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	BRERAP00043-008/79/R-1611/2023
Name of Project/Phase of Registered Project	SUMITRA ENCLAVE
Name of Promoter	SK BUILDERS AND COLONISER PVT. LTD.
Project Address	PLOT NO.- 820, KHATA NO.- 664, THANA NO.- 21, THANA- DANAPUR, MAUZA- DANAPUR SAHJADPUR, TAUZI NO.- 11/802, DIST- PATNA, BIHAR
Name of Co-promoter	NA
Project Registration is valid up to	26/11/2026
Starting date of Project or Phase of the Project	15/06/2023

Type of Project or Phase of the Project	Residential/Group Housing
Period of validity of map by the Competent Authority	Five Years from the date of passing of MAP

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sq.M)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share – 20	Total Number of Apartments in Landowner's share – 20
SUMITRA ENCLAVE	3 BHK	94.42	8	**1. Booked/Allotted- 0** **2. Sold- 0** **Percentange of booking- 0**	**3. Booked/Allotted- 0** **4. Sold-0** **Percentange of booking- 0**
SUMITRA ENCLAVE	3 BHK	88.10	8		
SUMITRA ENCLAVE	2 BHK	67.99	16		
SUMITRA ENCLAVE	3 BHK	89.21	8		

- **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 SanctionedGarages	Total Number of Garages:	
SUMITRA 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.- 121/22-23 (SUMITRA 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/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	**0%**	**30-08-2024**
6.	Slabs of Super Structure	**0%**	**20-01-2025**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**0%**	**20-05-2025**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**10-09-2025**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**0%**	**20-12-2025**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**10-01-2026**
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%**	**07-08-2026**

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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	NA	
2.	Water Supply	Yes	50%	10-12-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	10-12-2025
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%	07-12-2025
11.	Energy Management	No	NA	
12.	Fire Protection and FireSafety Requirements	Yes	0%	15-12-2025
13.	Closed Parking	Yes	0%	10-12-2025
14.	Open Parking	No	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	10-01-2026
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.

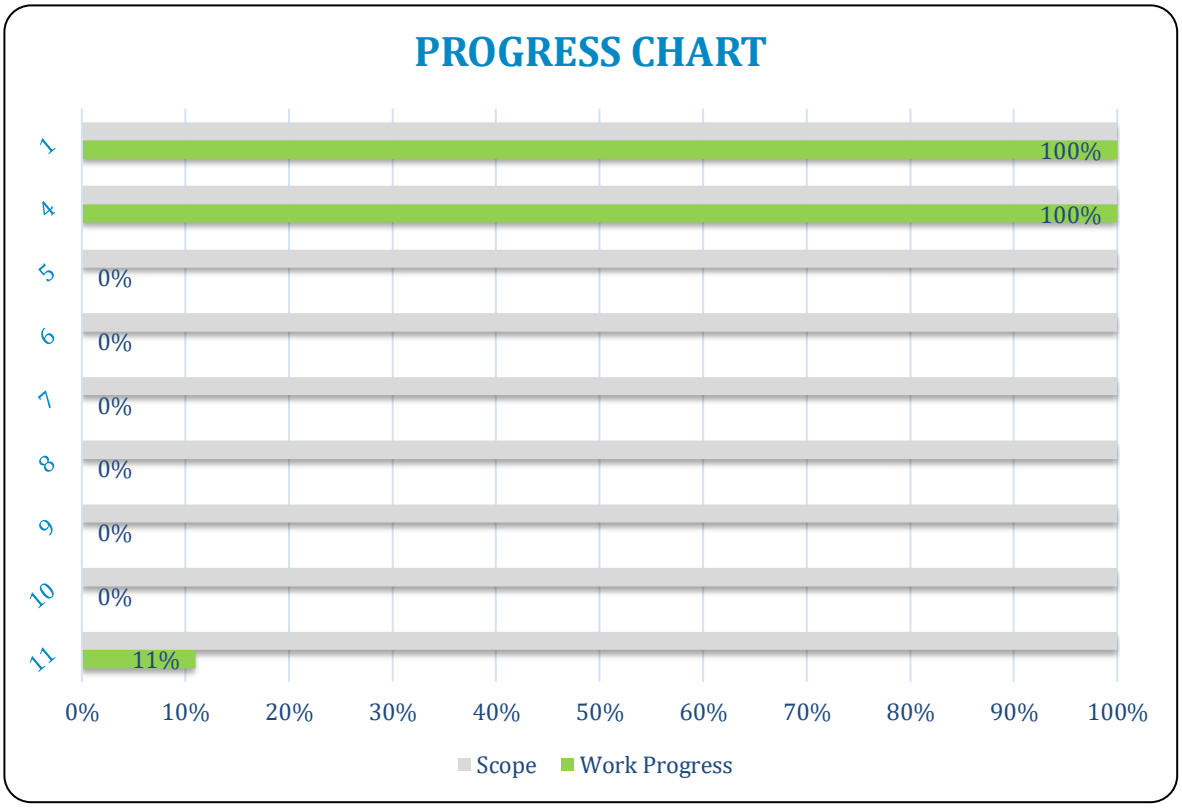
IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	**S. No.**	**Particulars**
	1.	**Front Elevation.-** Attached Below
	2.	**Rear Elevation.-** Attached Below
	3.	**Side Elevation.-** Attached Below
(B)		**Photograph of each floor**

