FORM-7
[REGULATION-9]

Quarterly Progress Report for Quarter ending March- 2025

I. PARTICULARS OF PROMOTERS			
CIN NO.	U45309BR2017PTC033285	Name of Firm	Peppl Construction Private Limited
Firm Address:	Patner House, Basant Bihar Colony Boring Road, Patna, Patna, Bihar, India, 800001		
Total Experience of promoter in Real Estate Sector	10 Years		
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Yes	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP00668-3/81/R-1424/2022**	Name of Project/Phase of Registered Project	**PRAGYAS RAM RATAN SINGH ENCLAVE**
Name of Promoter	PANKAJ KUMAR	Project Address	DANAPUR SHAZADPUR, PATNA(KHESRA/PLOT NO.-883, KHATA NO.-269, THANA NO.-21, MAUZA-DANAPUR SHAHJADPUR) SUB DIVISION/DISTRICT: DANAPUR, DIST-PATNA
Name of Co-Promoter	KALAWATI DEVI & KIRAN KUMARI		
Project Registration valid up to	21/04/2027		
Starting date of Project or Phase of the Project	01/07/2022		

For Peppl Construction Pvt. Ltd.
Pankaj Kumar
Director

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Type of Project or Phase of the Project	Residential		
Period of validity of Map by the Competent Authority	21/04/2027		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's Share	Total Number of landowner's Share-
	1. 1 BHK-Nil 2. 2 BHK-10 3. 3 BHK-40 4. Shop-Nil 5. Bungalow-Nil 6. Plot etc-Nil	Nil 1244.0 7431.0 Nil Nil Nil Nil	50	1. Booked/Allotted-15 2. Sold -0	3. Booked/ Allotted – 4. Sold-
				Percentage of Booking	Percentage of Booking

IV. DISCLOSURE OF SOLD/BOOKD INVENTORY OF GARAGES		
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:
	50	1. Booked/Allotted -15
		2. Sold- -0

V. DETAILS OF BUILDING APPROVALS (If already filed along with Registration Application, then there is no need of further filling)					
Sl.No.	Name of the Approval/N.O.C./Permission/Certificate	Issuing Authority	Applied date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	NA	NA	NA	NA
2.	Fire N.O.C.	Patna Bihar	30.07.2019	21.08.2019	2423
3.	Water Supply Permission	NA	NA	NA	NA
4.	NOC from Airport Authority of India	NA	NA	NA	NA
5.	Other Approval(S) if any, required for the Project	NIL	NIL	NIL	NIL

VI. CONSTRUCTION PROGRESS OF THE PROJECT 1. Plan Case No. _____(To beaded for each Building/Wing)			
S.No.	Tasks/ Activity	Percentage of Actual	Expected

For Peppl Construction Pvt. Ltd.
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(1)	(2)	Work Done (As on date of the Certificate) (3)	Completion date in (dd/mm/yyy) Format
1.	Excavation	100%	
2.	Basement (if any)	80%	
3.	Podiums (if any)	0%	
4.	Plinth	100%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	90%	
7.	Internal walls, internal Plaster, Flooring, Doors and Windows within Flats/ Premises.	5%	
8.	Sanitary Fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	0%	
11.	Installation of Lifts, water pumps, Fire Fighting Fitting and Equipments as per CFO NOC, Electrical fitting, 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%	

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	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line. Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	

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5.	Landscaping & Tree Planting	No	NA	
6.	Street Lighting	Yes	0%	
7.	Community Building	No	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	
9.	Solid Waste Management & Disposal	No	NA	
10.	Water Conservation/ Rain Water Harvesting	Yes	0%	
11.	Energy Management	Yes	0%	
12.	Fire Protection and Fire Safety Requirements	Yes	0%	
13.	Closed Parking	Yes	0%	
14.	Open Parking	No	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	
16	Others (Option to Add More)	No	NA	

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
SL.NO.	PARTICULARS	PROPOSED YES/NO	PERCENTAGE OF ACTUAL WORK DONE (As on date of Certificate)	Expected Completion date in (dd/mm/yyy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of Sewage & Sullage Water			
8.	Water Conservation/Rain water Harvesting			
9.	Energy Management			

IX. GEO TAGGED AND DATE PHOTOGRAP OF THE BLOCKS (EACH BLOCK) OF THE PROJECT	
(A). - S.No.	Particulars

For Peppl Construction Pvt. Ltd.

