received during the Quarter	5,05,19,942.00/-
6	Actual Cost Incurred during the Quarter	3,80,95,503.00/-
7	Net amount at end of the Quarter A/C No:- 5410692330- 30%	8,98,906.31/-
	Net amount at end of the Quarter A/C No:- 5410660895- 70%	96,92,900.00/-
	Net amount at end of the Quarter A/C No:- 5410698637- 100%	98,72,884.00/-
8	Total expenditure on Project **till date**	31,67,65,957.52/-

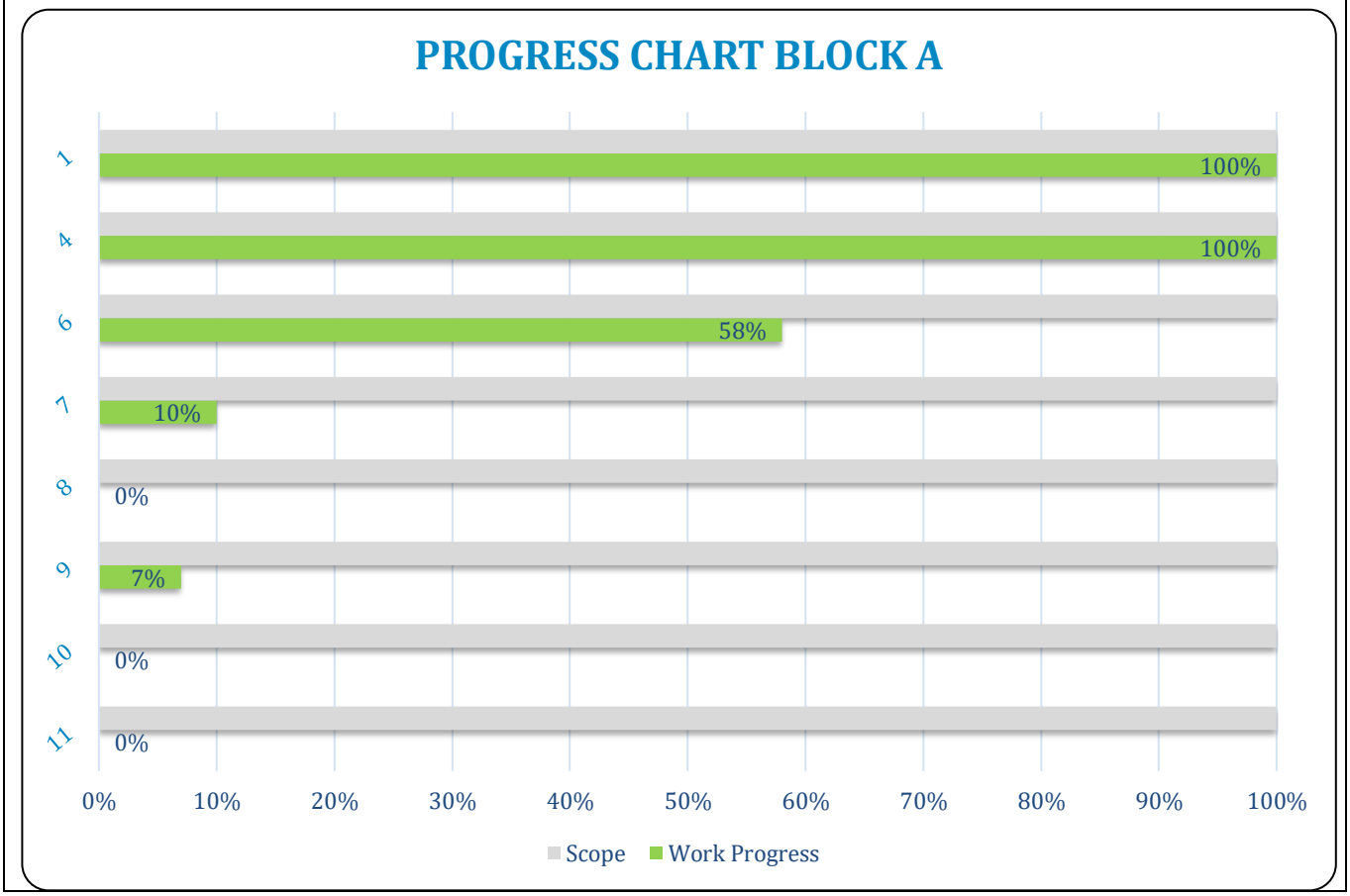
9	Cumulative fund collected till the end of Quarter in question	28,77,72,777.00/-
10	Cumulative expenditure done till the end of Quarter in question	31,67,65,957.52/-

