FORM-7(Pinnacle Main Block A)[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of Oct to Dec 24

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO-U45200BR2004PTC010620	Name of Firm	Sai Kripa Real Estate Pvt Ltd.
Firm Address :	2nd floor Sai Kripa Real Estate Pvt. Ltd Awadh Raj Centre Mitra Compound East Boring Canal Road,Patna Bihar Pin-800001		
Total Experience of promoter in Real Estate sector	20 years		
Total Experience in Real Estate after Implementation of RERA	7 years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential-2 Commercial-1 Residential-cum-Commercial-3	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential-1 Residential cum-Commercial-1	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP000476/29/R-1331/2022	Name of Project/Phase of Registered Project	SKREPL Pinnacle A-B
Name of Promoter	SAI KRIPA REAL ESTATE PVT. LTD.	Project Address	Pinnacle Khagaul Road,Opposite of Tata Motors,Patna
Name of Co-promoter	NA		
Project Registration is valid up to	30/6/2025		
Starting date of Project or Phase of the Project	01/04/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential Cum-Commercial	
Period of validity of map by the Competent Authority	3 years		

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 Apartments in Landowner's share -
MAIN BLOCK A	1. 1 BHK 2. 2 BHK, -4 3. 3 BHK -20 4. Shop 5. Bungalow - 6. Plot etc.		2766.32Sq ft(2BHK) 21739.75sqft(3 BHK)	B+G+16	1. Booked / Allotted -24 2. Sold-	3. Booked/ Allotted - 4 Sold -
					Percentag e of booking	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	24
	172(Open & Covered Parking)	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	NA	NA	NA	NA
2.	Fire N.O.C.	STATE FIRE OFFICER CUM DIRECTOR,BIHAR,PATNA		29/01/2021	
3.	Water Supply Permission	NA	NA	NA	NA
4.	NOC from Airport Authority of India	Airports Authority of India		15/06/2021	
5.	Other Approval(s), if any, required for the Project.	NA	NA	NA	NA

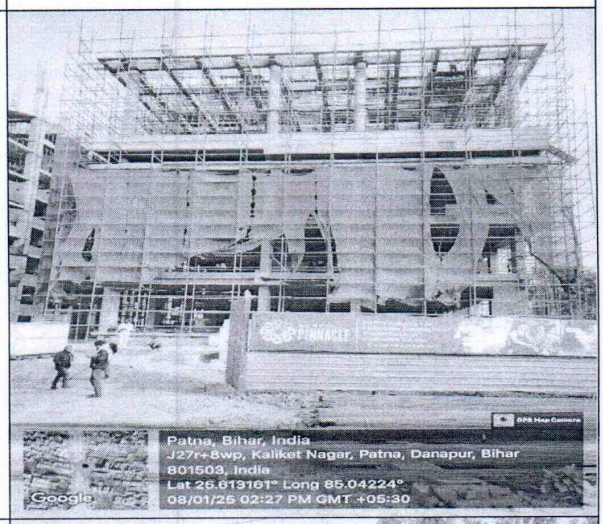
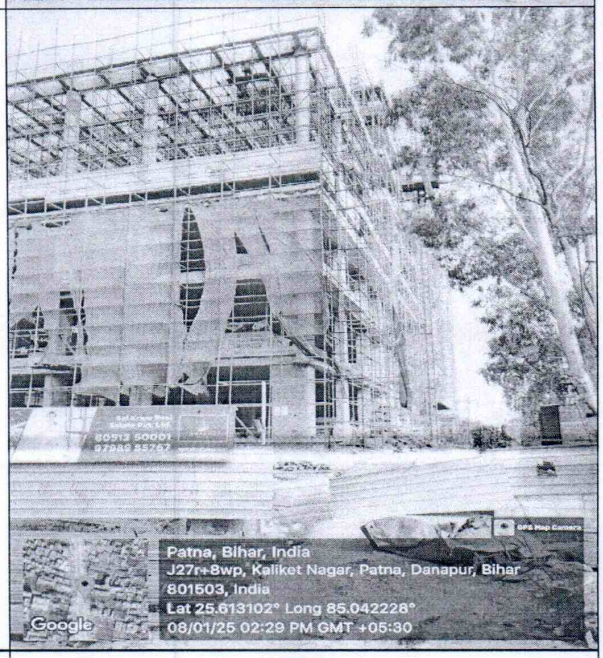
VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No. _____(To beaded for each Building / Wing)			
S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	NA	
4.	Plinth	100%	
5.	Stilt Floor	90%	
6.	Slabs of Super Structure	45%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	20%	
8.	Sanitary Fittings 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.	35%	
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 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	0%	
	requirements as me be required to complete project as per Specifications in Agreement of Sale.		

