FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending Jul-Sep 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	BRERAP00043-6/187/R-1500/2022
Name of Project/Phase of Registered Project	KAUSHAL KISHOR HERITAGE
Name of Promoter	SK BUILDERS AND COLONISER PVT. LTD.
Project Address	PLOT NO.- 901, KHATA NO.- 31, THANA NO.- 36, THANA- DANAPUR, MAUZA- MUSTAFAPUR, DIST- PATNA
Name of Co-promoter	NA
Project Registration is valid up to	31/12/2025
Starting date of Project or	15/10/2022

Phase of the Project	
Type of Project or Phase of the Project	Residential/Group Housing
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– 12	Total Number of Apartments in Landowner's share– 12
KAUSHAL KISHOR HERITAGE	3 BHK	940.00	4	**1. Booked/Allotted- 02** 2. **Sold-0**	**3. Booked/Allotted- 0** 4. **Sold-0**
KAUSHAL KISHOR HERITAGE	3 BHK	1085.00	4		
KAUSHAL KISHOR HERITAGE	3 BHK	1136.00	4		
KAUSHAL KISHOR HERITAGE	3 BHK	945.00	4		
KAUSHAL KISHOR HERITAGE	3 BHK	953.00	4	Percentage of booking- 16.6 %	Percentage of booking-0
KAUSHAL KISHOR HERITAGE	3 BHK	838.00	4		

- **<u>Note:- Association of Allotte not be made because, booking percentage not exceeds 50% yet.</u>**

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
KAUSHAL KISHOR HERITAGE	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.- 94/22-23 (KAUSHAL KISHOR HERITAGE) (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	**100%**	**Completed**
6.	Slabs of Super Structure	**100%**	**Completed**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**100%**	**Completed**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**100%**	**Completed**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**100%**	**Completed**

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**100%**	**Completed**
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.	**95%**	**20-10-2024**

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	No	NA	
2.	Water Supply	Yes	100%	Completed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	Completed
4.	Storm Water Drains	No	NA	
5.	Landscaping & Tree Planting	No	NA	
6.	Street Lighting	No	NA	
7.	Community Buildings	No	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	No	NA	
9.	Solid Waste Management & Disposal	No	NA	
10.	Water Conservation / RainWater Harvesting	Yes	100%	Completed
11.	Energy Management	No	NA	

12.	Fire Protection and FireSafety Requirements	Yes	0%	10-02-2025
13.	Closed Parking	Yes	100%	Completed
14.	Open Parking	No	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	Completed
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**

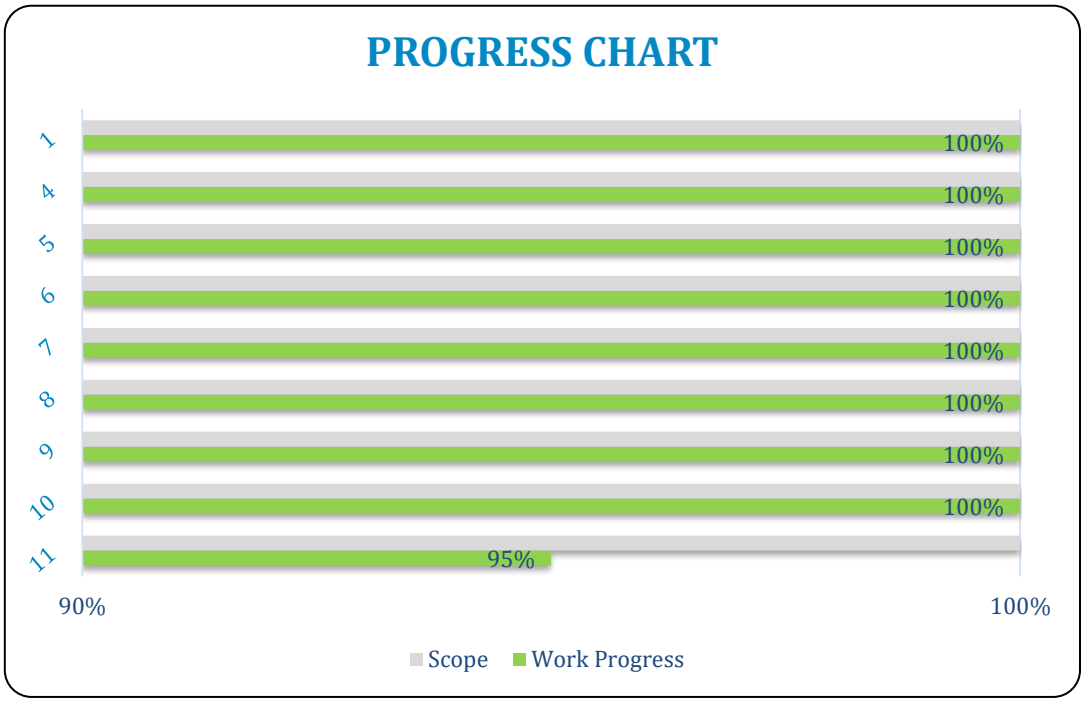
X. Financial Progress of the Project		
S.No.	**Particulars**	**Amount (in Rs.)**
1	Project Account No.	41330901844
2	Estimated Cost of the Project including land cost at the start of the Project	526.00/- (in Lakh)
3	Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)	506.00/- (in Lakh)
4	Any Variation in Development Cost which is declared at the start of the Project	No Any
5	Amount received during the Quarter	13,27,000.00/-
6	Actual Cost Incurred during the Quarter	12,32,000.00/-
7	Net amount at end of the Quarter in A/C 41330900567 (30%)	1,00,293.00
	Net amount at end of the Quarter in A/C 41330901389 (70%)	9,36,600.00/-
8	Total expenditure on Project **till date**	2,43,67,097.00/-

9	Cumulative fund collected till the end of Quarter in question	26,04,000.00/-
10	Cumulative expenditure done till the end of Quarter in question	2,43,67,097.00/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
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 Saleduring the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	0
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?

