

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:	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 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	BRERAP00043-7/13/R-1550/2023
Name of Project/Phase of Registered 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
Name of Co-promoter	NA
Project Registration is valid up to	26/11/2026
Starting date of Project or Phase of the Project	25/01/2023

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-24	Total Number of Apartments in Landowner's share-24
URMILA ENCLAVE	3 BHK	980.00	16	1. Booked/Allotted- 3 2. Sold- Percentage of booking- 12.5%	3. Booked/Allotted- 0 4. Sold- Percentage of booking-
URMILA ENCLAVE	3 BHK	867.00	16		
URMILA ENCLAVE	2 BHK	621.00	16		

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

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
URMILA ENCLAVE	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.- 120/22-23 (URMILA ENCLAVE) (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%	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	60%	20-03-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	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.	14%	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 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.	11%	20-06-2026

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	NA	
2.	Water Supply	Yes	50%	20-10-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	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	0%	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	

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.	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	25,01,000.00/-
6	Actual Cost Incurred during the Quarter	10,03,000.00/-
7	Net amount at end of the Quarter	25,01,000.00/-
8	Total expenditure on Project till date	1,16,11,348.00/-
9	Cumulative fund collected till the end of Quarter in question	25,01,000.00/-
10	Cumulative expenditure done till the end of Quarter in question	1,16,11,348.00/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

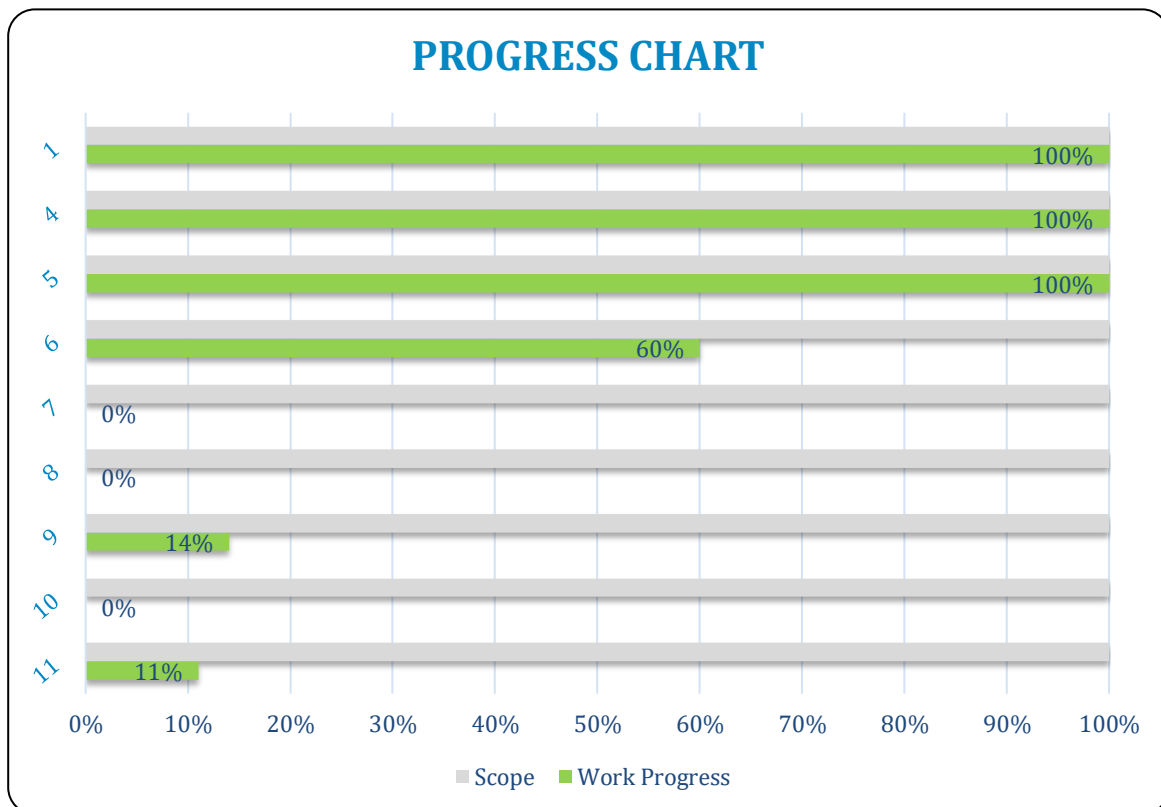
No Any

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 Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	01
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?