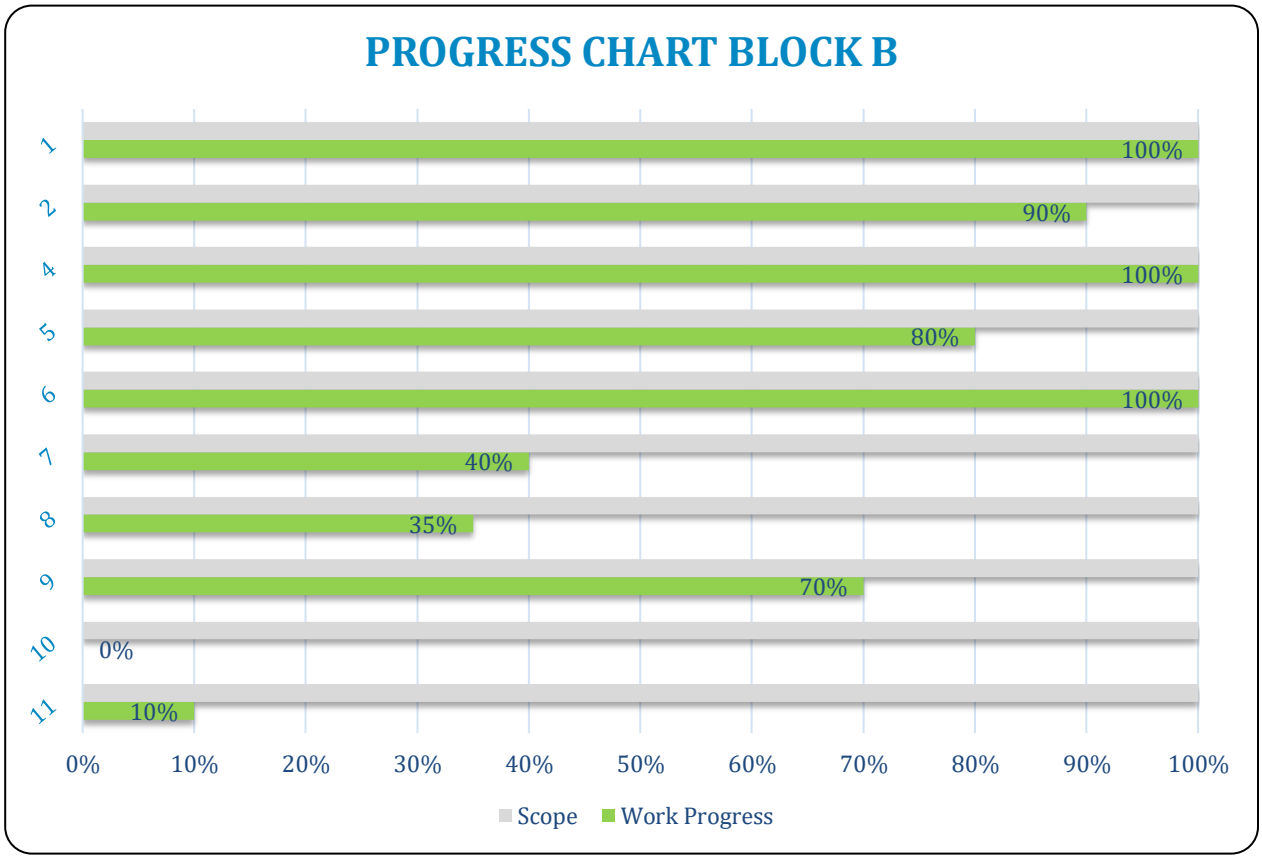
XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
10 Cr Project Finance from Centeral Bank Of India Term Loan Account No.- 5417943118 7,47,44,859/- Disbursed Amount till date.

