FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending 31st December of 2024 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U45500BR2018PTC038428
Name of the Promoter's Entity	SMART INDIA INFRAHIGH AND MULTISERVICES PVT. LTD .
Address of the Promoter's Entity :	Sony Complex Aghoriya Bazar Amgola Road Ram 1, Muzaffarpur.
Total Experience of promoter in Real Estate Sector	6
Total Experience in Real Estate After commencement of RERA	6
No of Project done Before commencement of RERA	0
No of Project done After commencement of RERA	1(Ongoing)

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP00678-1/754/R-554/2019
Name of Project	SMART INDIA TOWNSHIP
Name of Promoter	SMART INDIA INFRAHIGH AND MULTISERVICES PVT. LTD .
Project Address	MUZAFFARPUR PATNA HIGHWAY (NH-22), CHANDRAHATTI, NEAR MAHINDRA SHOWROOM, PLOT NO.- 3021,3020,2997,3011,3012,3022,3023,3026,762,565,143,3031,3032, DIST.- MUZAFFARPUR
Name of Co-promoter	NA
Project Registration is valid up to	25/11/2023
Starting date of Project	25/11/2018
Type of Project	Residential/Group Housing

Smart India Infra High & Multi Services Pvt. Ltd.

Director

Name of the Competent Authority which sanctioned the project map	Circle Officer, Kudhna, Muzzafarpur
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- 70		Total Number of Apartments in Landowner's share –30	
				Booked	AFS Executed	Booked	AFS Executed
Smart India Township	2 BHK (Duplex)	56.02	1				
Smart India Township	3 BHK (Duplex)	97.27	90				
Smart India Township	5 BHK (Duplex)	184.55	5				
Total				17	5	00	00
				24.28%of total units	7.14%of total units	00%of total units	00%of total units

Note: Total 12 Sale Deed executed by promoter.

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	(B) Cancelled by Promoters
1. Komal Kumari – UT-08(A) **2. Lilavati Devi - UT-03(B)**	**No Any**

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 -

Smart India Infra Hsg. & Multi Services Pvt. Ltd.

Director

Smart India Township	100	17

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. Building / Wing / Layout Number- Smart India Township- Kunj (To be added for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate)
1.	Excavation (if any)	NA
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	40%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%

Director

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	100%
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	45%
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.	70%
14.	Overall Percentage of Actual Work Done and final completion date	83.88%

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.Building / Wing / Layout Number- Smart India Township- Utkars (To be added for each Building / Wing) (*Note In Block 1 to 13 all Construction activity given below)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	NA
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%

Director

8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	100%
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	70%
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.	75%
14.	Overall Percentage of Actual Work Done and final completion date	93.88%

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.Building / Wing / Layout Number- Smart India Township- Utkars (To beaded for each Building / Wing) (*Note In Block 14, 15 & 16 all Construction activity given below)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	NA
2.	Basements (if any)	NA

Smart India Infra High & Multi Services Pvt. Ltd.

Director

3.	Podiums (if any)	NA
4.	Plinth	92%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	93%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	92%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	94%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	92%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	94%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	95%
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	70%
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.	80%
14.	Overall Percentage of Actual Work Done and final completion date	89.11%

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**

Smart India Infra High & Multi Services Pvt. Ltd

Director

1.Building / Wing / Layout Number- Smart India Township- Sanskar (To beaded for each Building / Wing) (*Note In Block 1 construction Activity given below)		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	NA
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	85%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	85%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	86%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	83%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	85%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	85%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	86%
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	70%
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.	75%

Smart India Infra High & World Services Pvt. Ltd.

Director

14.	Overall Percentage of Actual Work Done and final completion date	82.22%

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.Building / Wing / Layout Number- Smart India Township- Sanskar (To beaded for each Building / Wing) (*Note In Block 2 construction Activity given below)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	NA
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	80%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	78%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	73%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	75%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	75%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	75%
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	70%

Smart India Infra High & Multi Services Pvt. Ltd.

Director

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.	75%
14.	Overall Percentage of Actual Work Done and final completion date	77.89%

Smart India Infra Hsg. & Mktg. Services Pvt. Ltd.

Director

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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	80%	
2.	Water Supply	Yes	75%	Pump Installed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	77%	
4.	Storm Water Drains	No	NA	
5.	Landscaping & Tree Planting	Yes	82%	
6.	Street Lighting	Yes	85%	
7.	Community Buildings	Yes	67%	
8.	Treatment and Disposal of Sewage and Sullage Water	No	NA	
9.	Solid Waste Management & Disposal	No	NA	
10.	Water Conservation / RainWater Harvesting	Yes	70%	
11.	Energy Management	No	NA	
12.	Fire Protection and FireSafety Requirements	No	NA	
13.	Closed Parking	Yes	80%	
14.	Open Parking	No	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	No	NA	
16.	Others (Option to AddMore)	No	NA	
17.	Overall Percentage of Actual Work Done and final completion date	Yes	77%	

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT
Not Applicable because our project is Residential/Group Housing.

Smart India Infra High & Multi Services Pvt. Ltd

Director

XI. Financial Progress of the Project

S. No.	Particulars	Amount (in Rs.)
1	Project Account No.	3713930297
2	Estimated Cost of the Project including land cost atthe start of the Quarter (In Lakh)	2,511.67/-
3	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost) (In Lakh)	1772.49/-
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5	Amount received during the Quarter	63,20,000.00/-
6	Actual Cost Incurred during the Quarter	83,51,146.00/-
7	Net amount at end of the Quarter	1,33,681.00/-
8	Total expenditure on Project **till date**	6,71,43,914.00/-
9	Cumulative fund collected till the end of Quarter in question	2,34,63,411.00/-
10	Cumulative expenditure done till the end of Quarter in question	6,71,43,914.00/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	37.88%

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.)**

Smart India Infra High & Mktg Services Pvt. Ltd.

Director

(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

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
a. Whether the project is in progress as per time schedule or lagging behind? Yes b. If yes, whether it would be completed on the completion date fixed as per RC. Yes If No, then Reason for delay: NA