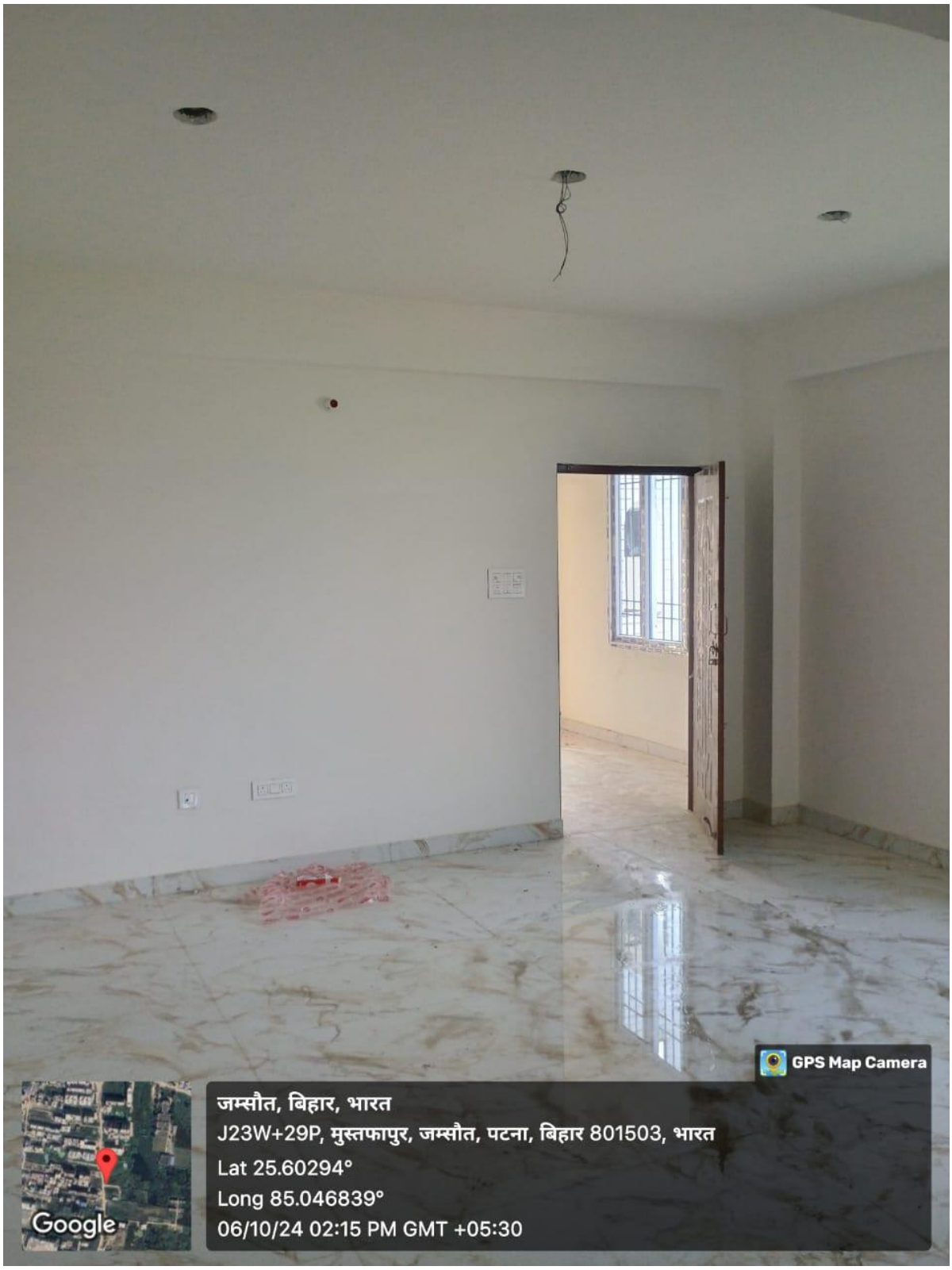


XIV UNITS ALLOCATION DETAILS				
Apartment Type	**Total Number of sanctioned apartments**	**Details of allotment made so far with Flat number/ Bungalow - Plot etc**		**Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc**
3 BHK	4	Allotte Name	Flat No.	**No Any**
3 BHK	4	Shikha Suman	202	
3 BHK	4	Sima Dubey	204	
3 BHK	4			
3 BHK	4			
3 BHK	4			

XV. Brochure Attached

XVI Grievance Redressal Officer
Name :- Gaurav Kumar
Contact No :- 7549121212
Email id :- skbuildersgaurav@gmail.com
Address :-5th floor SK Palace, Saguna More, Danapur, Patna, Bihar