X. Financial Progress of the Project		
S.No.	**Particulars**	**Amount (in Rs.)**
1	Project Account No.	439005000688
2	Estimated Cost of the Project including land cost at the start of the Project	11,51,60,000.00/-
3	Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)	8,00,00,000.00/-
4	Any Variation in Development Cost which is declared at the start of the Project	No Any
5	Amount received during the Quarter	0.00/-
6	Actual Cost Incurred during the Quarter	3,00,000.00/-
7	Net amount at end of the Quarter	0.00/-
8	Total expenditure on Project **till date**	45,61,971.00/-
9	Cumulative fund collected till the end of Quarter in question	0.00/-
10	Cumulative expenditure done till the end of Quarter in question	45,61,971.00/-

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?



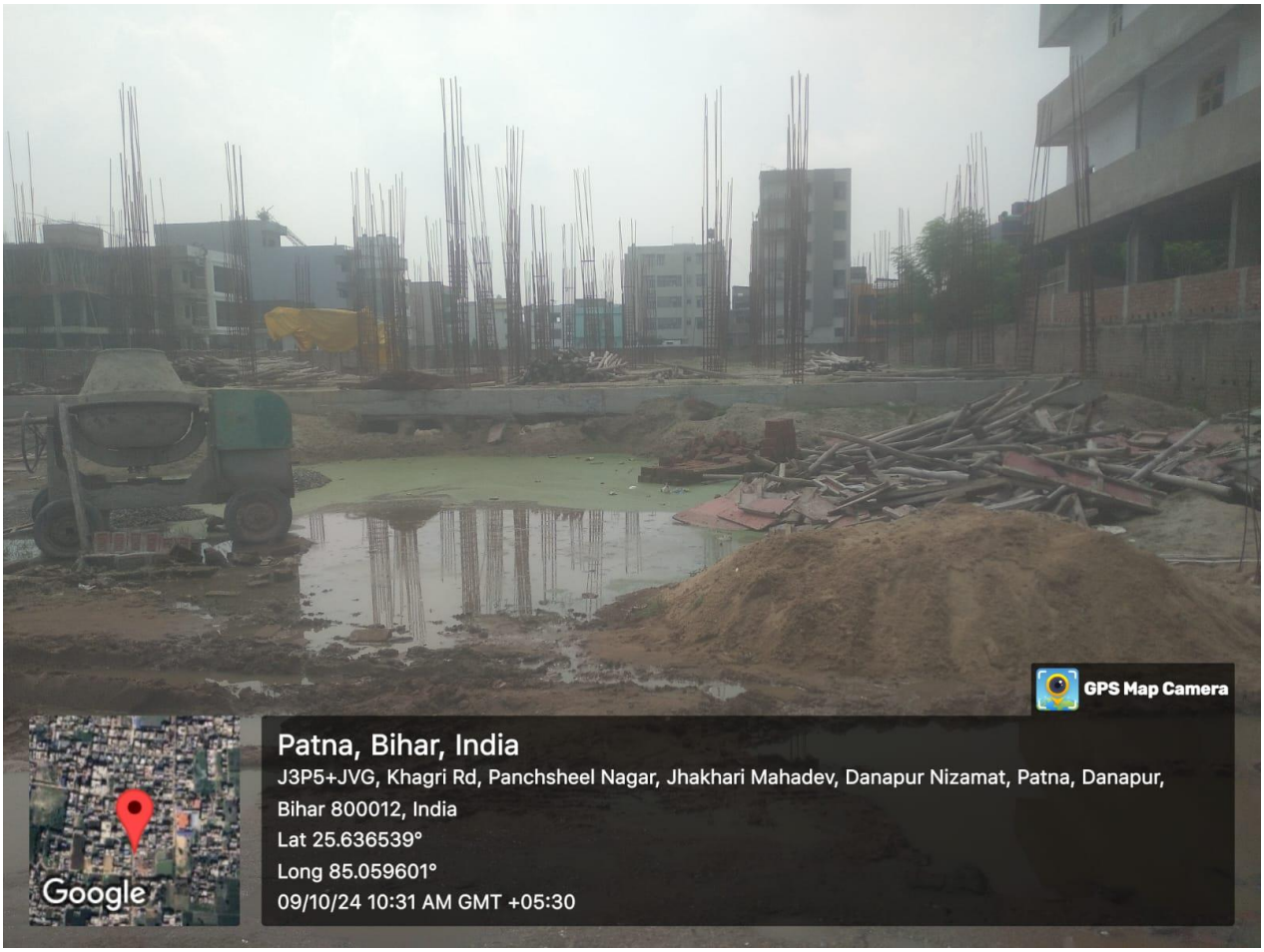
XIV UNITS ALLOCATION DETAILS

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	8	No Any	No Any
3 BHK	8		
2 BHK	16		
3 BHK	8		

XV. BROCHURE /Prospectus- 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



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.

