

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending 31st March of 2025 (Year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U45200BR2013PTC020682.
Name of the Promoter's Entity	
Address of the Promoter's Entity :	5 th 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 commencement of RERA	7 Years
No of Project done Before commencement of RERA	1. Rajendra Smriti Enclave
No of Project done After commencement 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	BRERAP00043-7/13/R-1550/2023
Name of Project	URMILA ENCLAVE
Name of Promoter	SK BUILDERS AND COLONISER PVT. LTD.
Project Address	PLOT NO.- 589, KHATA NO.- 486, THANA NO.- 21, THANA- DANAPUR, MAUZA- DANAPUR, DIST- PATNA
Project Registration is valid up to	26/11/2026
Starting date of Project	25/01/2023
Type of Project	Residential/Group Housing
Name of the Competent Authority	Nagar Parishad Danapur, Nizamat

which sanctioned the project map	
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-24		Total Number of Apartments in Landowner's share-24	
				Booked	AFS Executed	Booked	AFS Executed
URMILA ENCLAVE	3 BHK	980.00	16	2			
URMILA ENCLAVE	3 BHK	867.00	16				
URMILA ENCLAVE	2 BHK	621.00	16	1			
Total no.				3	2	0	0
Percentage of total Units				12.50 % of total units	8.33 % of total units	00 % of total units	00 % of total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES:

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

Association of Allottee not be made because, booking percentage not exceeds 50% yet.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO./OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allotees No Any	(B) Cancelled by Promoters No Any
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VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES/ PARKING SPACE

Building Wise/ Block Number	Total Number of Sanctioned Garages/ Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted -
URMILA ENCLAVE	48	3

VII. DETAILS OF BUILDING APPROVALS

Already filed along with Registration Application

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Validity Upto		Attach Copy
1.	Environment Clearance				
2.	Fire N.O.C.				
4.	Airport Authority of India NOC				
5.	Water Supply Permission				
6.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No.- 120/22-23 (URMILA ENCLAVE) (To be filled 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)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	100%	Completed
5.	Stilt Floor	100%	Completed
6.	Slabs of Super Structure	80%	20-05-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	20%	20-06-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	20-11-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	30%	20-10-2025

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	20-10-2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	11%	20-06-2026
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	20-06-2026
13.	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.	10%	20-06-2026
14.	Overall Percentage of Actual Work Done and final completion date	40.90%	20-06-2026

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA

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	NA	
2.	Water Supply	Yes	50%	20-10-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	10%	20-10-2025
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	0%	20-10-2025
11.	Energy Management	No	NA	
12.	Fire Protection and FireSafety Requirements	Yes	0%	20-11-2025
13.	Closed Parking	Yes	20%	20-04-2025
14.	Open Parking	No	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	20-06-2026
16.	Others (Option to AddMore)	No	NA	
17.	Overall Percentage of Actual Work Done and final completion date	Yes	13.33%	20-06-2026

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

Not Applicable because our project is Residential/Group Housing.

XI. Financial Progress of the Project

S.No.	Particulars	Amount (in Rs.)
1	Project Account No.	41604332447
2	Estimated Cost of the Project including land cost at the start of the Project	822.00/- (in Lakh)
3	Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)	800.00/- (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	12,00,000.00/-
6	Actual Cost Incurred during the Quarter	26,26,572.00/-
7	Net amount at end of the Quarter	19,55,081.00/-

8	Total expenditure on Project till date	1,46,37,920.00/-
9	Cumulative fund collected till the end of Quarter in question	54,01,000.00/-
10	Cumulative expenditure done till the end of Quarter in question	1,46,37,920.00/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	18.29 %

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

No Any

XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.