Project Site Photographs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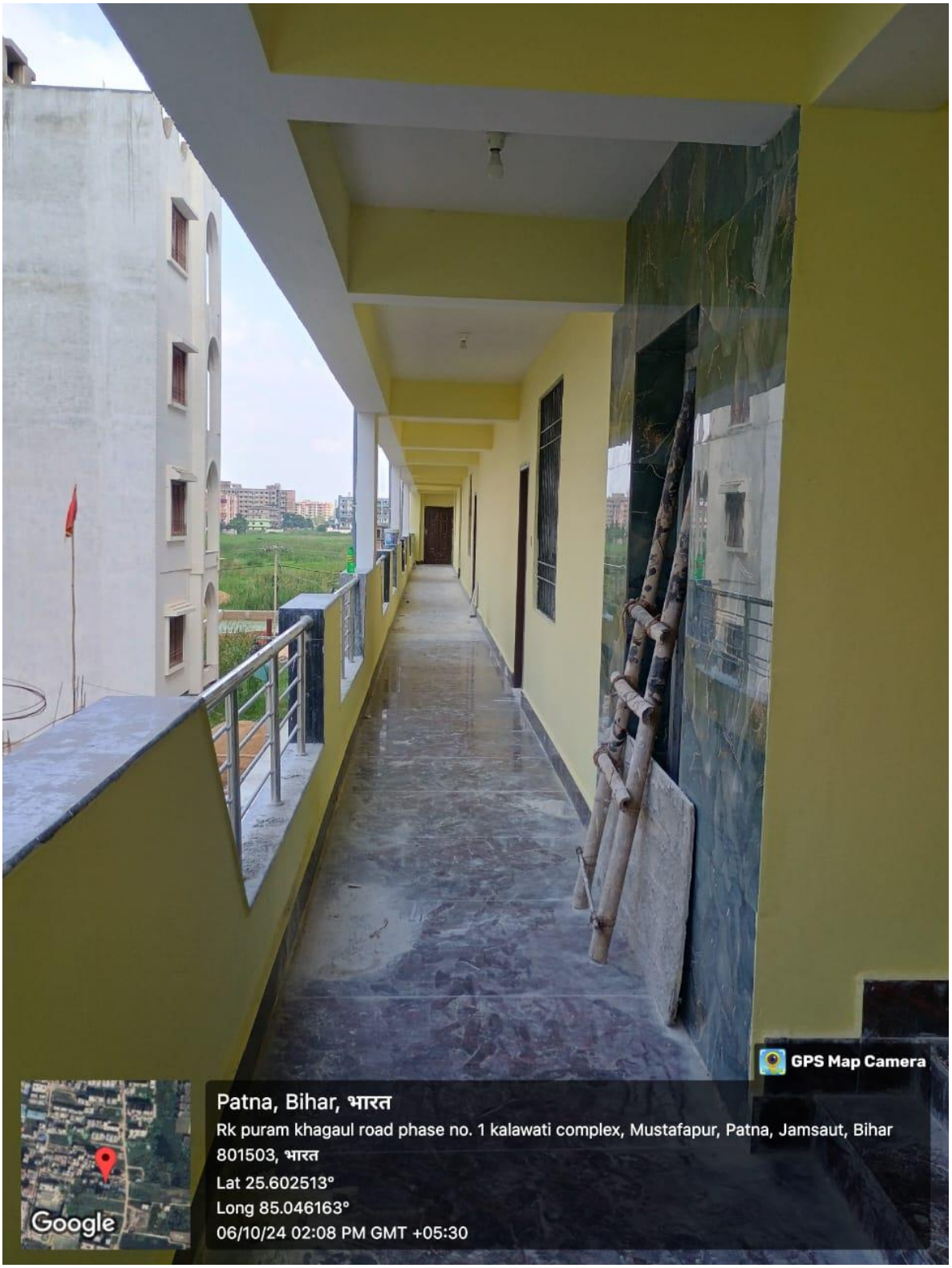
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