XII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
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 Saleduring the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	111

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?




PROGRESS CHART BLOCK B
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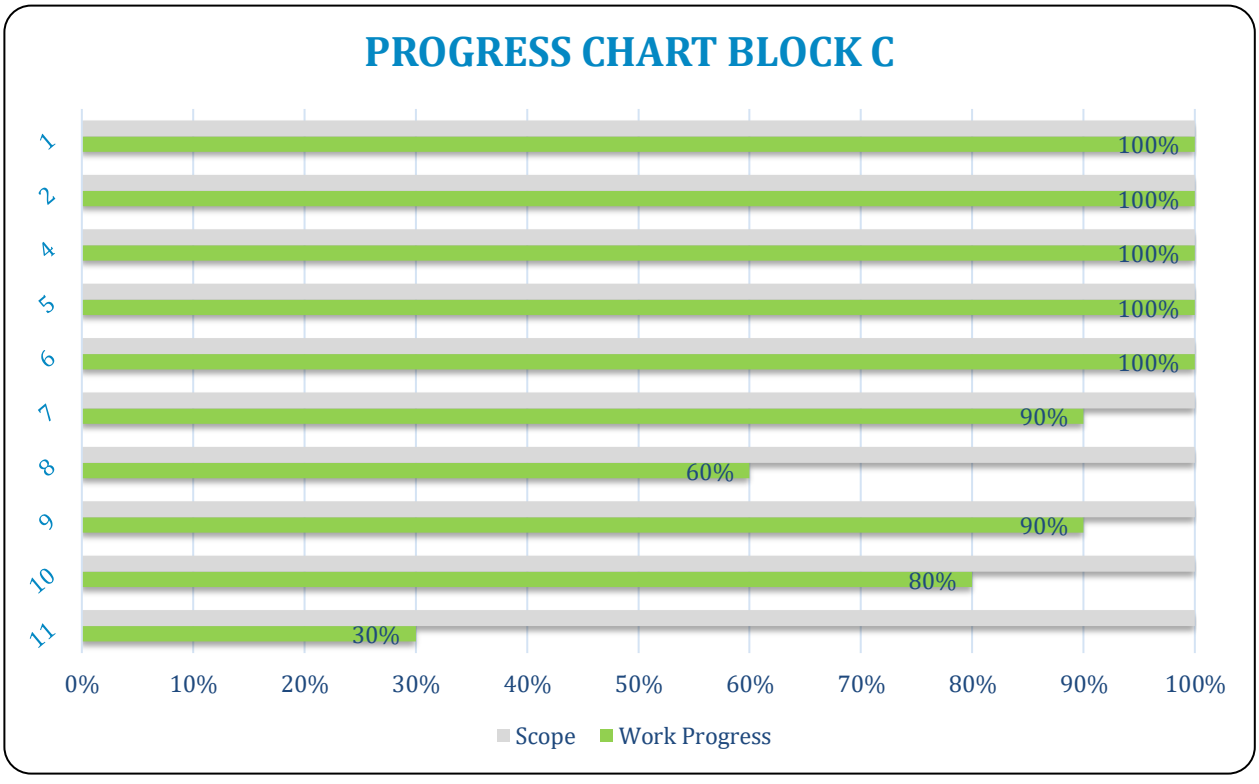
Scope
Work Progress