(A)	S. No.	Particulars
	1.	Photographs showing Front Elevation.- Attached Below
	2.	Photographs showing Rear Elevation.- Attached Below
	3.	Photographs showing Side Elevation (Both sides) Attached Below
	4.	Photograph of each floor showing the progress of interior works
	5.	Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)
(B)		Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority

XIV. MISCELLANEOUS

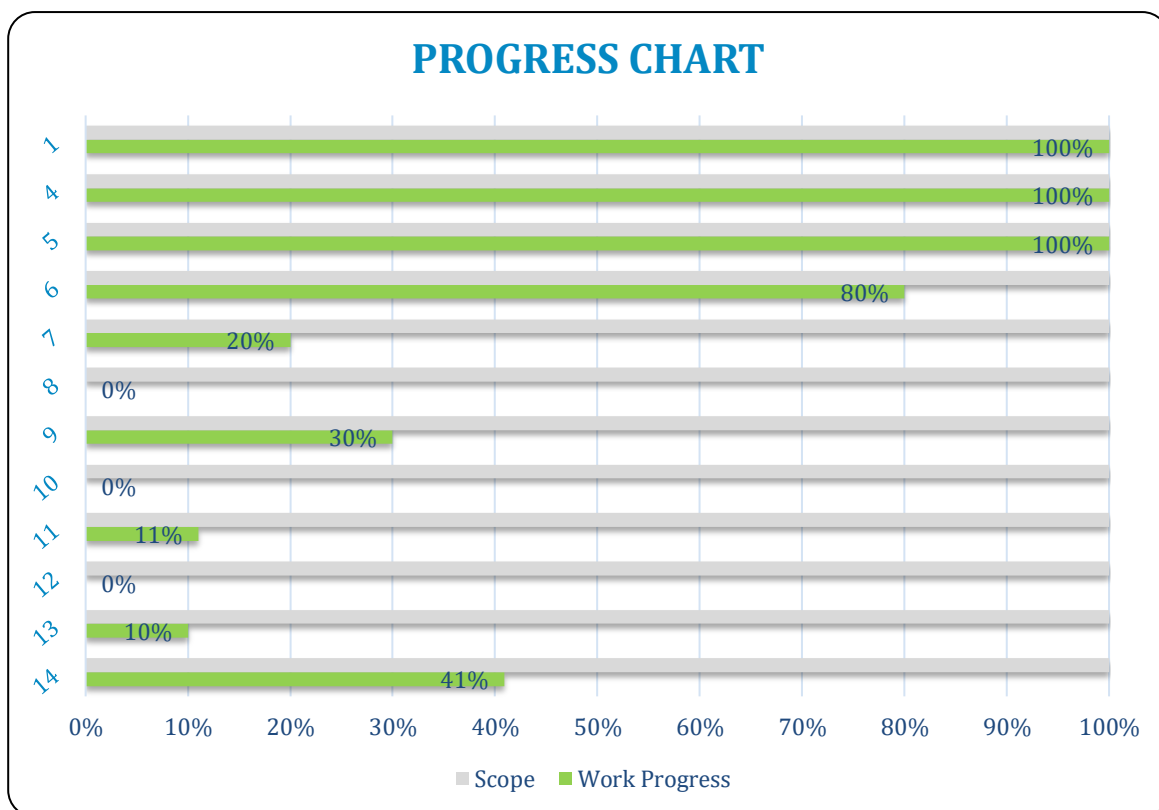
A	List of Legal Cases (if any) On Project / Promoter	
1.	(a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
2.	No. of Execution Cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
3.	No. of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA

4.	No. of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties	NA
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XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

- Whether the project is in progress as per time schedule or lagging behind? Yes
- If yes, whether it would be completed on the completion date fixed as per RC. Yes

If No, then Reason for delay: NA



Project Site Photographs





GPS Map Camera



Danapur, Bihar, India

35/49, Khagri Rd, Takiyapar, Chitrakut Nagar, Danapur,
Bihar 800018, India

Lat 25.639394° Long 85.060525°
08/04/2025 01:40 PM GMT +05:30

BROCHURE:





DESIGN IS THINKING
Made Visual



Features and Amenities



Fire safety



Intercom Facility



Multiple Lifts



Visitor Parking



Tension Party Zone



24x7 Water Supply



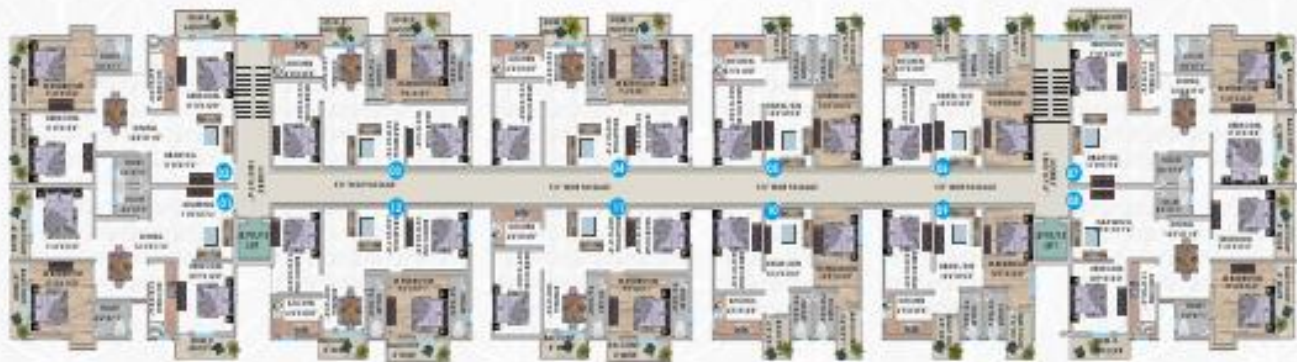
24x7 Power backup



Security



Earthquake Resistant



**AREA
CALCULATION**



FLAT NO.	TYPE	S/B UP AREA
01	3BHK	1661.00 SQ.FT.
02	3BHK	1661.00 SQ.FT.
03	3BHK	1451.00 SQ.FT.
04	3BHK	1451.00 SQ.FT.
05	2BHK	1021.00 SQ.FT.
06	2BHK	1021.00 SQ.FT.
07	3BHK	1661.00 SQ.FT.
08	3BHK	1661.00 SQ.FT.
09	2BHK	1021.00 SQ.FT.
10	2BHK	1021.00 SQ.FT.
11	3BHK	1451.00 SQ.FT.
12	3BHK	1451.00 SQ.FT.



3BHK

ISOMETRIC VIEW



2BHK

SPECIFICATION

STRUCTURE

- Reinforced
- Reinforced Cement
- Concrete

SUPER STRUCTURE

- Reinforced Cement
- Concrete
- Steel Structural

LIVING / DINING / LOBBY SPACE

Room

- Vitrified tile / Equivalent

BEDROOM

Room

- Vitrified tile / Equivalent

WALLS

- Plaster

ELECTRICAL

Room

- Copper wiring and modular switches in concealed plastic pipe.
- Adequate lighting / Power point outlets suitably provided in each room.

TV CABLE / TELEPHONE

- Provided at all suitable points.

MASTER BEDROOM

Room

- Vitrified tile.

BATH

- Wooden / Chalkboard / WPC
- Internal Doors
- Vitrified tile / equivalent with built-in glass partition

KITCHEN

Room

- Vitrified tile.

PLATFORM

Granite slab

INTERNAL WALLS

At internal work should be finished with white putty

EXTERNAL WALLS

Weather coat post over white putty

TOILET

Room

- Vitrified tile
- Ceramic tile up to 7 feet height
- Wall / Floor
- W.C. Standard type, with built-in, strong stainless steel, double flow glass cabinet in white color

WATER

Deep connection, 20 ft, water supply

INTERCOM

- Intercom facility provided in each flat

WINDOW

- Window frame and shutters with stainless steel glass window with Chromalume with glass pane and foil

GENERATOR

- Stand generator and adequate capacity

OUR PROJECTS

Completed

ISHWAR CHANDRA



Completed

RAJDEV ENCLAVE A & B



Completed

RAJDEV ENCLAVE C



On Going

PATILPUTRA CITY



Completed

KAUSHAL KISHOR HERITAGE



Payment Plan

Note: Every month after completion of the work, the promoter shall pay the balance amount to the allottee.

Event	Percentage
At the time of Booking	10 %
On the Commencement of 1st slab	10 %
On the Commencement of 2nd slab	10 %
On the Commencement of 3rd slab	10 %
On the Commencement of 4th slab	10 %
At the time of back work	10 %
On the start of finishing work	10 %
At the time of 1st flooring	20 %
At the time of possession	60 %



Our Banking Partner






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 : 15-04-2025