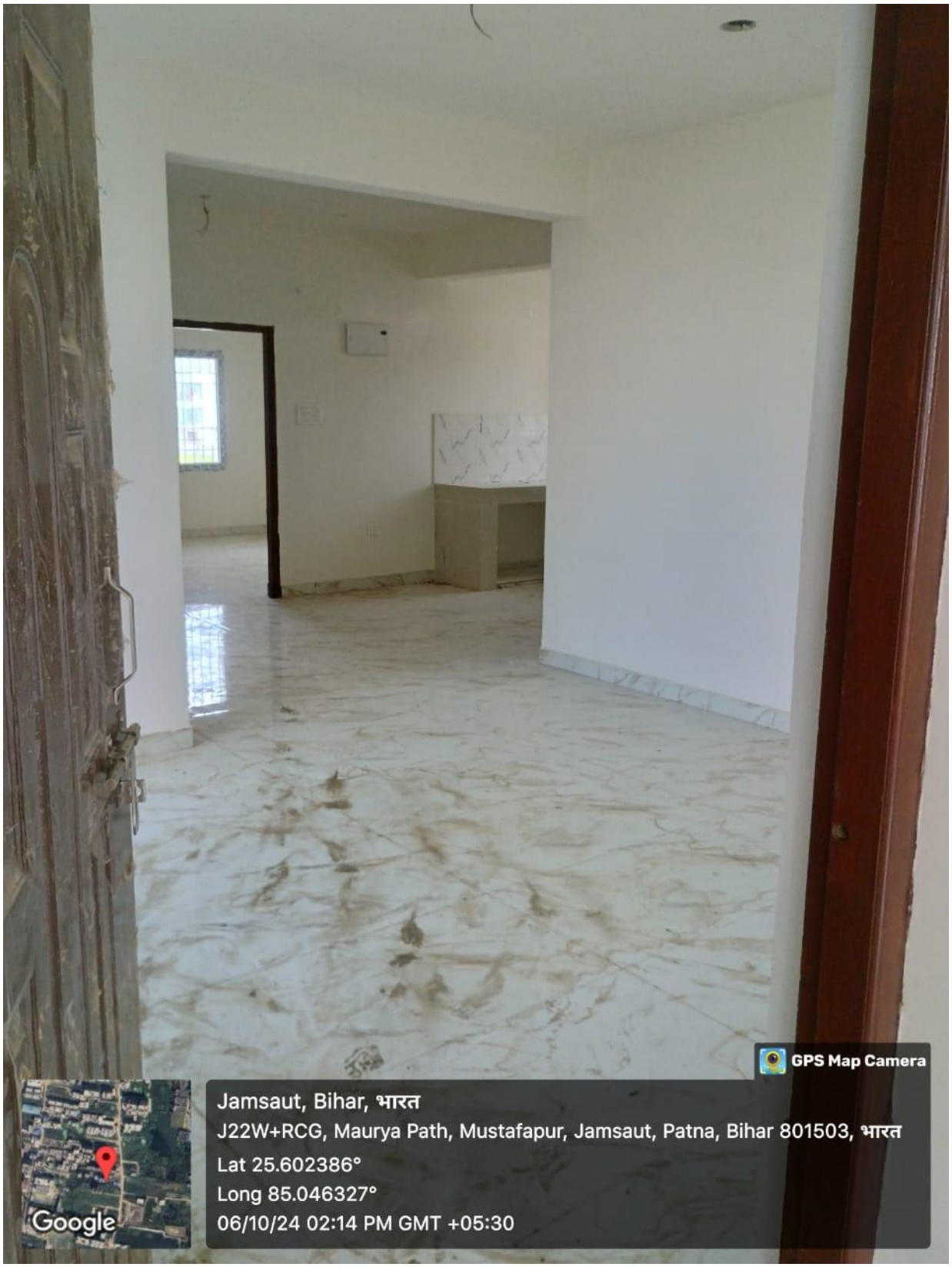
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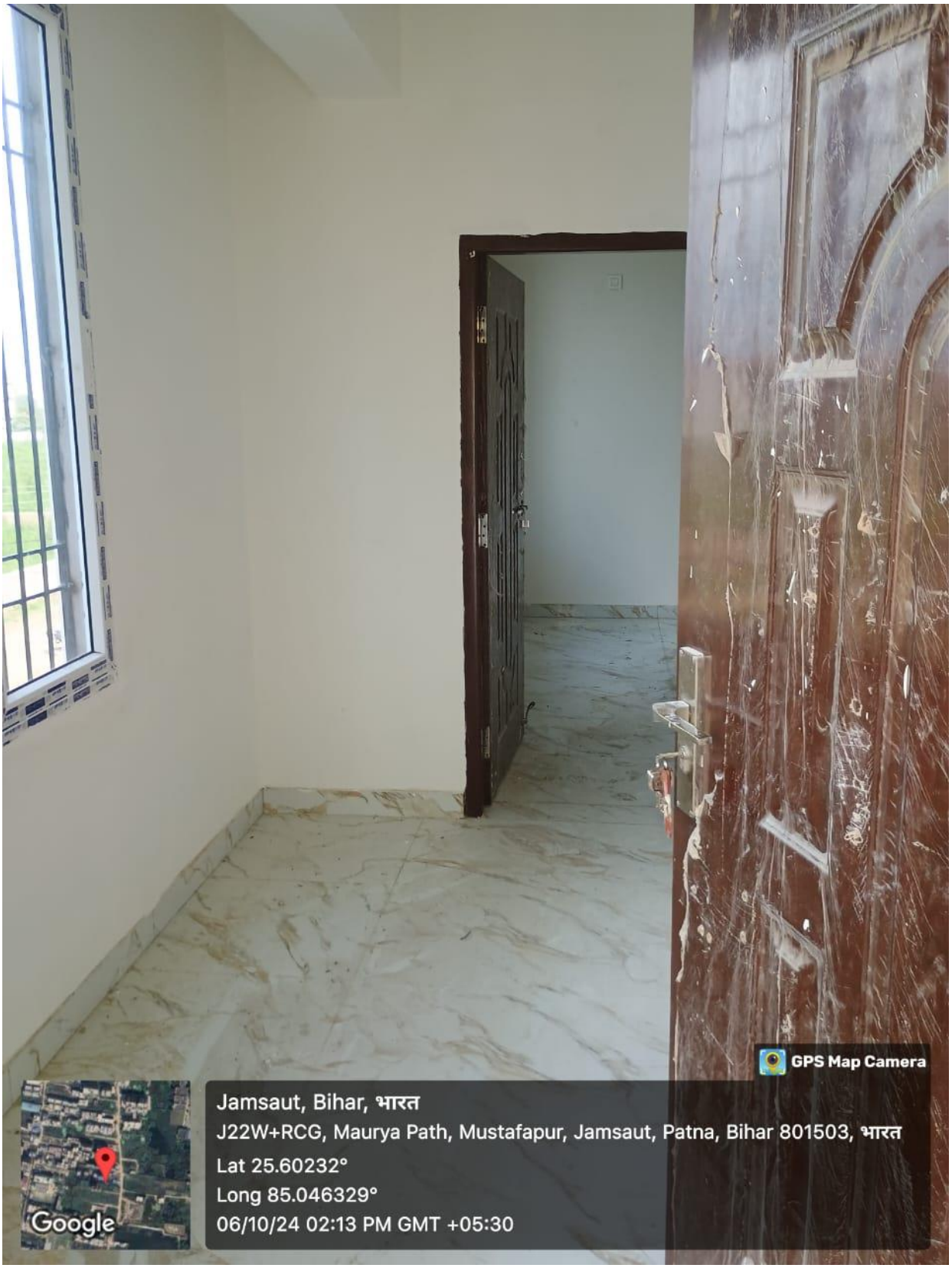