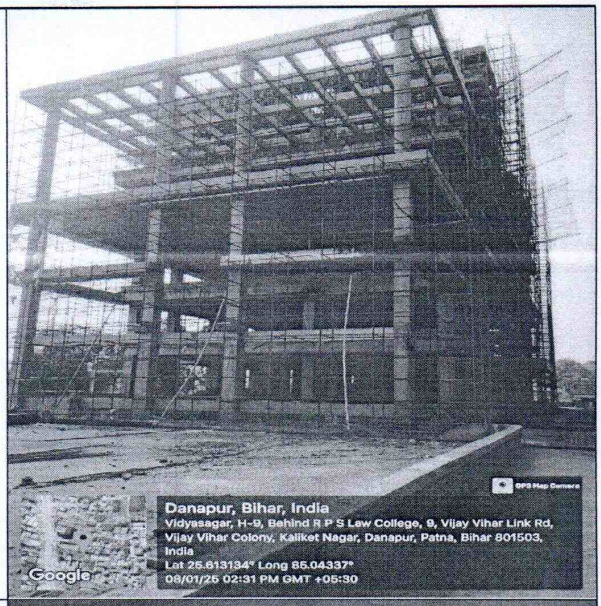
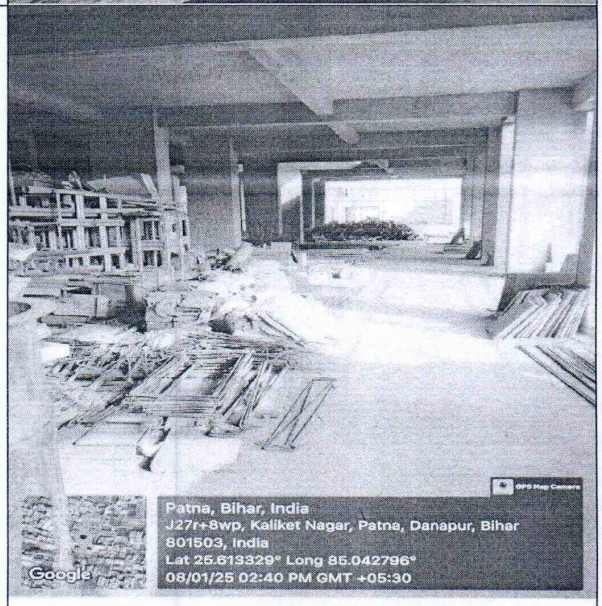
	Any other activities.		

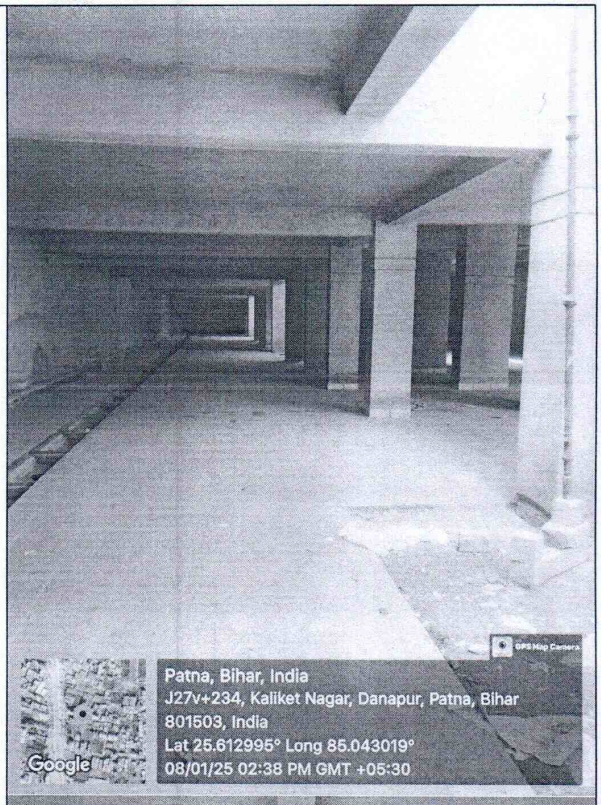
VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	50%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	NA	NA	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	65%	