PROGRESS CHART BLOCK C
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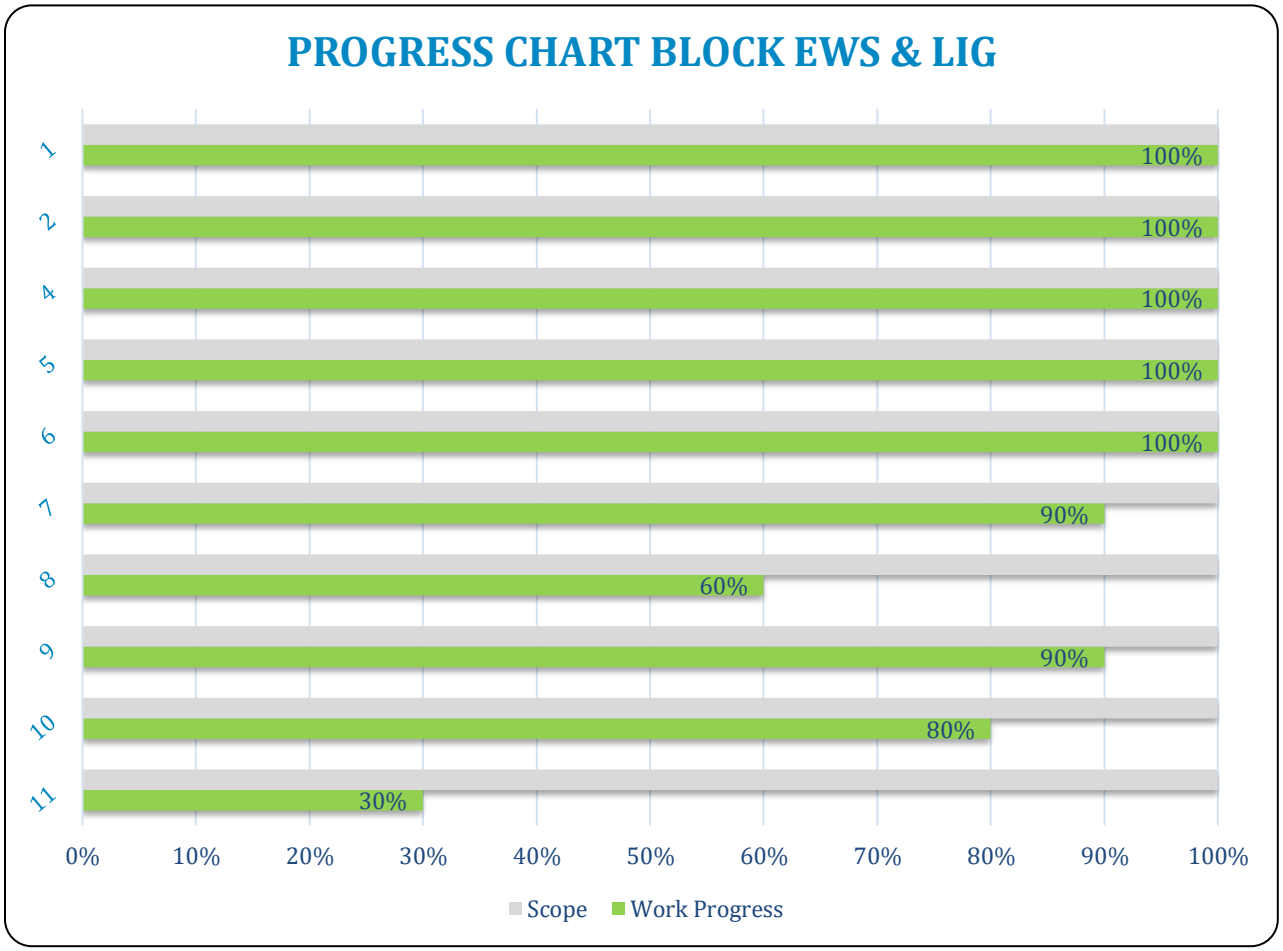
Scope
Work Progress


PROGRESS CHART BLOCK EWS & LIG
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90%
100%
Scope
Work Progress

Project Site Photographs

Block A

Block B

GPS Map Camera
Patna, Bihar, India
J3G5+86F, Vivek Vihar Colony, Danapur Nizamat, Patna, Danapur, Bihar 801503, India
Lat 25.625283°
Long 85.05819°
08/07/24 11:21 AM GMT +05:30
Google

Block C

GPS Map Camera
Patna, Bihar, India
J3G5+86F, Vivek Vihar Colony, Danapur Nizamat, Patna, Danapur, Bihar 801503, India
Lat 25.625227°
Long 85.058183°
08/07/24 11:21 AM GMT +05:30
Google

Block D

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 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

S.K. Builder's & Coloniser Pvt. Ltd.
Managing Director

Name: Pavan Kumar