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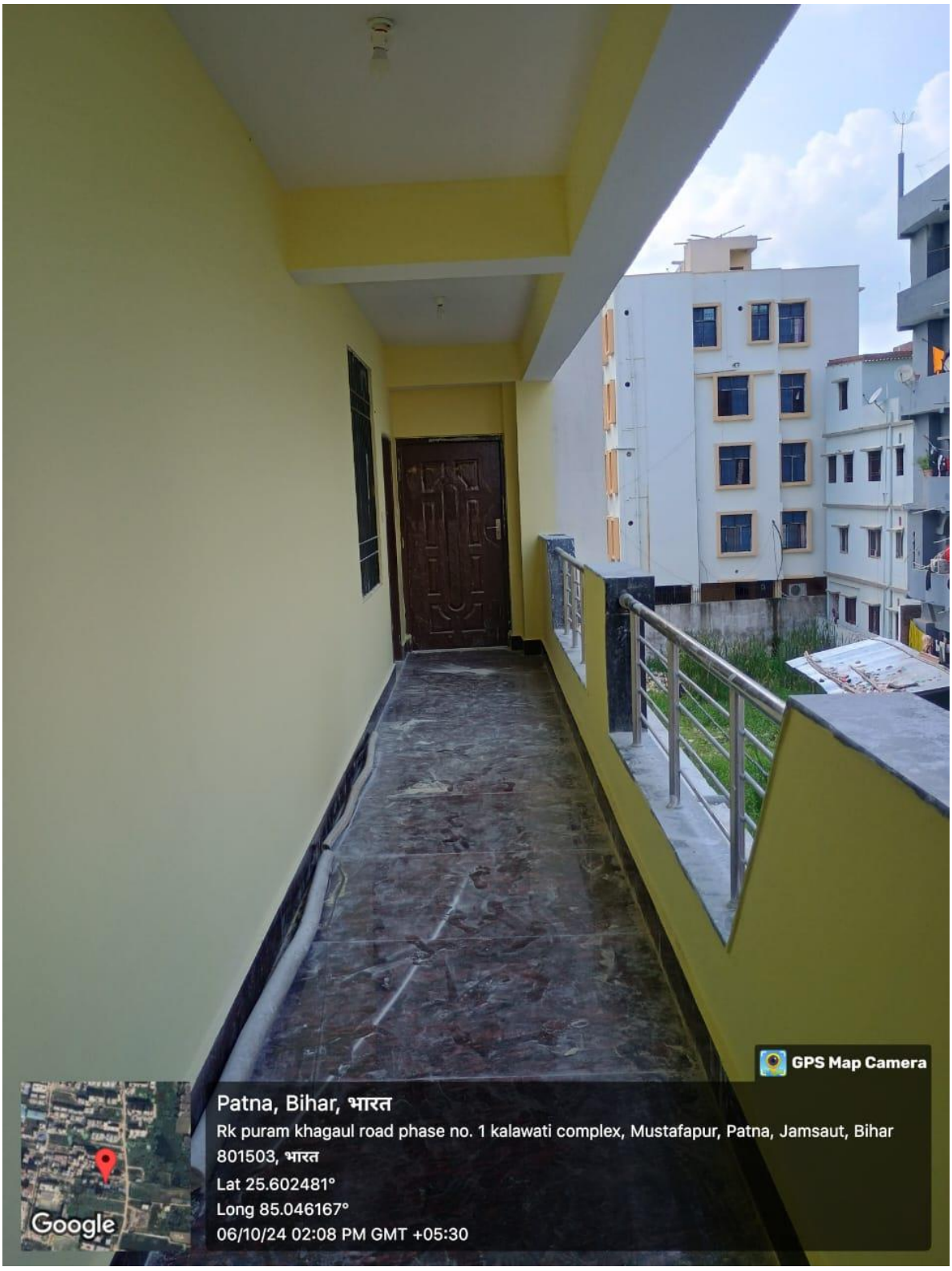
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