14.	Open Parking	NA	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

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

IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	

			
(B)		Photograph of each floor	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	SBI BANK-40740330743
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs 30,00,00,000/-

3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs 30,00,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	Rs 476190
6.	Actual Cost Incurred during the Quarter	Rs 1,13,31758/-
7.	Net amount at end of the Quarter	N.A
8.	Total expenditure on Project **till date**	Rs 219651228/-
9.	Cumulative fund collected till the end of Quarter in question	Rs 74627831/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs 219651228/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NA
2.	Agreement for Sale	NA
3.	No. of possessions given to allottees	NA
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
	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 purposes this undertaking may serve.

Signature of Promoter Shailendra Singh

Name: SHAILENDRA SINGH

Date: 14/01/24

FORM-7(Pinnacle EWS Block B)[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of Oct to Dec 2024

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO-U45200BR2004PTC010620	Name of Firm	SAI KRIPA REAL ESTATE PVT LTD
Firm Address :	2ND FLOOR SAI KRIPA REAL ESTATE PVT LTD AWADH RAJ CENTER MITRA COMPOUND,EAST BORING CANAL ROAD,PATNA,BIHAR PIN-800001		
Total Experience of promoter in Real Estate sector	20 years		
Total Experience in Real Estate after Implementation of RERA	7 years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential-2 Commercial-1 Residential-cum-Commercial-3	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential-1 Residential-cum-commercial-1	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP000476/29/R-1331/2022	Name of Project/Phase of Registered Project	SKREPL Pinnacle Block A-B
Name of Promoter	SAI KRIPA REAL ESTATE PVT LTD	Project Address	PINNACLE KHAGAUL ROAD,OPPOSITE OF TATA MOTORS,Patna
Name of Co-promoter	NA		
Project Registration is valid up to	30/06/2025		
Starting date of Project or Phase of the Project	01/04/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential-cum-commercial	
Period of validity of map by the Competent Authority	3 years		

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 Apartments in Landowner's share -
EWS BLOCK-B	1. 1 BHK -1 2. 2 BHK -2 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.			B+G+7	1. Booked / Allotted -3 2. Sold-	3. Booked/ Allotted - Sold -
					Percentag e of booking	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		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	NA	NA	NA	NA
2.	Fire N.O.C.	STATE FIRE OFFICER CUM Director,Bihar,Patna		29/01/2021	
3.	Water Supply Permission	NA	NA	NA	NA
4.	NOC from Airport Authority of India	Airports Authority of India		15/06/2021	
5.	Other Approval(s), if any, required for the Project.	NA	NA	NA	NA

VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No. _____(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%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	NA	
4.	Plinth	100%	
5.	Stilt Floor	90%	
6.	Slabs of Super Structure	65%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	55%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50%	
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 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	0%	
	requirements as me be required to complete project as per Specifications in Agreement of Sale.		

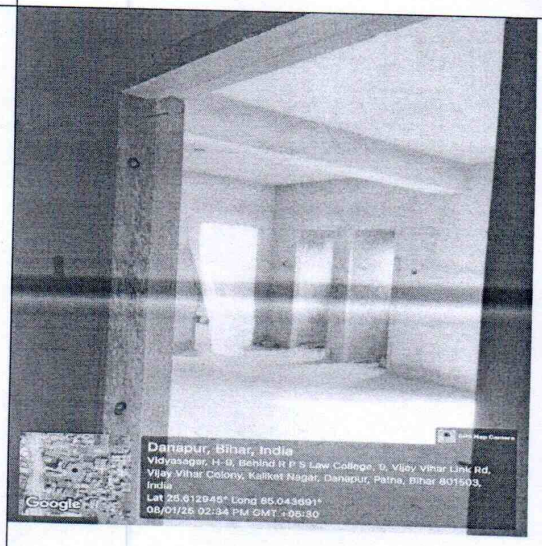
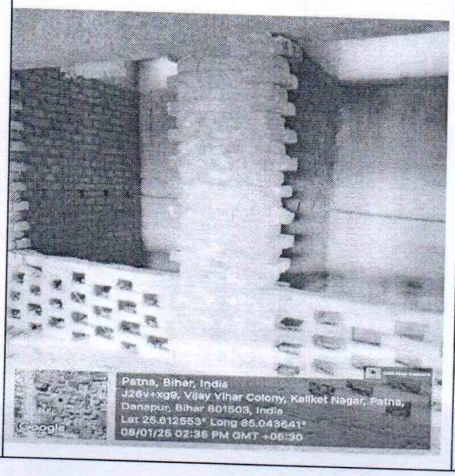
	Any other activities.		