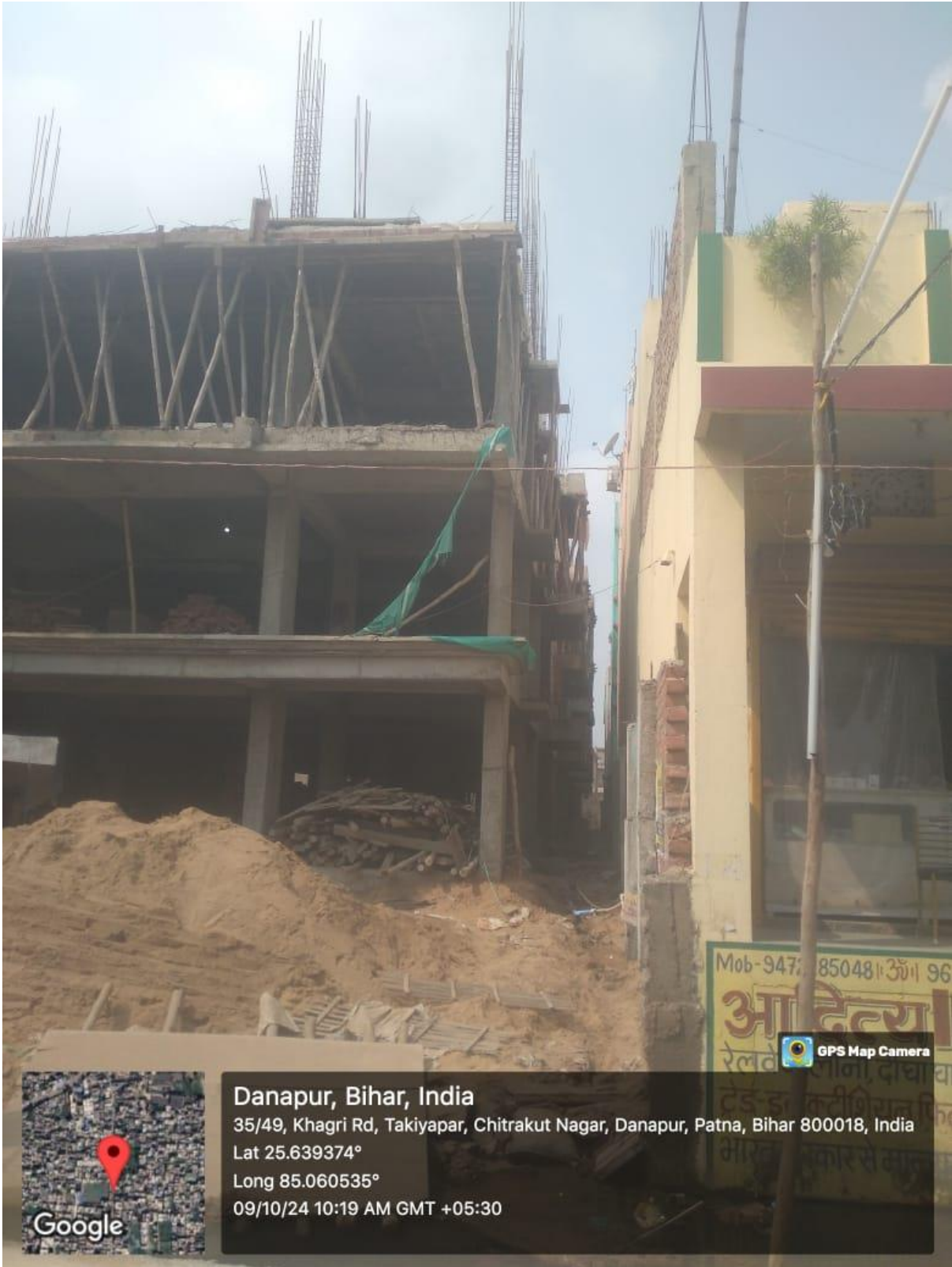


XIV UNITS ALLOCATION DETAILS

Apartment Type	Carpet Area (In Sqft)	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	980.00	Allotte Name 1. Kumari Chandra Sargam 2. Anuj Kumar Jha 3. Rajeev Kumar Singh	Flat No. 206	No Any
3 BHK	867.00			
2 BHK	621.00		201 202	

Project Site Photographs





Danapur, Bihar, India

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

Lat 25.639374°

Long 85.060535°

09/10/24 10:19 AM GMT +05:30



GPS Map Camera

Mob-947285048। ॐ। 96
आदित्य
रेलवे
टेड हा
भारत सरकार से



Danapur, Bihar, India

J3Q6+369, Khagri Rd, Takiapar, Defence Colony, Danapur, Patna, Bihar 800012, India

Lat 25.637781°

Long 85.060539°

09/10/24 10:18 AM GMT +05:30



GPS Map Camera

Google

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.