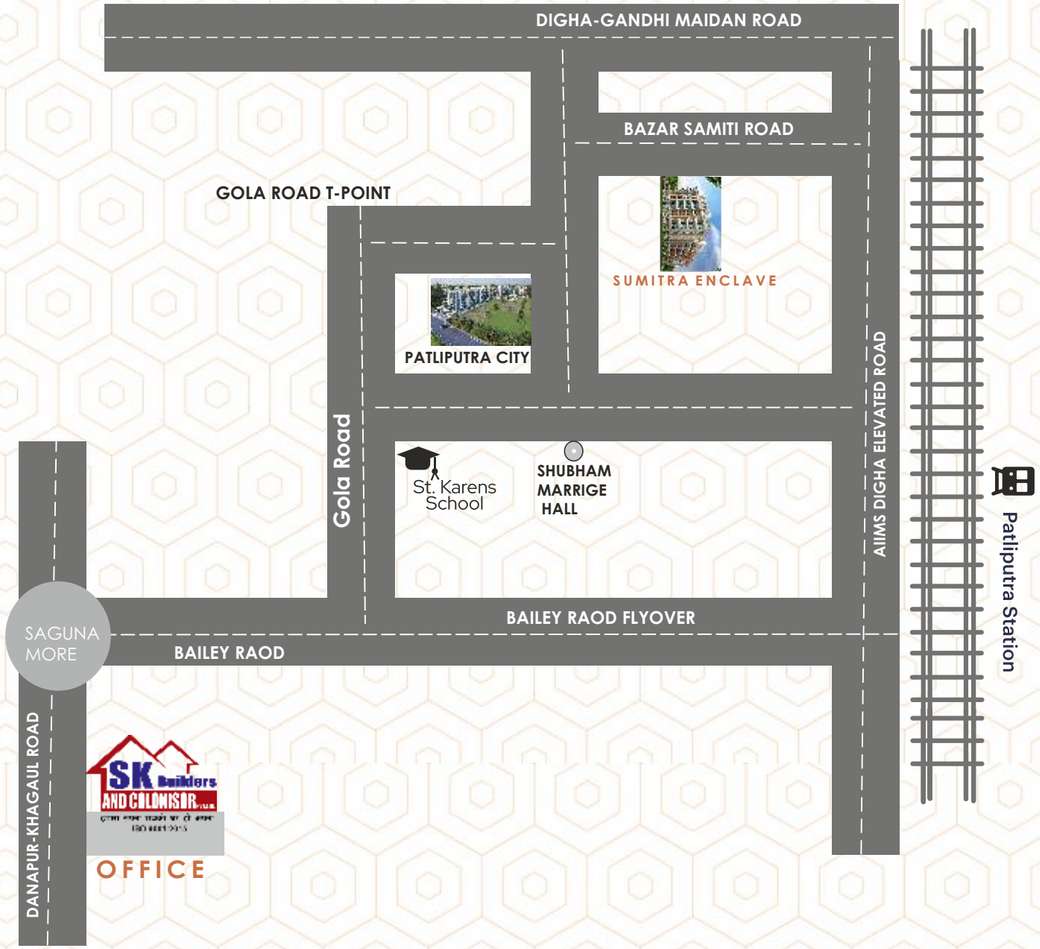
Managing Director

Name: Pavan Kumar

Date :

LOCATION MAP

NOT TO SCALE



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

MAJOR DISTANCES

AIIMS (VIA NH-139) 05 KM	St. Karens School 0.6 km	Danapur Jn. 3.5 km	Saguna More 2 km	Bihta Airport 10 km	Patna Airport 07 km	Patna Jn. 09 km	Patliputa Jn. 1.5 km

Project BY

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

Site Address :Gola Road Bazar Samiti,Danapur,Patna

Call On : +91 7360060502 | 8578002131 | 33

E-mail : skbuildersgaurav@gmail.com

Note: This brochure is purely conceptual and not a legal offering, All the building plans, Layout, specification, amenities, etc. area tentative and subject to variation and modifications may be decided by the architect/
company. Accessories shown in the layout plan of the brochure are meant for design purpose and not a legal offering, Company reserves all the rights to change and modify without prior notice.

SK Builders AND COLONISOR PVT.LTD.
हमारा सपना सबको घर हो अपना
ISO 9001:2015

RERA APPROVED
RERA NO: BRERAP00043-008/79/R-1611/2023