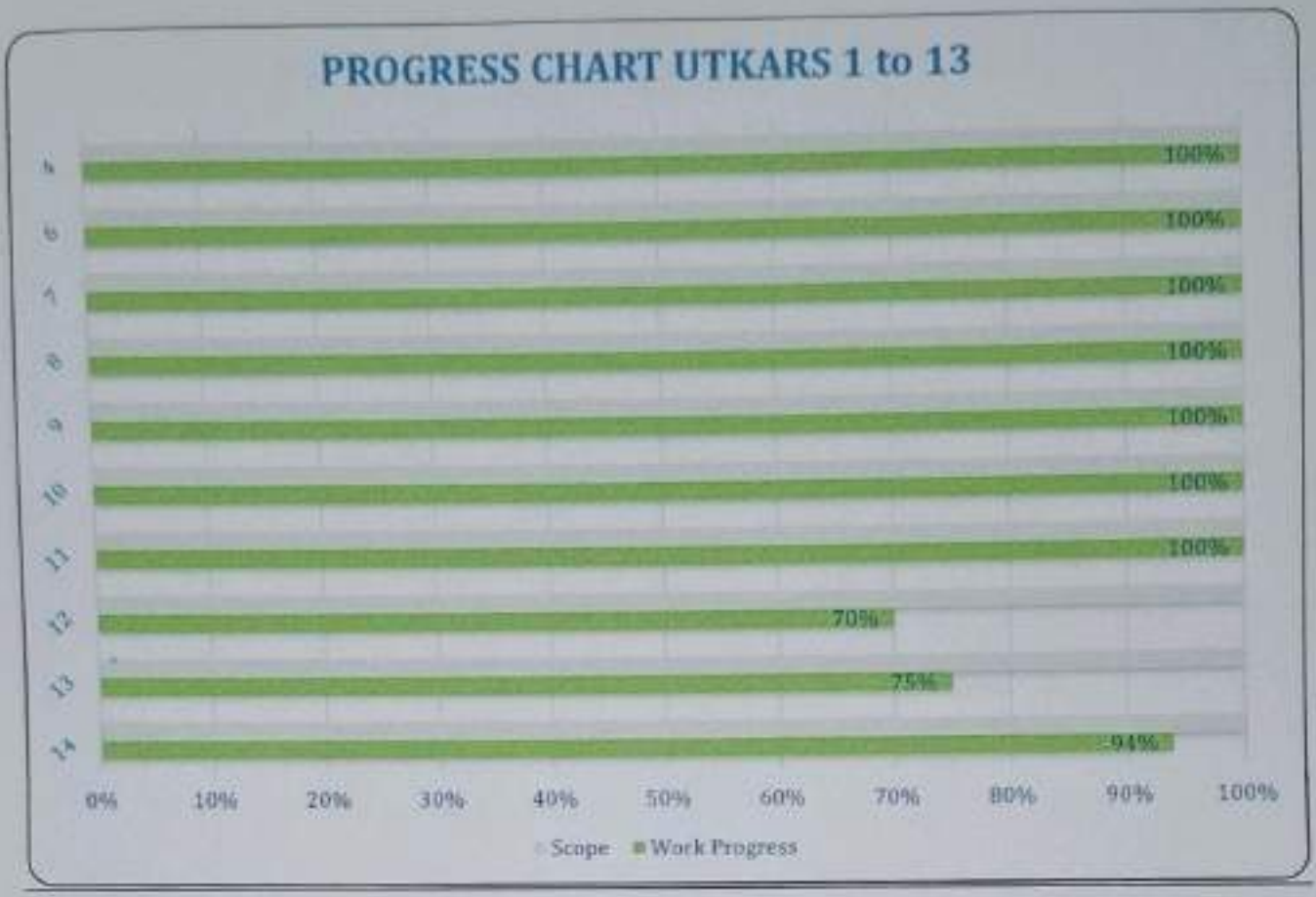
Smart India Infra High & Multi Services Pvt. Ltd.

Director

PROGRESS CHART KUNJ



Director


PROGRESS CHART UTKARS 1 to 13
5
6
7
8
9
10
11
12
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14
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50%
60%
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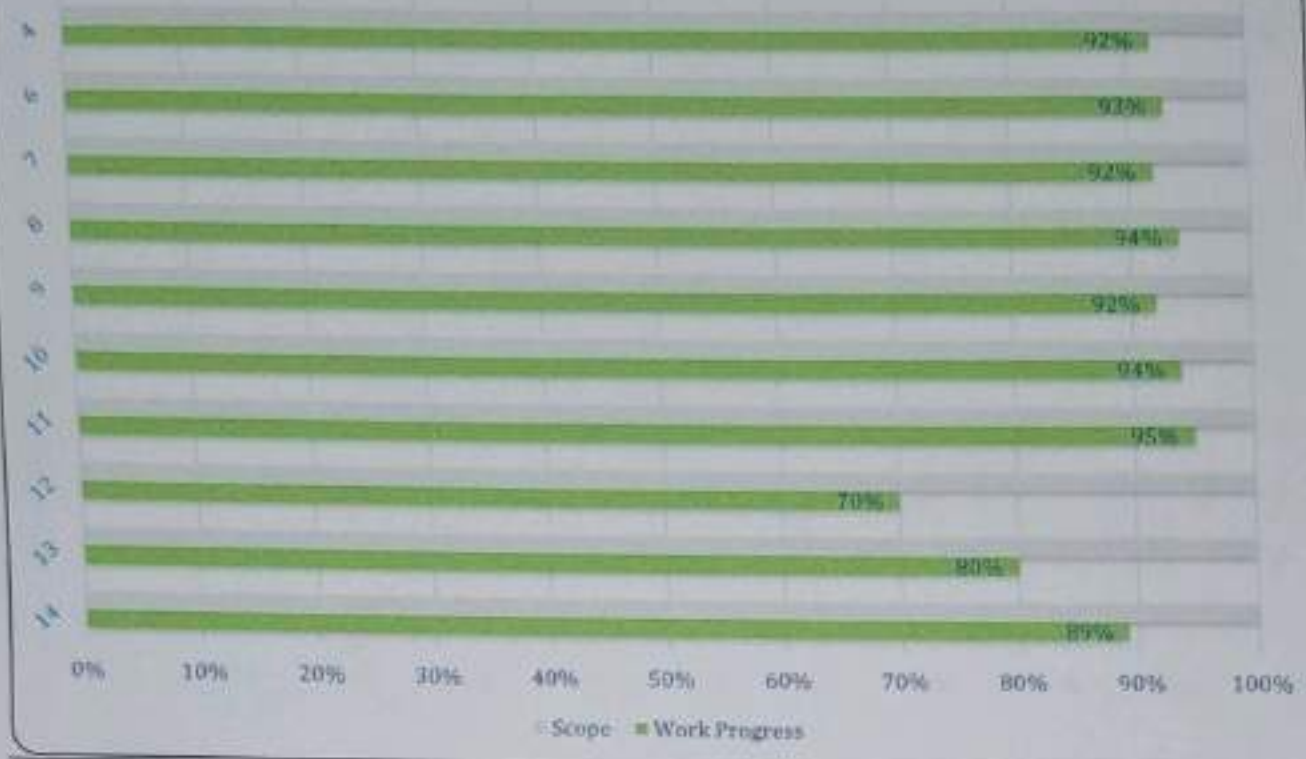
80%
90%
100%
Scope
Work Progress