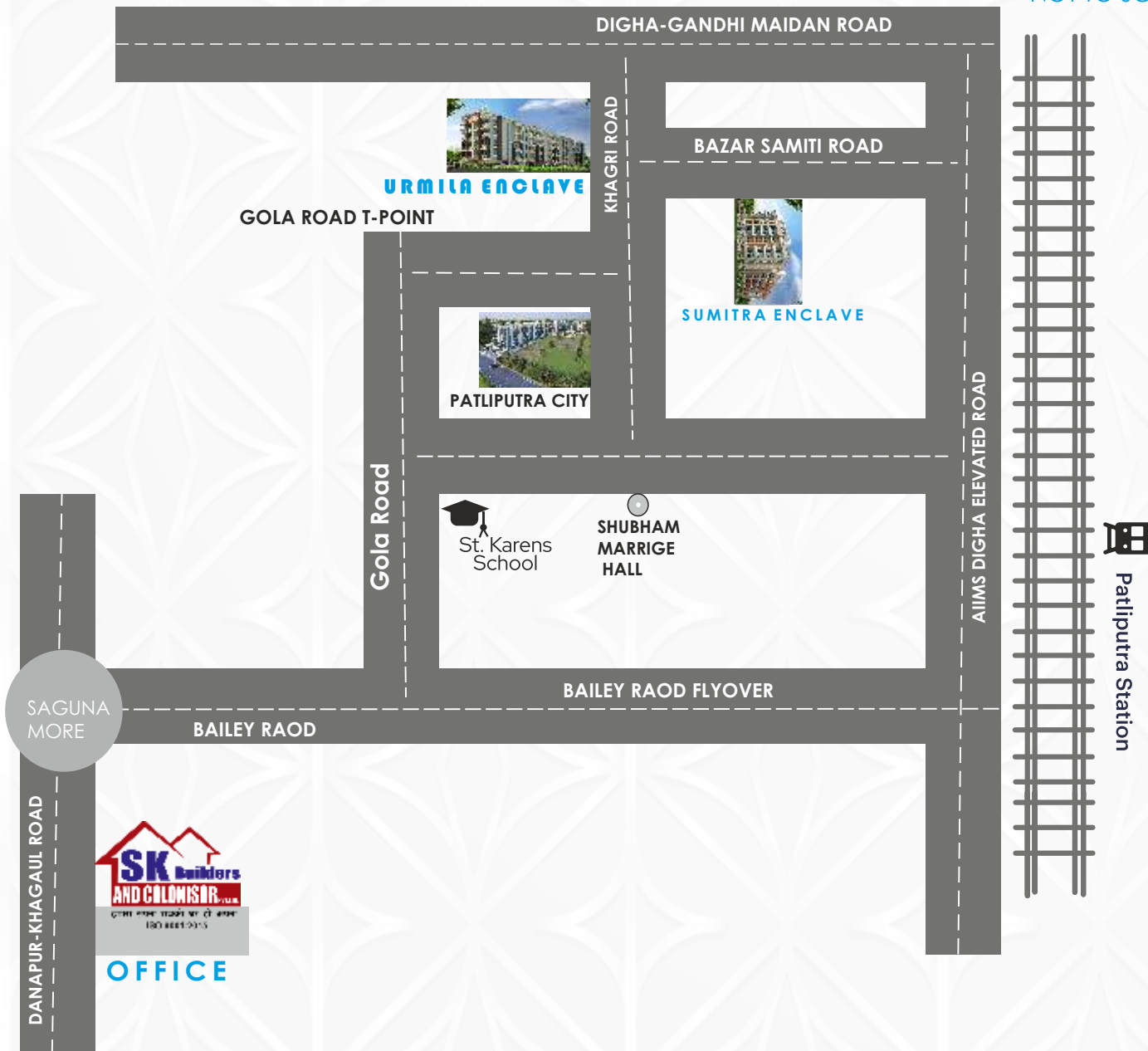
Managing Director

Name: Pavan Kumar

Date :