SK BUILDERS AND COLONISOR PVT. LTD.

SUMITRA ENCLAVE

At Danapur, Patna

RERA APPROVED
RERA NO: BRERAP00043-008/79/R-1611/2023

SK Builders AND COLONISOR PVT. LTD.

हमारा सपना सबको घर हो अपना

ISO 9001:2015

PRESENTING

SUMITRA ENCLAVE

At Danapur, Patna

Renarch Studio Pvt Ltd

Features and Amenities

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



AREA CALCULATION

FLAT NO.	TYPE	S/B UP AREA
01	3BHK	1671.00 SQ.FT.
02	3BHK	1551.00 SQ.FT.
03	2BHK	1134.00 SQ.FT.
04	2BHK	1134.00 SQ.FT.
05	3BHK	1611.00 SQ.FT.
06	3BHK	1611.00 SQ.FT.
07	2BHK	1134.00 SQ.FT.
08	2BHK	1134.00 SQ.FT.
09	3BHK	1551.00 SQ.FT.
10	3BHK	1671.00SQ.FT.

A NEW *home*

IS MORE THAN JUST A HOUSE

IT'S PRESENT AND FUTURE THAT HOLDS NO BOUNDRARIES

Renarch Studio Pvt. Ltd.
Learning is an Exhibition

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/allumunium 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





ISOMETRIC VIEW

3BHK



2BHK

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

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

Our Banking Partner

State Bank of India · Central Bank of India · Canara Bank · HDFC BANK