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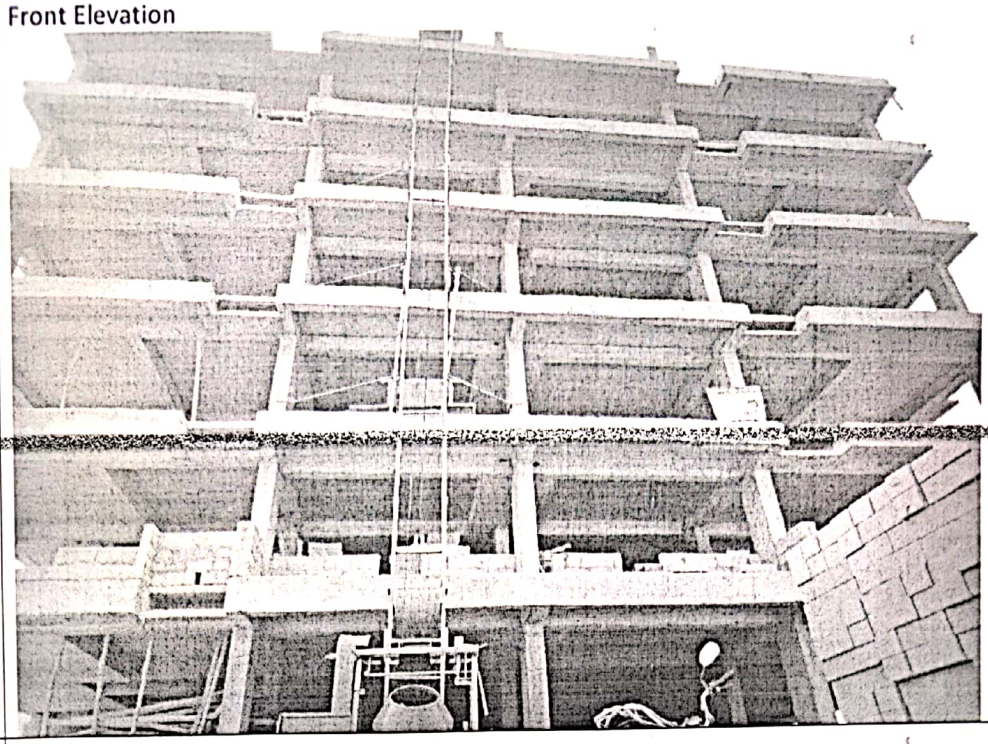
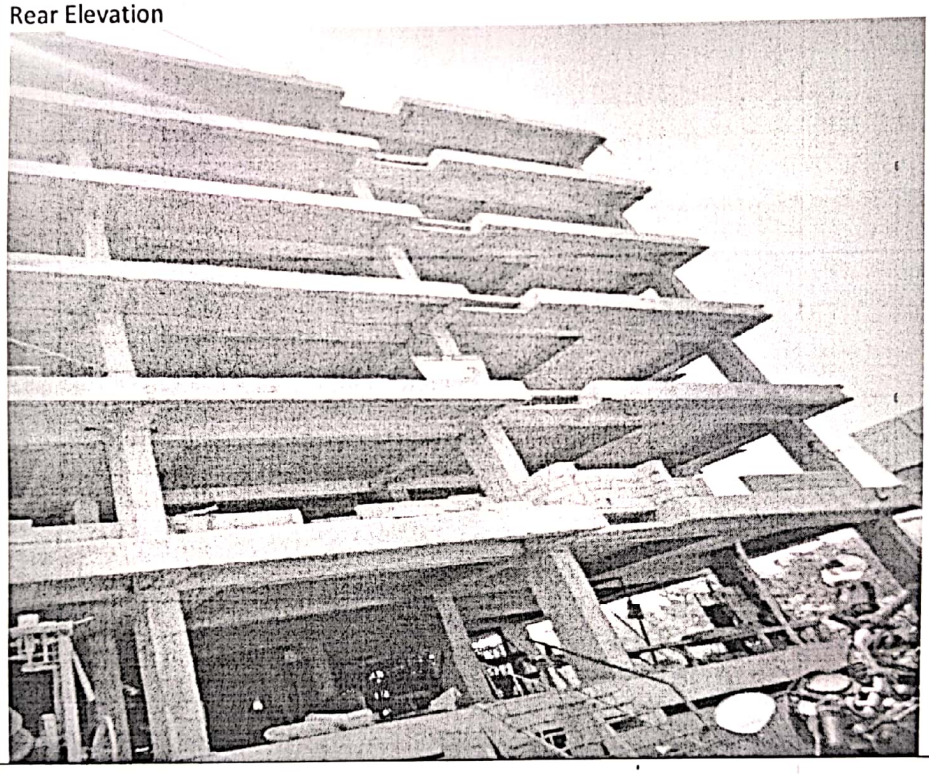
1.	Front Elevation 
2.	Rear Elevation 