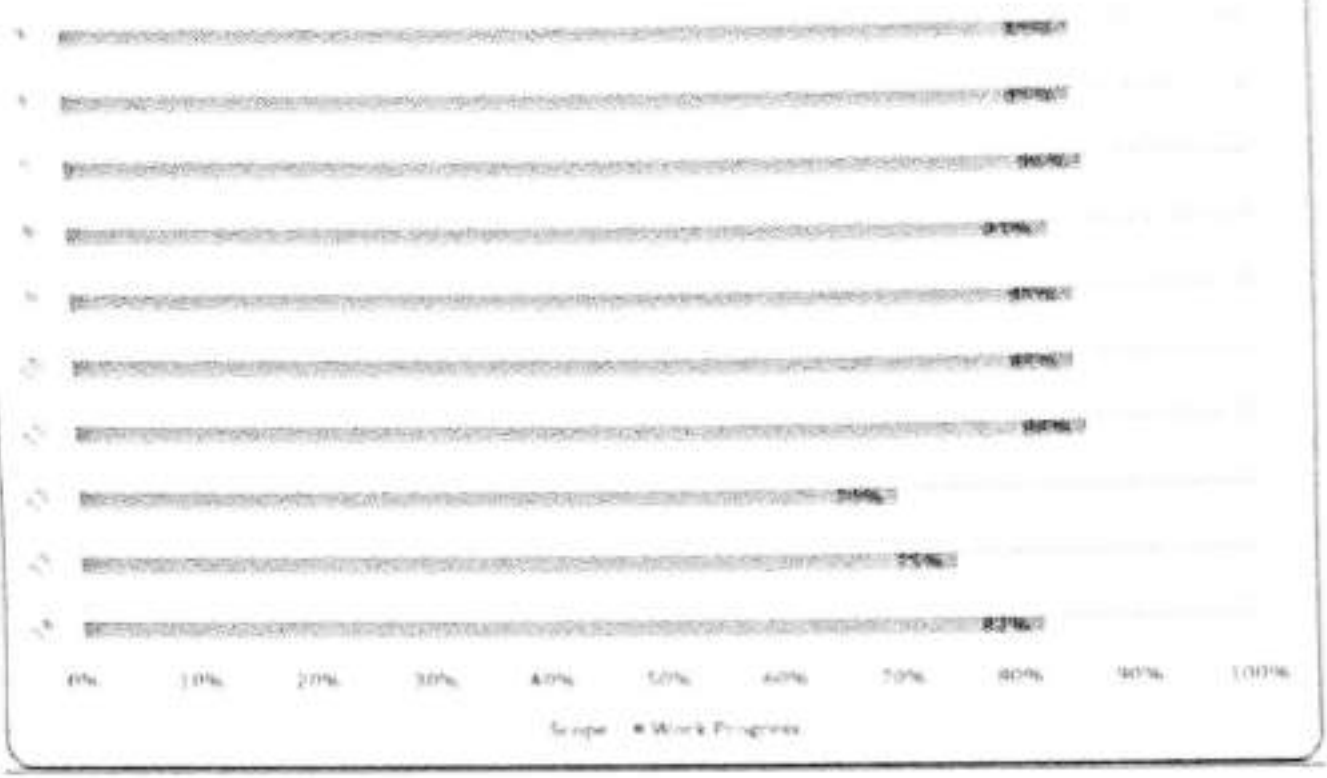
Director

PROGRESS CHART UTKARS 14,15 & 16

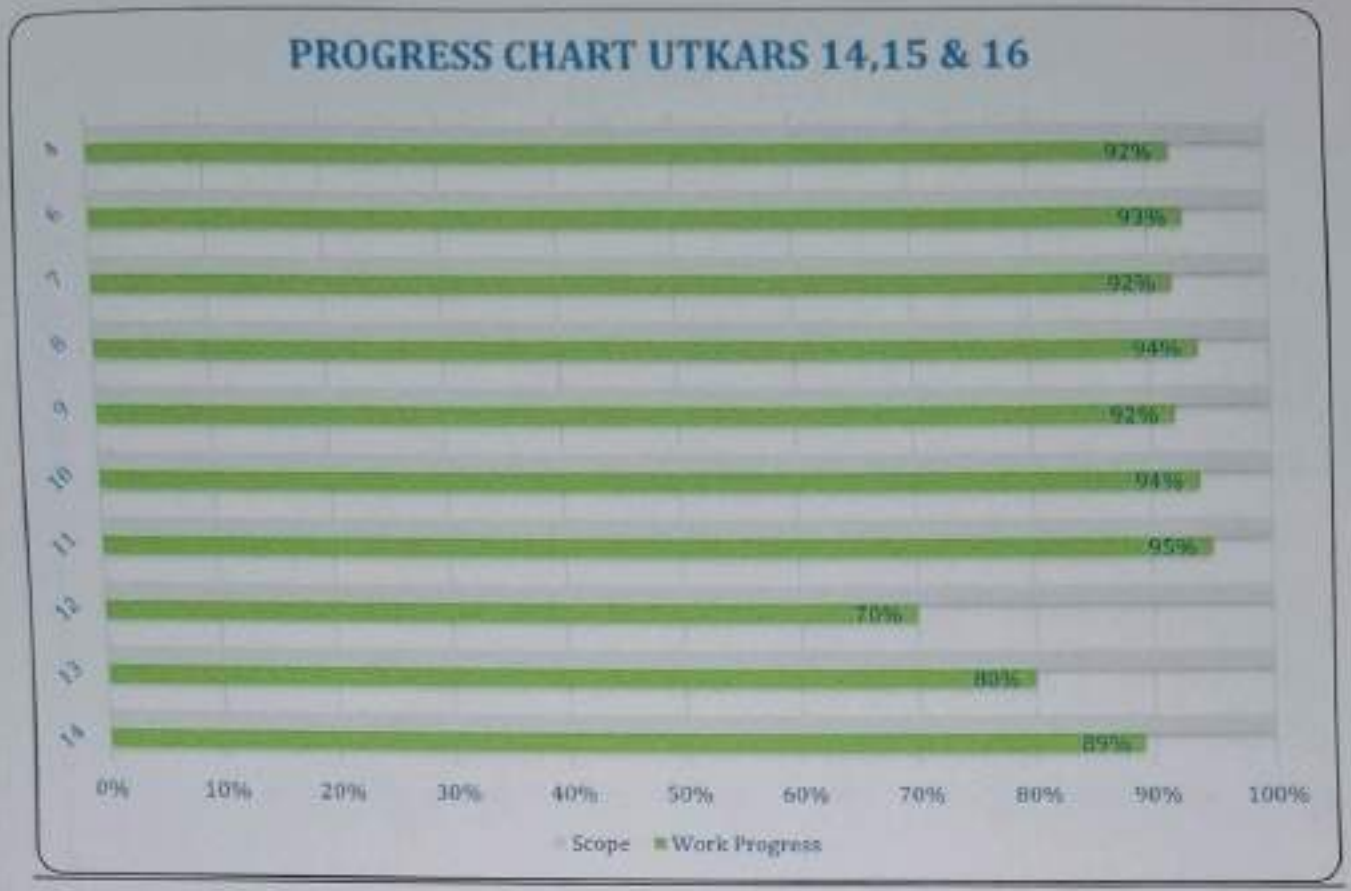


Director

PROGRESS CHART SANSKAR BLOCK 1



Director


PROGRESS CHART UTKARS 14,15 & 16
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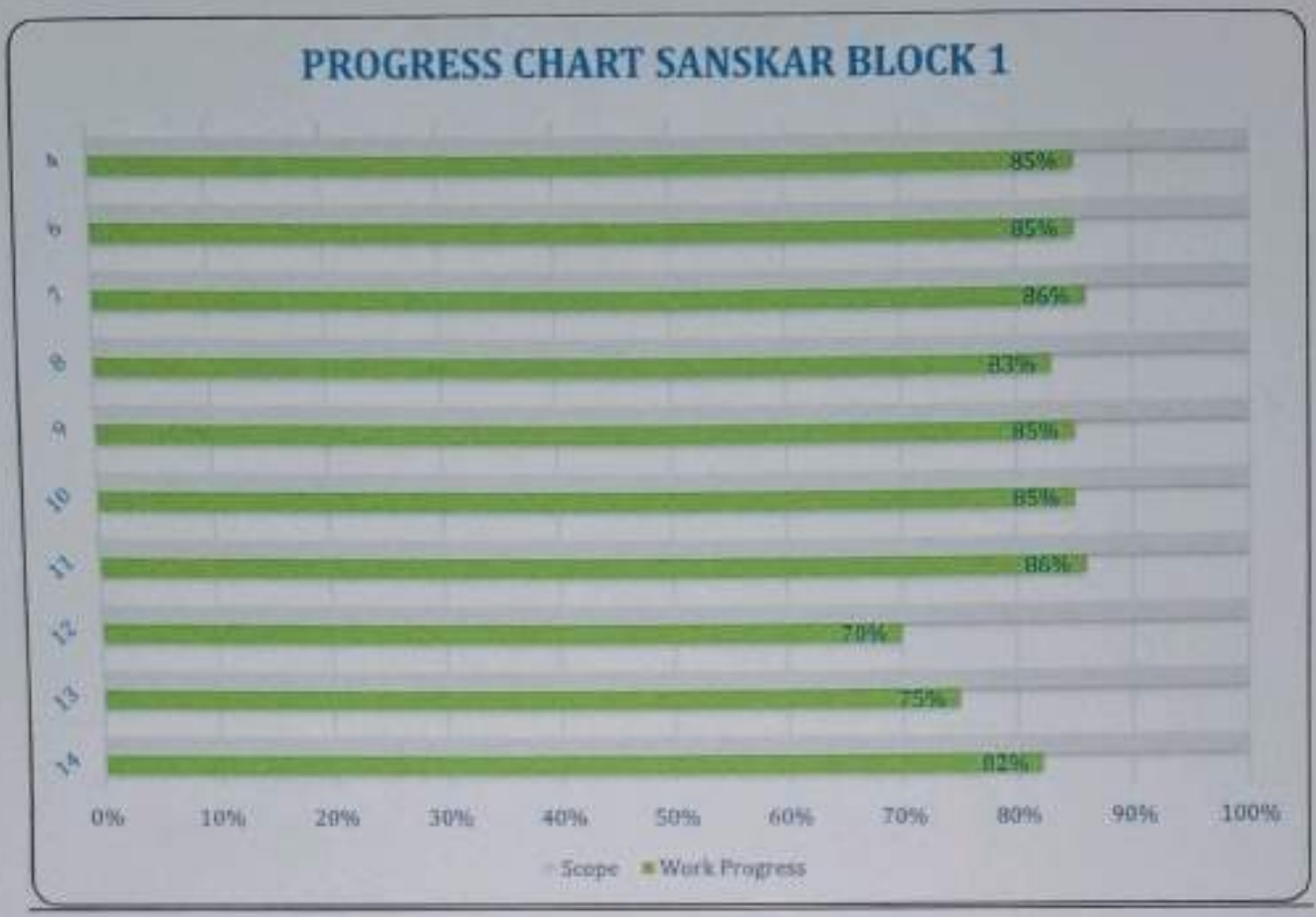
Scope
Work Progress

Director