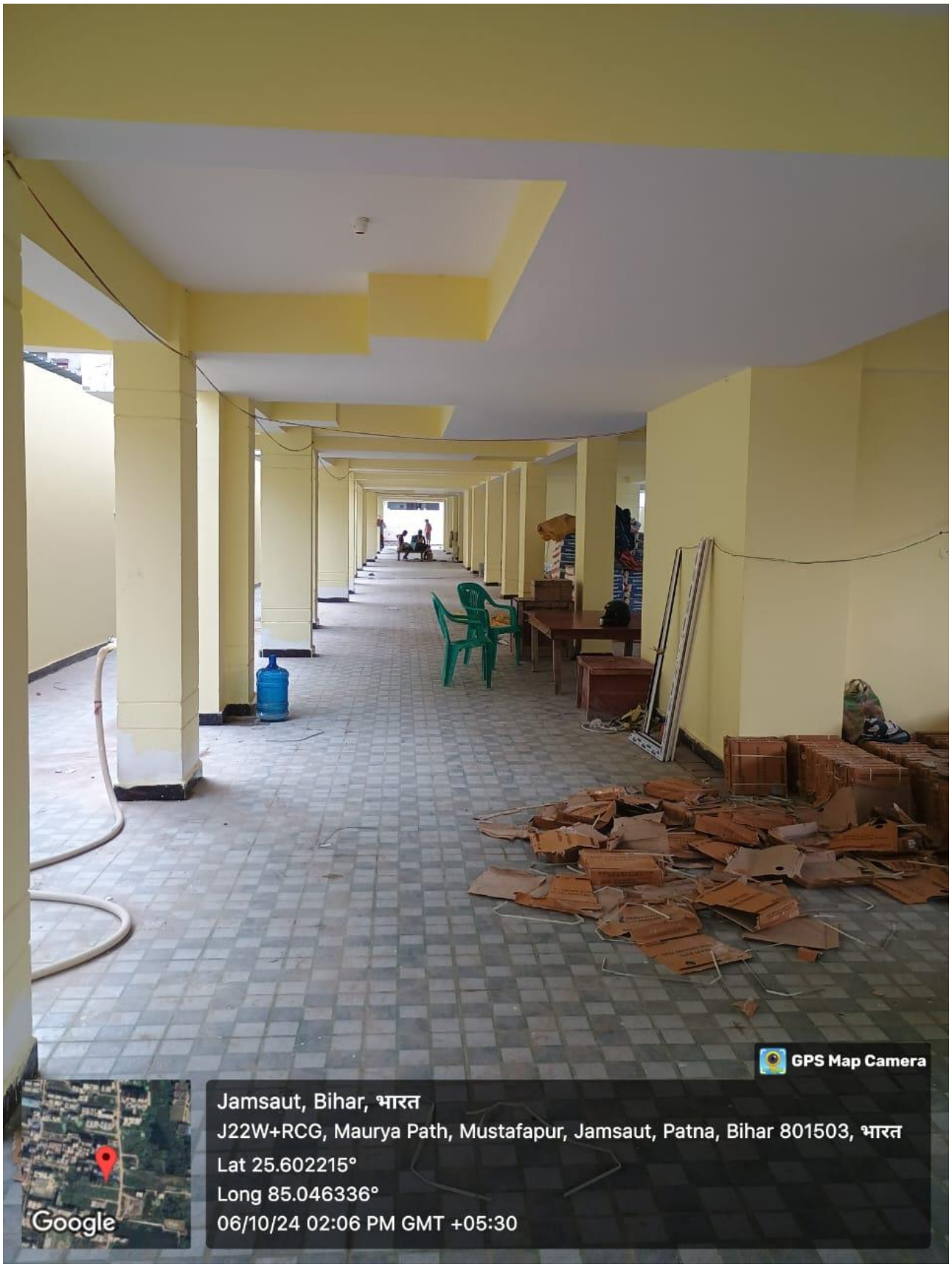
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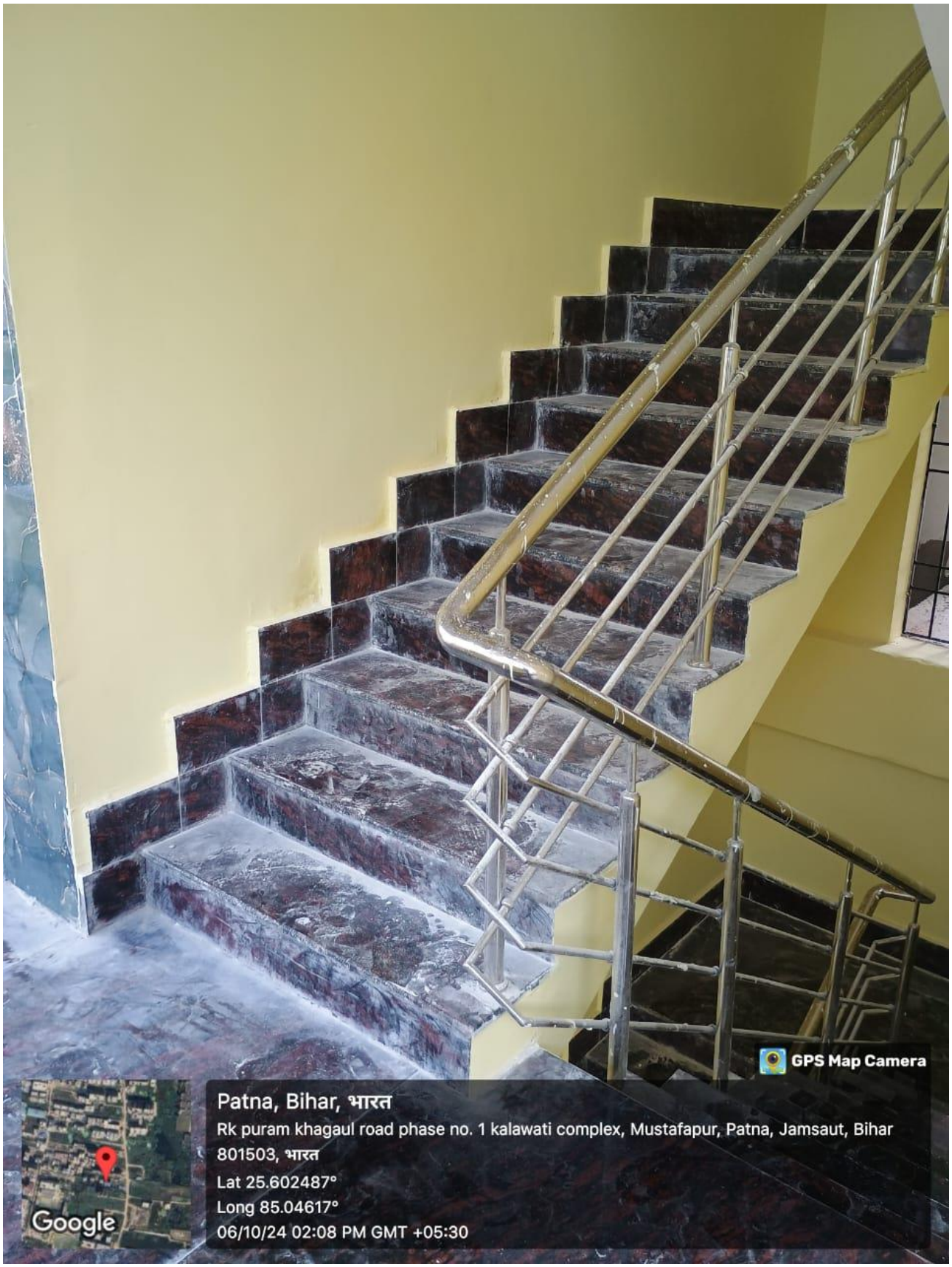