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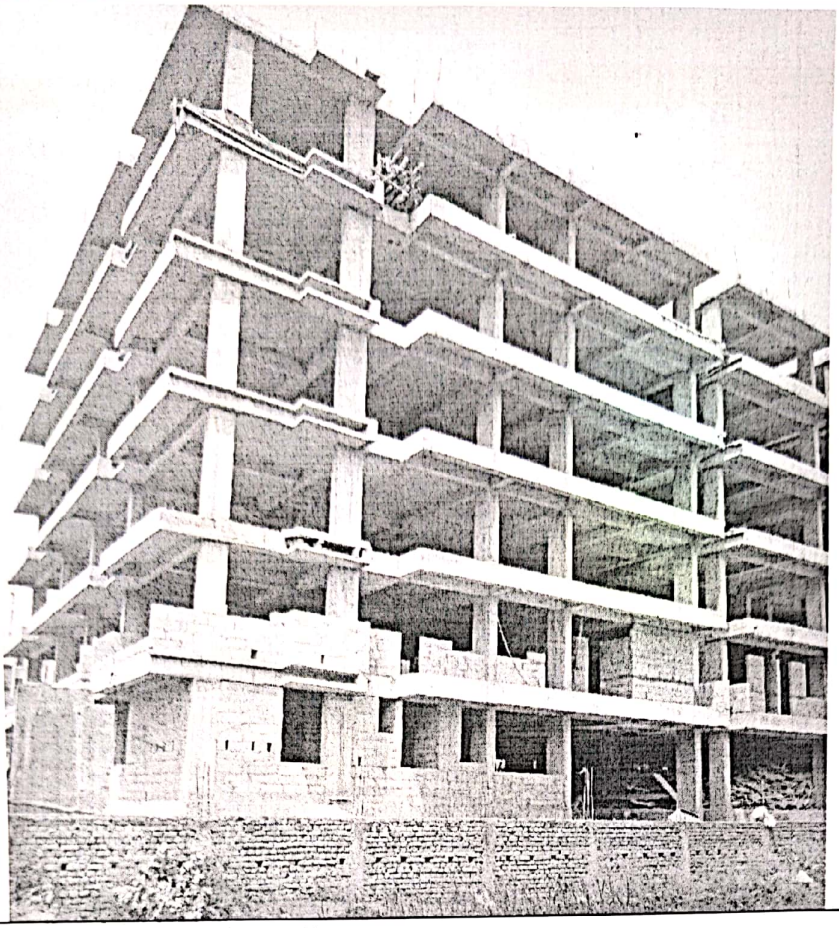
3.	Side Elevation



(B)	Photograph of each floor – N. A.

X. Financial Progress of the Project

S.No.	Particulars	Amount (in Rs.)
(1)	(2)	(3)
1.	Project Account No.	1.ICICI Bank(A/c No.-057905003063 2. ICICI Bank(A/c No.-057905003062 3. ICICI Bank(A/c No.-057905501575
2.	Estimated Cost of the Project including land cost at the start of the Quarter	11,40,00,000.00
3.	Amount received during the Quarter	62,28,500.00
4.	Actual Cost Incurred during the Quarter	47,19,780.40
5.	Net amount end of the Quarter	23,04,356.17
6.	Total expenditure on Project **till date**	4,72,51,890.95
7.	Cumulative fund collected till the end of Quarter in question	3,72,89,476.68
8.	Cumulative Expenditure done till the end of Quarter in question	4,72,51,890.95

XI. DETAILS OF MORTGAGE OR CHARGES IF ANY CREATED

For Peppl Construction Pvt. Ltd.

Director

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	XII. MISCELLANEOUS	
A.	List of Legal Cases (in any)	
1.	Case NO.	Nil
2.	Name of Parties	Nil
B	Sale/ Agreement for Sale during the Quarter	1
1.	Sale Deed	Nil
2.	Agreement for Sale	9

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

SCHEDULE 'C'
PAYMENT PLAN

The consideration amount will be paid as per the Following schedule.

1. At the time of booking/Agreement –	**10%**
2. Starting of Foundation-	**20%**
3. On Casting of First Floor-	**20%**
4. On Casting of Second Floor -	**20%**
5. On Casting of Third Floor –	**10%**
6. On Casting of Fourth Floor -	**10%**
7. On Casting of fifth Floor-	**05%**
8. At the time of Possession-	**05%**

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

Undertaking:

I/We solemnly affirm, declare and undertake that all the details stated above are true to the best of my 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 purpose this undertaking may serve.

For Peppl Construction Pvt. Ltd.

Signature of Promoter

Pankaj Kumar

Director

Name: Pankaj Kumar

Date : 15.04.2025

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