PROGRESS CHART SANSKAR BLOCK 1
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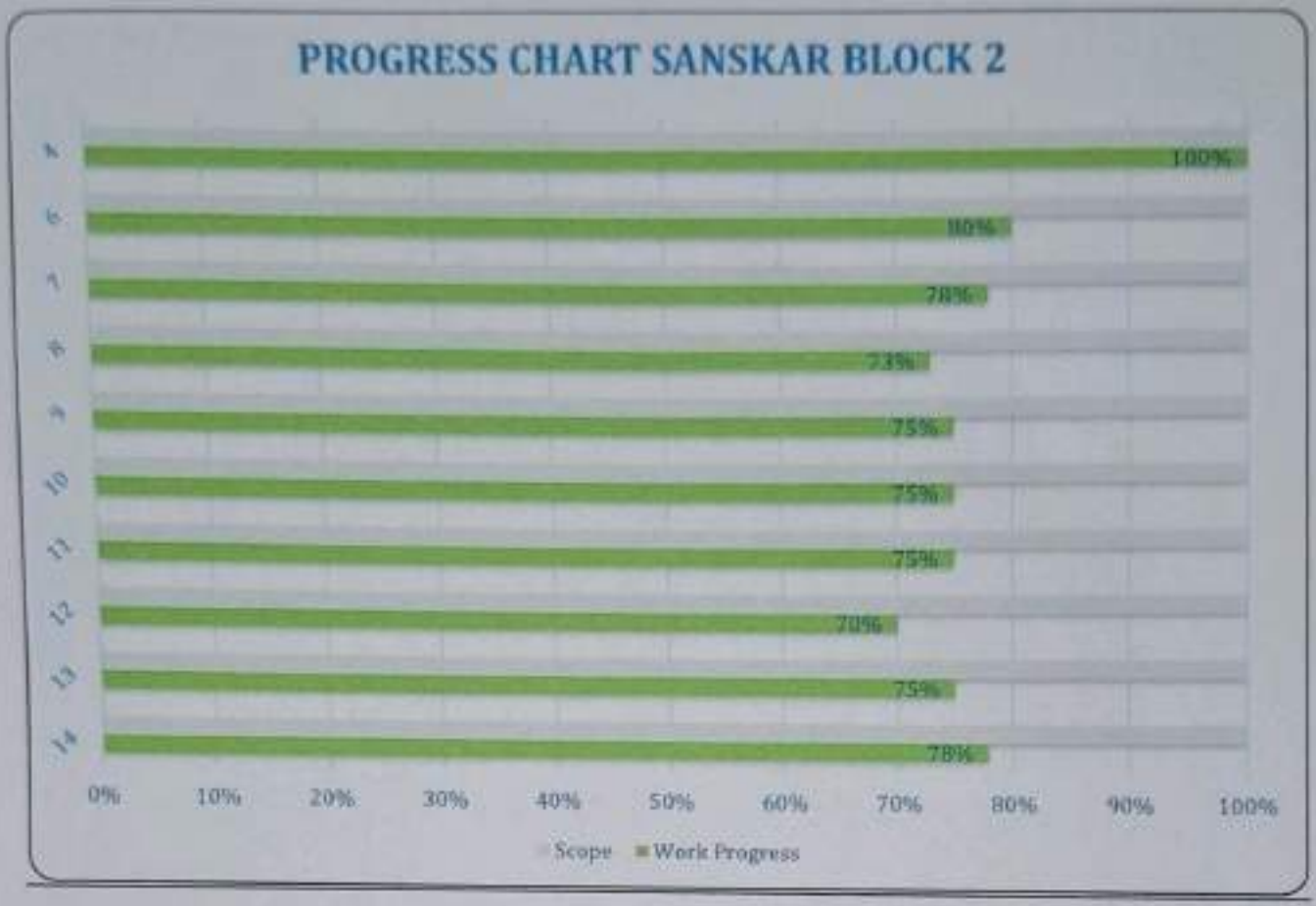
Scope
Work Progress

Director



XVI. BROCHURE /Prospectus -	Attached Below

XVII Grievance Redressal Officer

Name: Sawan
Contact No: 9709375555
Email id: Sawanrudra@gmail.com
Address: Sony Complex Aghoriya Bazar Amgola Road Ram 1, Muzaffarpur