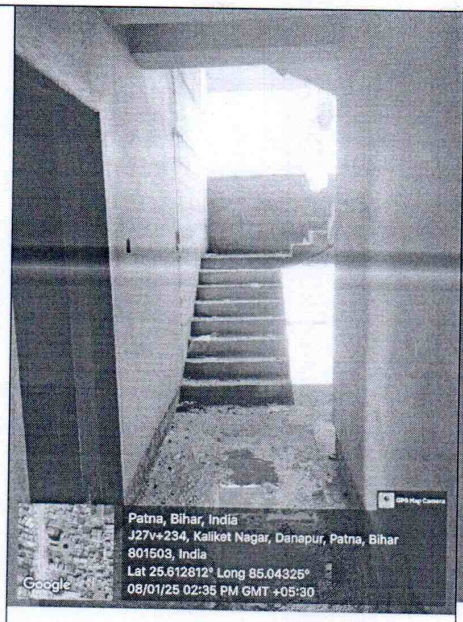
VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	50%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NA	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	NA	NA	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	NA	NA	

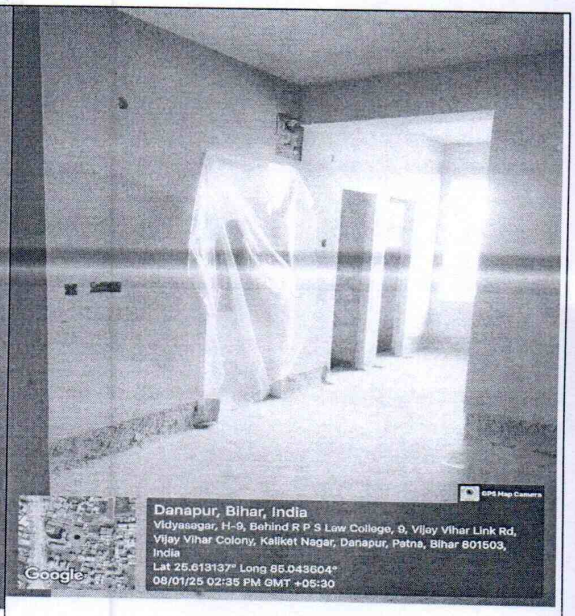
14.	Open Parking	NA	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NA	NA	

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	NO	NA	
2.	Water Supply	NO	NA	
3.	Sewerage Chambers Septic Tank	NO	NA	
4	Drains	NO	NA	
5.	Parks, Land Scaping and Tree Planting	NO	NA	
6.	Street Lighting	NO	NA	
7.	Disposal of sewage & sullage water	NO	NA	
8.	Water conservation/Rain Water Harvesting	NO	NA	
9.	Energy Management	NO	NA	

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





X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	SBI BANK-40740330743
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs 30,00,00,000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs 30,00,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	Rs 476190/-
6.	Actual Cost Incurred during the Quarter	Rs 11331758/-
7.	Net amount at end of the Quarter	NA
8.	Total expenditure on Project **till date**	Rs 219651228/-

9.	Cumulative fund collected till the end of Quarter in question	Rs 7,46,27831/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs 219651228/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NA
2.	Agreement for Sale	NA
3.	No. of possessions given to allottees	
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
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 purposes this undertaking may serve.

Signature of Promoter Shailendra Singh

Name: SHAILENDRA SINGH

Date: 14/01/24.