LOCATION MAP

NOT TO SCALE



URMILA ENCLAVE

RERA APPROVED
RERA NO: BRERAP00043-7/13/R-1550/2023



**SK BUILDERS AND
COLONISOR PVT. LTD.**

Project BY



Office Address :

SK BUILDERS & COLONISOR PVT. LTD.
5th Floor, SK Palace, Saguna More, Khagaul Road,
Danapur, Patna - Bihar 801503

Site Address : Khagri Road, danapur

Takiya Par, near Danapur Registry
Office, danapur, patna.

Call On ☎ : +91 7360060502 | 8578002131 | 33

E-mail : skbuildersgaurav@gmail.com

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Design & Print By : RENARCH studio. T: +91 90316 80897 | 98

DESIGN IS THINKING
Made Visual



Features and Amenities



Fire safety



Intercom Facility



Multiple Lifts



Visitor Parking



Terrace Party Zone



24X7 Water Supply



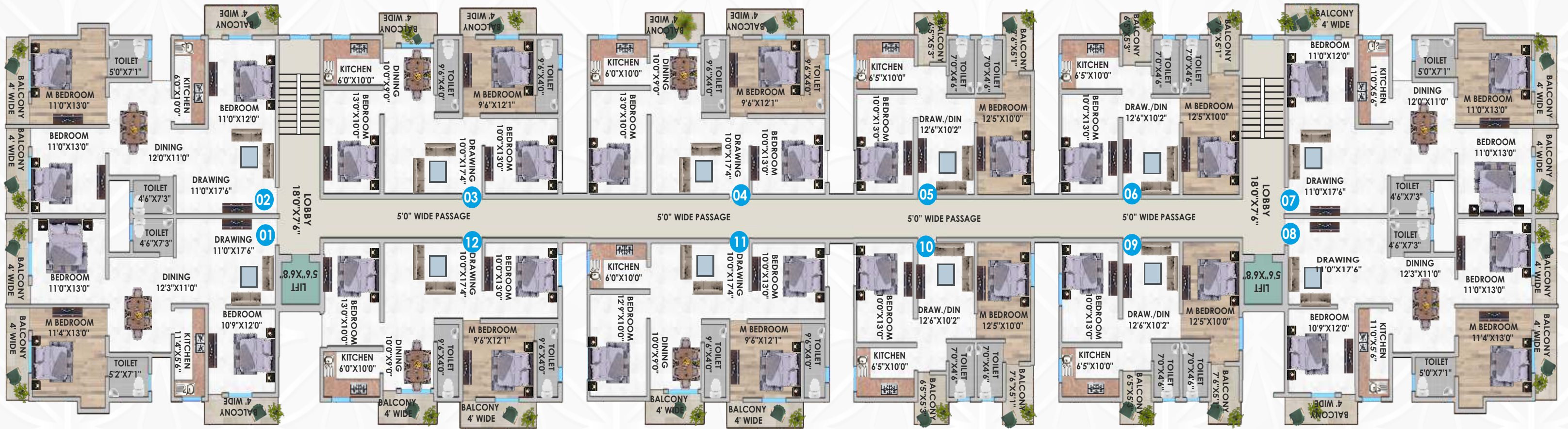
24X7 Power backup



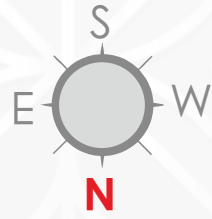
Security



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	1021.00SQ.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

- 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

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

MASTER BEDROOM

- Floor**
- Vitrified tiles
- Doors**
- Wooden Chaukhat/WPC
- Internal Doors**
- 32mm ISI marked with both side good quality paint

KITCHEN

- Floor**
- Vitrified tiles

PLATFORM

- Granite slab

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/alluminium with glass/domar section

GENERATOR

- Silent generator of adequate capacity

OUR PROJECTS

Completed
ISHWAR CHANDRA



Completed
RAJDEV ENCLAVE
A/B



Completed
RAJDEV ENCLAVE C



On Going
PATLIPUTRA CITY



Completed
KAUSHAL KISHOR
HERITAGE



Payment Plan

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

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	10 %
On the start of finishing work	10 %
At time of tiles Flooring	05 %
At time of possassion	05%

Our Banking Partner