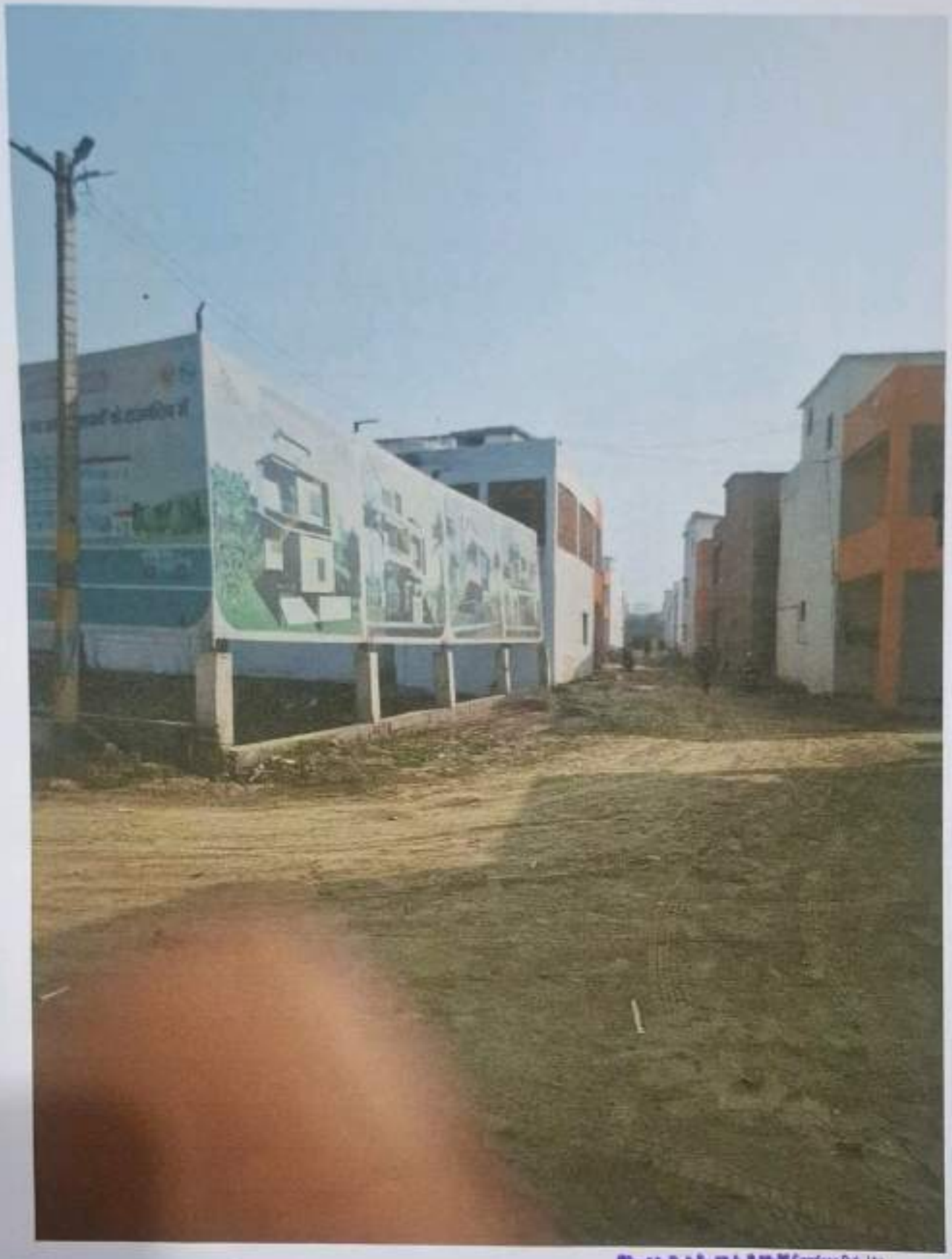
Director

Project Site Photographs

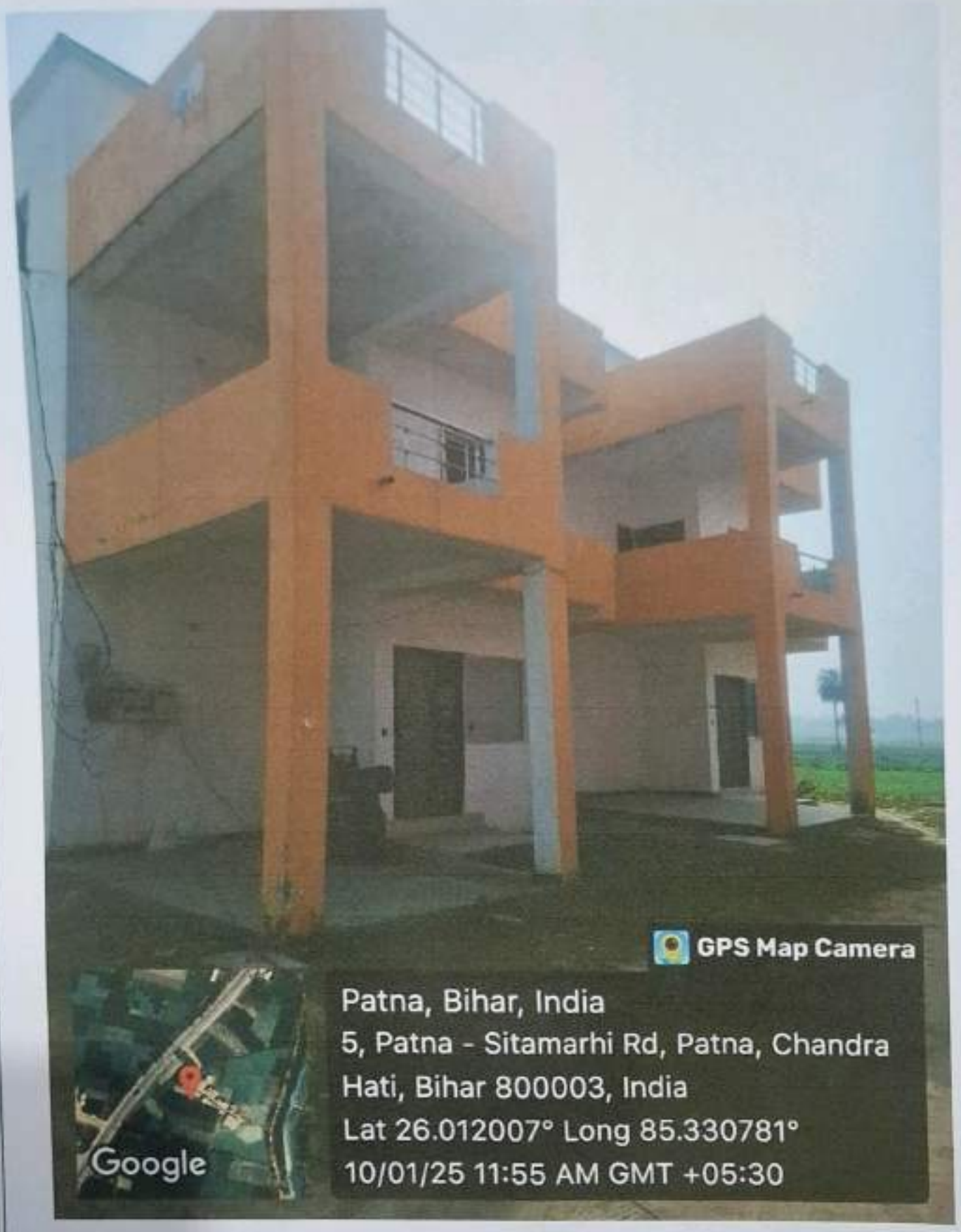


Smart India Infra High & Mold Services Pvt. Ltd.