PROJECT :- SKREPL PINNACLE

CLIENT :- SKREPL ENTERPRISES

PERSPECTIVE VIEW

Architects
SMRITI ARCHITECTS PVT.LTD
ARCHITECTS,URBAN PLANNERS AND INTERIOR DESIGNERS
G-2, Aranya vihar apartment,
Boring road, Patna- 800013
Mob - 91-9835026480 (o)- 91-9835021681,91-9334330008
Email - smriti.architects.pvt.ltd@gmail.com
www.smritiarchitects.com



Project:- **SAI KHAGAUL ROAD**

CLIENT :- SKREPL ENTERPRISES

SITE PLAN

Architects

Smriti Architects Pvt. Ltd.
G-2, Aranya vihar apartment,
Boring road, Patna- 800013
Ph. - 0612-2570941
Mob. - 98350-26480
Email - smriti.architects.pvt.ltd@gmail.com
www.smritiarchitects.com



PROJECT :- SKREPL PINNACLE

CLIENT :- SKREPL ENTERPRISES

BLOCK-A

3RD FLOOR PLAN
MEZZANINE LEVEL

N

Architects SMRITI ARCHITECTS PVT.LTD
ARCHITECTS,URBAN PLANNERS AND INTERIOR DESIGNERS
G-2, Aranya vihar apartment,
Boring road, Patna- 800013
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Email - smriti.architects.pvt.ltd@gmail.com
www.smritiarchitects.com



FLAT NO.	FLAT TYPE	Carpet Area	Built-up Area	Saleable Area	Terrace Area
(01)	3BHK	1086.18 sq.ft	1476.37 sq.ft	2111.21 sq.ft	126.90 sq.ft
(02)	3BHK	1086.18 sq.ft	1472.50 sq.ft	2105.68 sq.ft	35.95 sq.ft
(03)	2BHK	691.58 sq.ft	944.64 sq.ft	1350.84 sq.ft	11.51 sq.ft
(04)	3BHK	1089.41 sq.ft	1482.19 sq.ft	2119.53 sq.ft	35.95 sq.ft
(05)	3BHK	1086.18 sq.ft	1476.37 sq.ft	2111.21 sq.ft	93.43 sq.ft

PROJECT :- SKREPL PINNACLE

CLIENT :- SKREPL ENTERPRISES

BLOCK-A

TYPICAL 7TH,9TH,11TH, 13TH & 15TH FLOOR PLAN

N

Architects **SMRITI ARCHITECTS PVT.LTD**
ARCHITECTS,URBAN PLANNERS AND INTERIOR DESIGNERS
G-2, Aranya vihar apartment,
Boring road, Patna- 800013
Mob - 91-9835026480 (o)- 91-9835021681,91-9334330008
Email - smriti.architects.pvt.ltd@gmail.com
www.smritiarchitects.com



FLAT NO.	FLAT TYPE	Carpet Area	Built-up Area	Saleable Area	Terrace Area
(01)	3BHK	1086.18 sq.ft	1493.38 sq.ft	2135.53 sq.ft	54.14 sq.ft
(02)	3BHK	1086.18 sq.ft	1489.50 sq.ft	2129.99 sq.ft	54.14 sq.ft
(03)	2BHK	691.58 sq.ft	944.64 sq.ft	1350.84 sq.ft	
(04)	3BHK	1089.41 sq.ft	1499.19 sq.ft	2143.84 sq.ft	54.14 sq.ft
(05)	3BHK	1086.18 sq.ft	1493.38 sq.ft	2135.53 sq.ft	54.14 sq.ft

PROJECT :- JSKREPL PINNACLE

CLIENT :- SKREPL ENTERPRISES

BLOCK-A

TYPICAL 6TH, 8TH,10TH,12TH, 14TH & 16TH FLOOR PLAN

N

Architects SMRITI ARCHITECTS PVT.LTD
ARCHITECTS,URBAN PLANNERS AND INTERIOR DESIGNERS
G-2, Aranya vihar apartment,
Boring road, Patna- 800013
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Email - smriti.architects.pvt.ltd@gmail.com
www.smritiarchitects.com

SKREPL SILVER PINNACLE STAGES	Project Completion	26%