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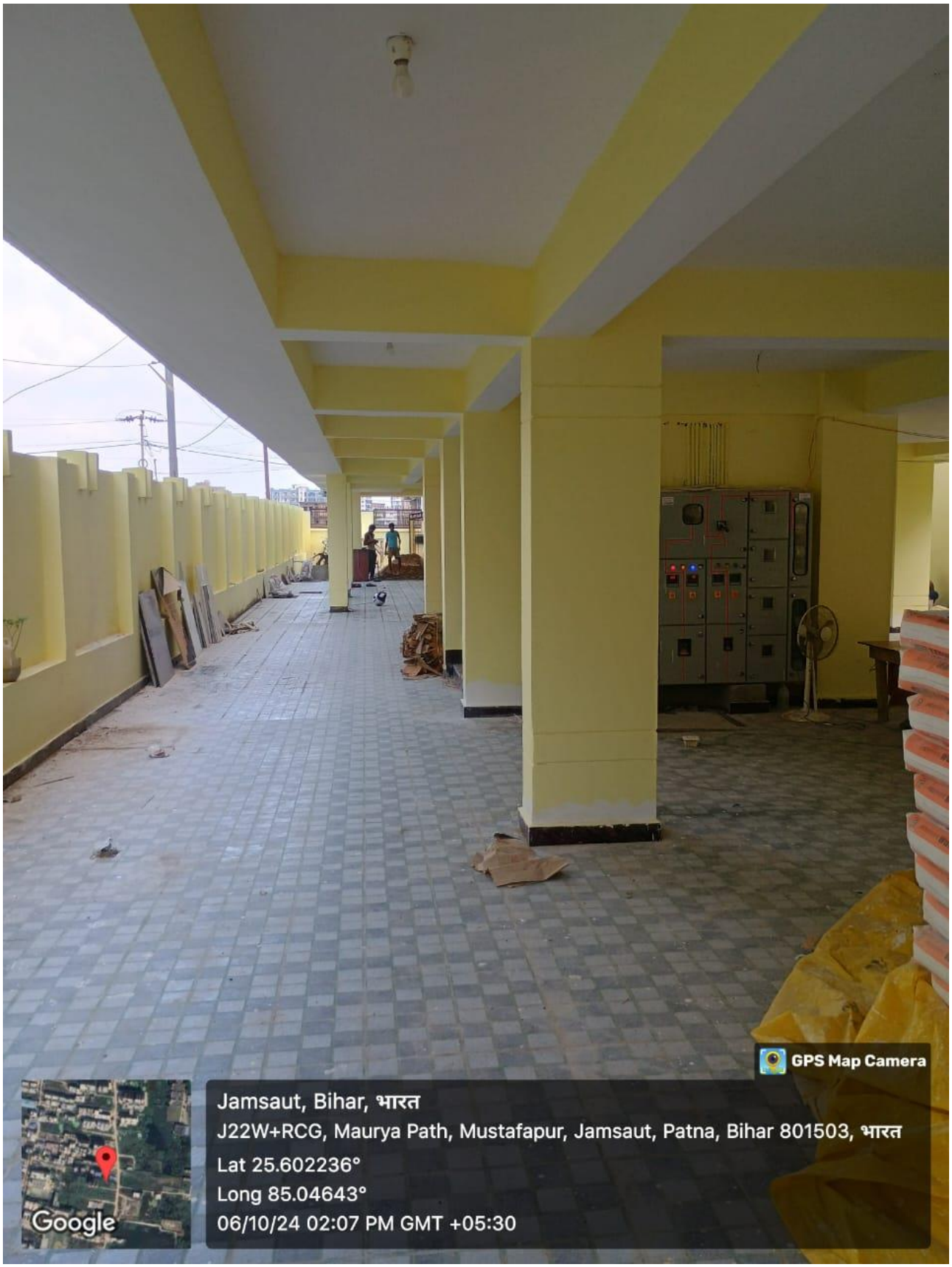
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Undertaking:

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

Date :

LOCATION MAP

NOT TO SCALE

MAJOR DISTANCES

AIIMS (VIA NH-139)	Radiant School	DRM Office	Danapur Jn.	Sguna More	Bihta Airport	Patna Airport	Patna Jn.	Patliputra Jn.
05 KM	1.5 Km	03 KM	3 KM	1 KM	10 KM	8 KM	9 KM	5 KM

Completed
ISHWAR CHANDRA

Completed
RAJDEV ENCLAVE
A | B

Completed
RAJDEV ENCLAVE
C

Completed
BHADRA RAJ ENCLAVE

On Going
PATLIPUTRA CITY

On Goining
URMILA ENCLAVE

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Project BY

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Patna - 801503

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KAUSHAL KISHOR HERITAGE

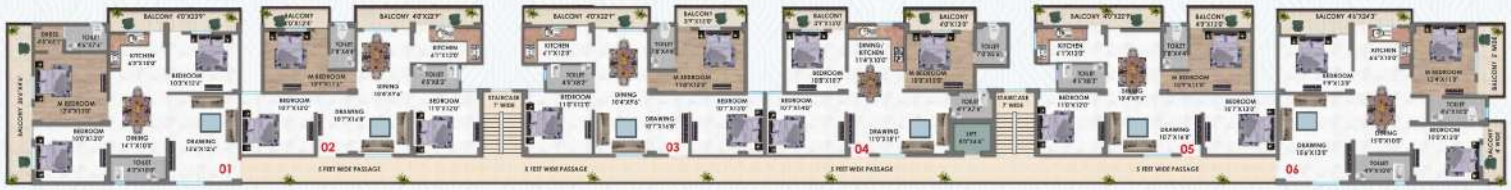
SK Builders AND COLONISOR

At Danapur, Patna

APPROVED RERA APPROVED

Promissing a Home Delivering a Dream

APPROVED BY RERA : BRERAP00043-6/187/R-1500/2022



Area Calculation

FLATE NO	01	02	03	04	05	06
TYPE	3BHK	3BHK	3BHK	3BHK	3BHK	3BHK
SUPER BUILDUP AREA	1951.00 SQFT.	1645.00 SQFT.	1655.00 SQFT.	1475.00 SQFT.	1636.00 SQFT.	1899.00 SQFT.
CARPATE AREA	1136.00 SQFT	945.00 SQFT	953.00 SQFT	838.00 SQFT	940.00 SQFT	1085.00 SQFT

S E W N

Features and Amenities

- Jogging Track
- Fire safety
- Intercom Facility
- Multiple Lifts
- Vastu Based
- Temple
- wifi
- 24X7 Water Supply
- 24X7 Power backup
- Security
- Earthquake Resistant

SPECIFICATION

STRUCTURE
- Foundation
- Reinforced Cement
- Concrete

SUPER STRUCTURE
- Reinforced Cement
- Concrete as per design
- Steel Standard quality

LIVING / DINING / LOBBY SPACE
Floor
- Vitrified tiles / Equivalent

BEDROOM
Floor
- Vitrified in all covered area

WALLS
- Plaster

INTERNAL WALLS
All internal walls shall be finished with white putty.

EXTERNAL WALLS
Weather coat paint over wall putty

TOILET
Floor
- Vitrified tiles
- Ceramic tiles up to 7 feet height

Fitting / Fixture
- W.C. European type, wash basin, fitting-chromium plated, acrylic fiber glass cistern in white colour

WATER
Deep borewell, 24 hrs, water supply

INTERCOM
- Intercom facility provided in each flat

WINDOW
- Wooden frame and shutter with 3mm clear glass window or UPVC/allumunium with glass/domar section

MASTER BEDROOM
Floor
- Vitrified tiles

Doors
- Wooden Chaukhat

Internal Doors
- 32mm ISI marked with both side good quality paint

KITCHEN
Floor
- Vitrified tiles

PLATFORM
Granite slab

GENERATOR
- Silent generator of adequate capacity

ELECTRICAL
Floor
- Concealed wiring and modular switches on demand at extra cost.
- Adequate lighting / Power point sockets outlet provided in each room

TV CABLE / TELEPHONE
- Provided at all suitable points

Our Banking Partner

KAUSHAL KISHOR HERITAGE
Payment Plan

At the time of Booking	10 %
On the Commencement of 1st slab	15 %
On the Commencement of 2nd slab	15 %
On the Commencement of 3rd slab	15 %
On the Commencement of 4th slab	15 %
At time of brick work	15 %
On the start of finishing work	10 %
At time of possession	05 %

Note : Parking and others miscellaneous charges Rs. 4 Lakh, GST and others Gov. Taxes extra as applicable