Director



Director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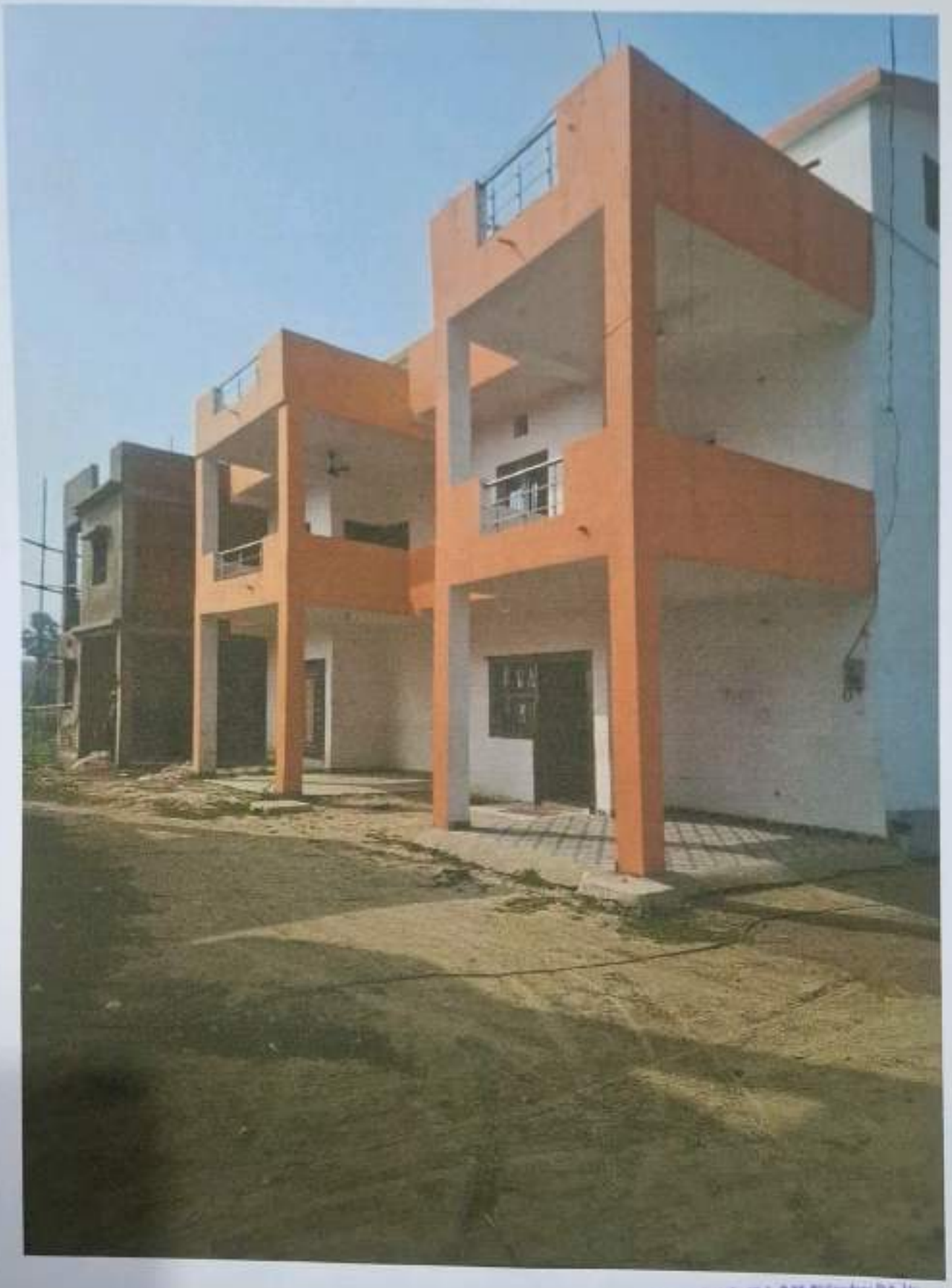
10/01/25 11:55 AM GMT +05:30
Google



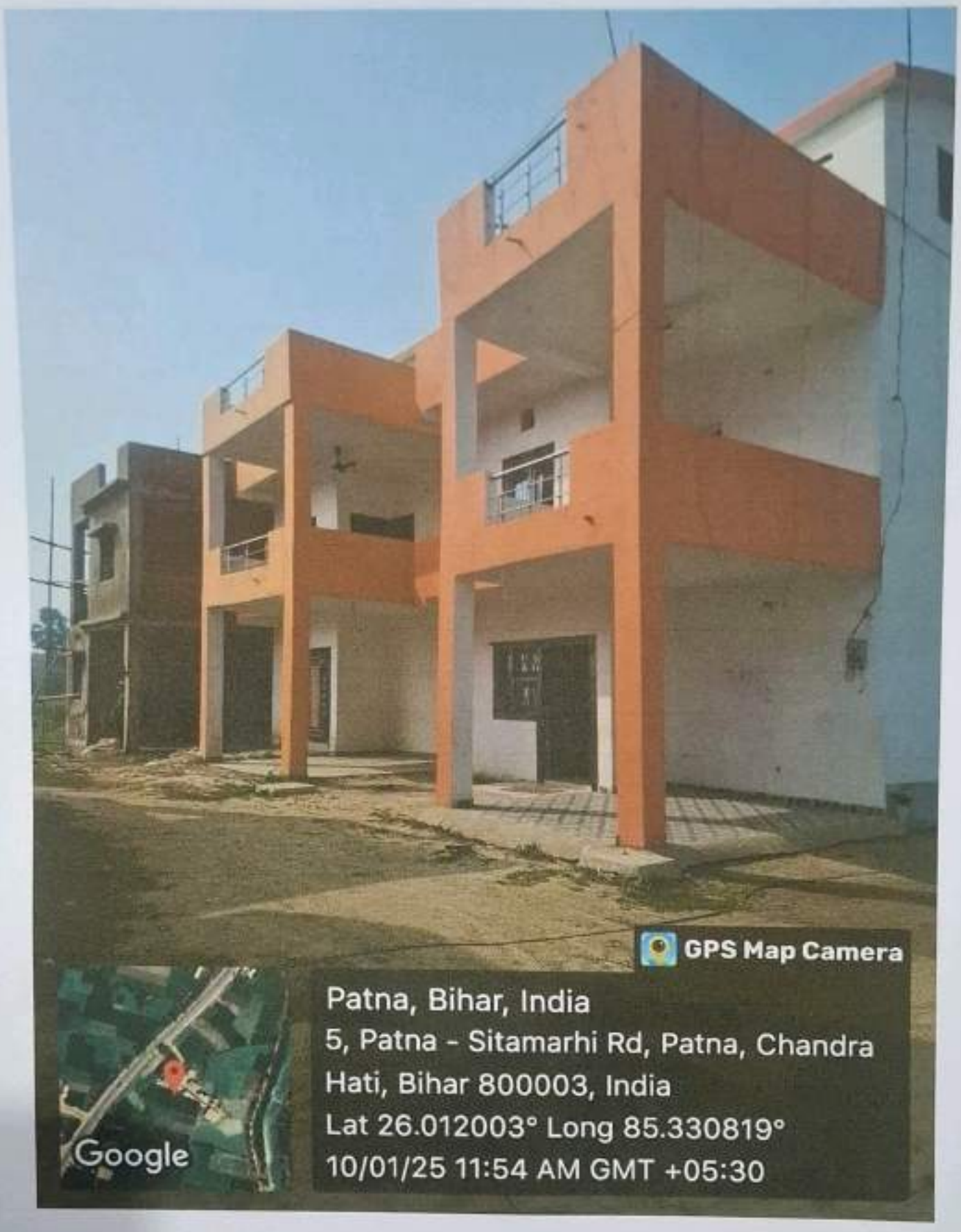
Smart India Infra Tech & Multi Services Pvt. Ltd.

Director



Smart India Infra Mgt. & Allied Services Pvt. Ltd.

Director


GPS Map Camera
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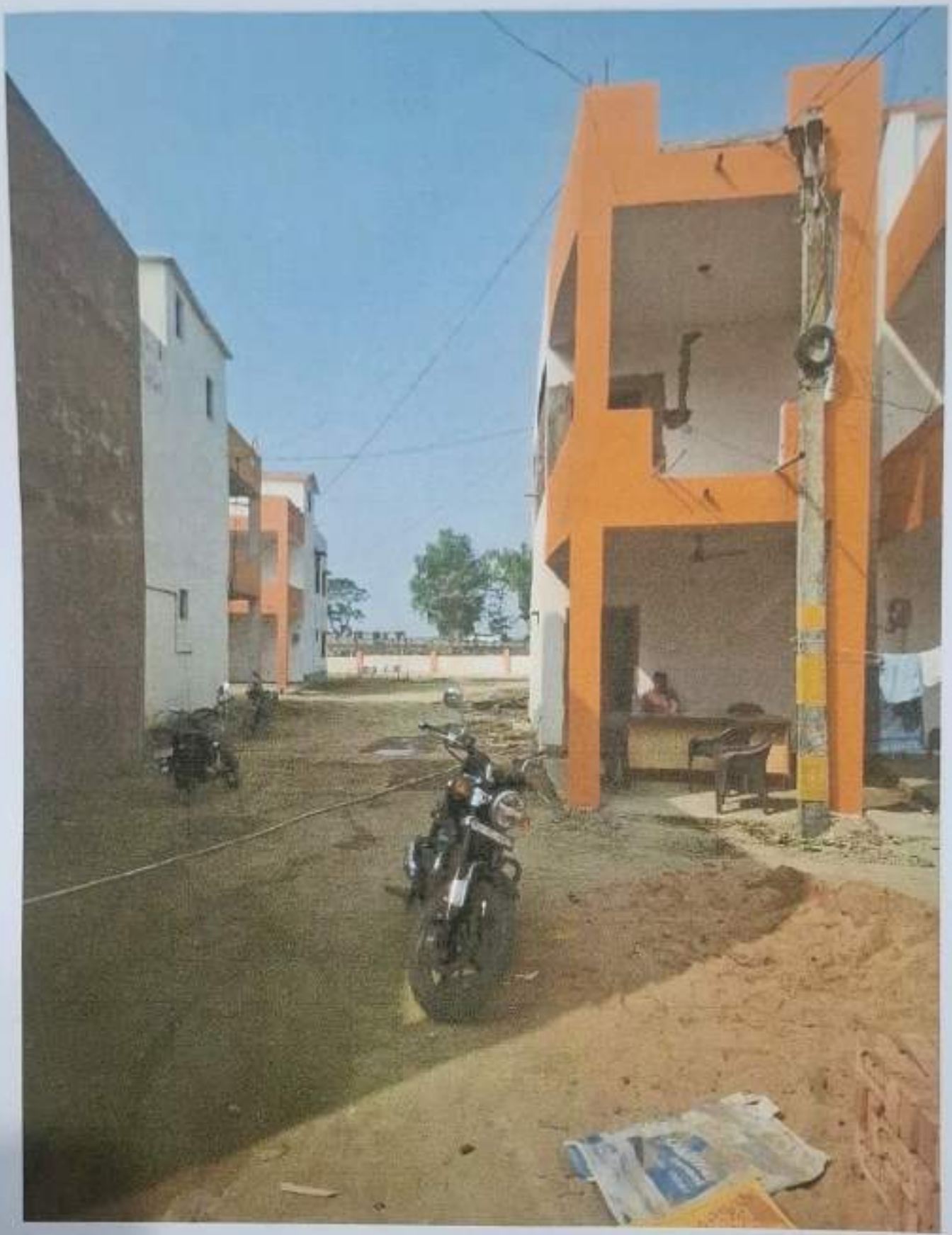
Google

Director



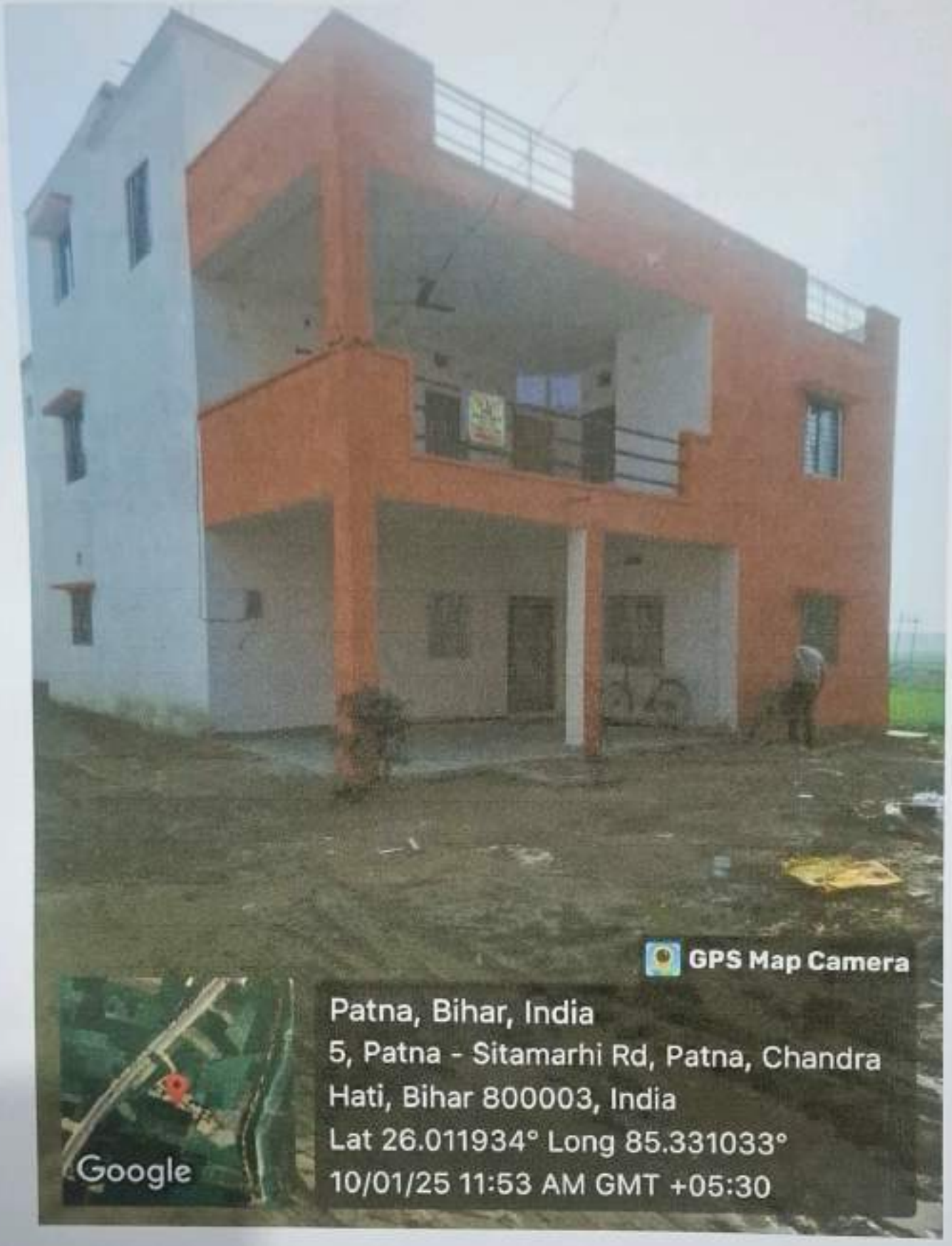
Smart India Villa High & Multi Services Pvt. Ltd.

Director



Smart India Infra Hgh & Build Services Pvt. Ltd.

Director


GPS Map Camera
Patna, Bihar, India
5, Patna - Sitamarhi Rd, Patna, Chandra Hati, Bihar 800003, India
Lat 26.011934° Long 85.331033°
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Google

Director

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

[illegible] Pvt. Ltd.

Director

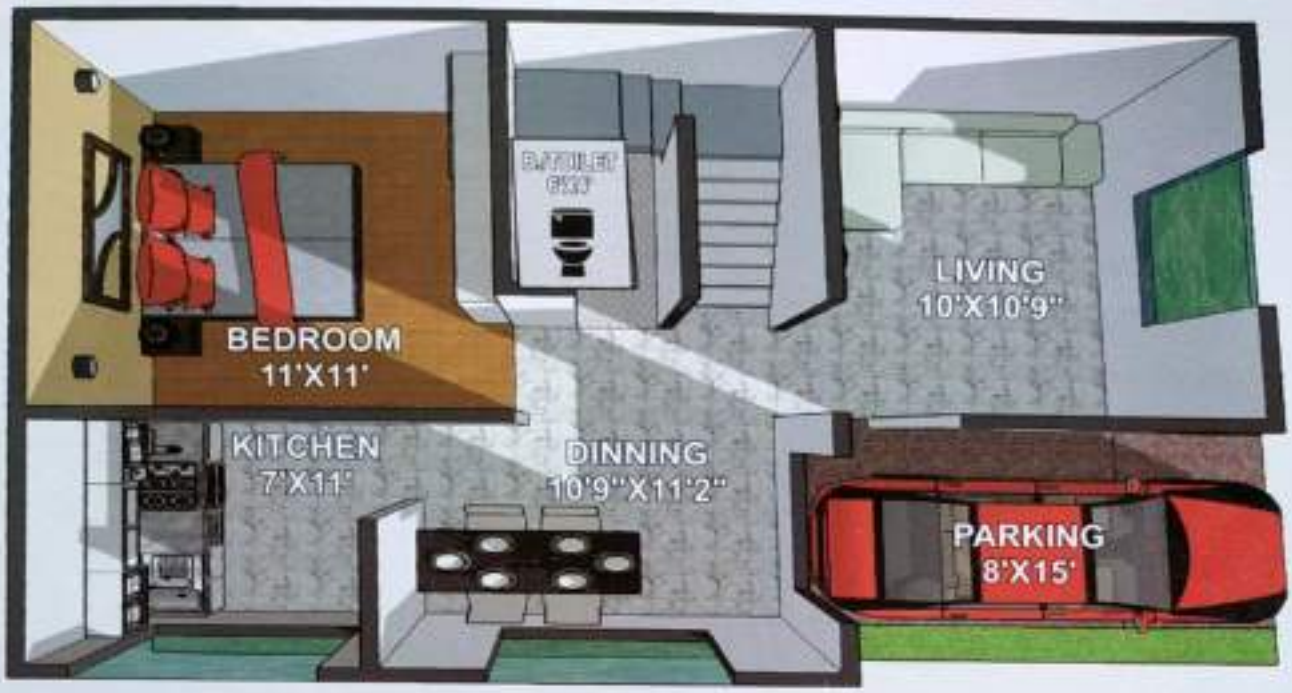
Name: Sawan

Date : 12-01-2025

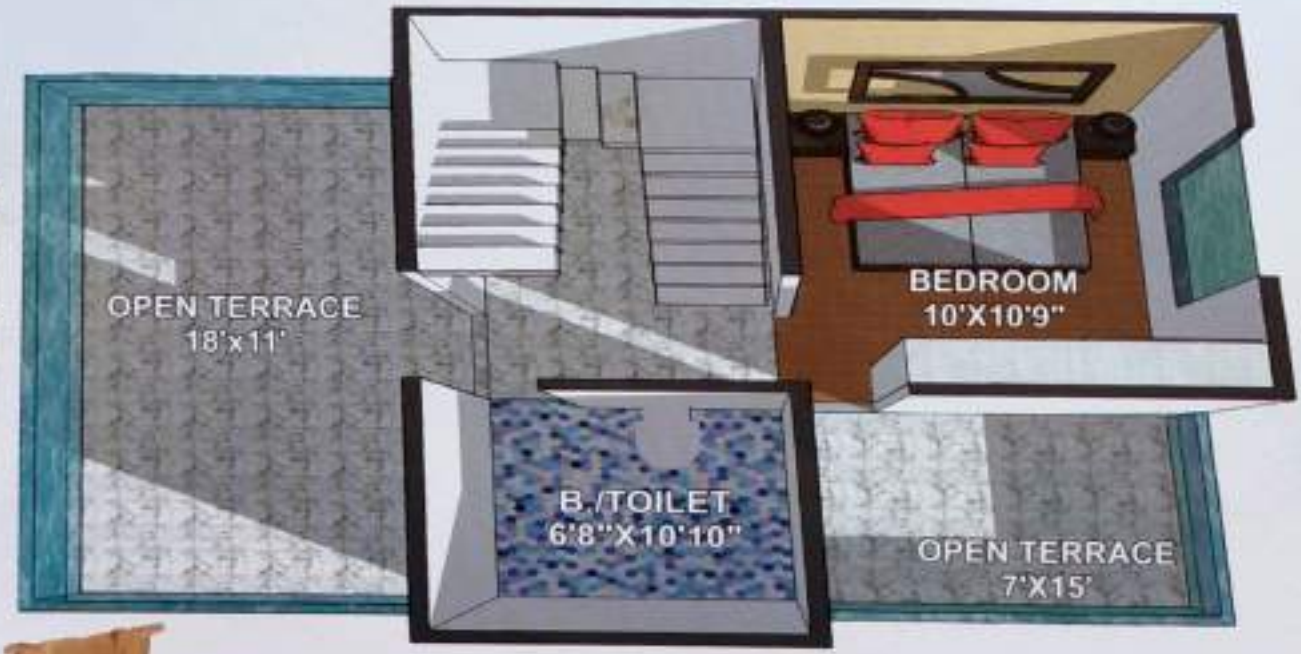

KUNJ
2 BHK, Duplex

Isomatric View

Ground Floor (650 sqft)



First Floor (440 sqft)






UTKARS
3 BHK, Duplex

Isomatric View

Ground Floor (835 sqft)



First Floor (835 sqft)





9709375555 (Sanjay)


AKRITI
4 BHK, Bungalow

Isomatric View

Ground Floor (900 sqft)



First Floor (900 sqft)






SANSKAR
5 BHK, Bungalow

Isomatric View

Ground Floor (1260 sqft)



First Floor (1150 sqft)






NIGHT
VISION














SECURITY






AMENITIES




Lift