FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending 31st March of 2025 (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
Project Registration is valid up to	25/11/2023
Starting date of Project	25/11/2018
Type of Project	Residential/Group Housing
Name of the Competent Authority	Circle Officer, Kudhna, Muzzafarpur

which sanctioned the project map	
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 no.				19	5	00	00
Percentage of total Units				27.14 %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
No Any	**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 Township	100	19

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	**45%**
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	**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.	**75%**
14.	Overall Percentage of Actual Work Done and final completion date	**85 %**

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%**
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.	**80 %**
14.	Overall Percentage of Actual Work Done and final completion date	**94.44 %**

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**
3.	Podiums (if any)	**NA**

4.	Plinth	**100%**
5.	Stilt Floor	**NA**
6.	Slabs of Super Structure	**95%**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**94%**
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.	**94%**
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	**90.67%**

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 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	**100%**
5.	Stilt Floor	**NA**
6.	Slabs of Super Structure	**90%**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**90%**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**85%**
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%**
14.	Overall Percentage of Actual Work Done and final	**85.11 %**

	completion date	

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	**90%**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**85%**
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.	**80%**
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%**
13.	Finishing to entrance lobby/s	**80%**

	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.	
14.	Overall Percentage of Actual Work Done and final completion date	**80.88%**

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.

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	1,18,93,417.00/-
6	Actual Cost Incurred during the Quarter	1,93,88,111.00/-
7	Net amount at end of the Quarter	5,4,721.00/-
8	Total expenditure on Project **till date**	8,65,32,025.00/-
9	Cumulative fund collected till the end of Quarter in question	3,53,56,828.00/-
10	Cumulative expenditure done till the end of Quarter in question	8,65,32,025.00/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	48.81 %

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

No Any

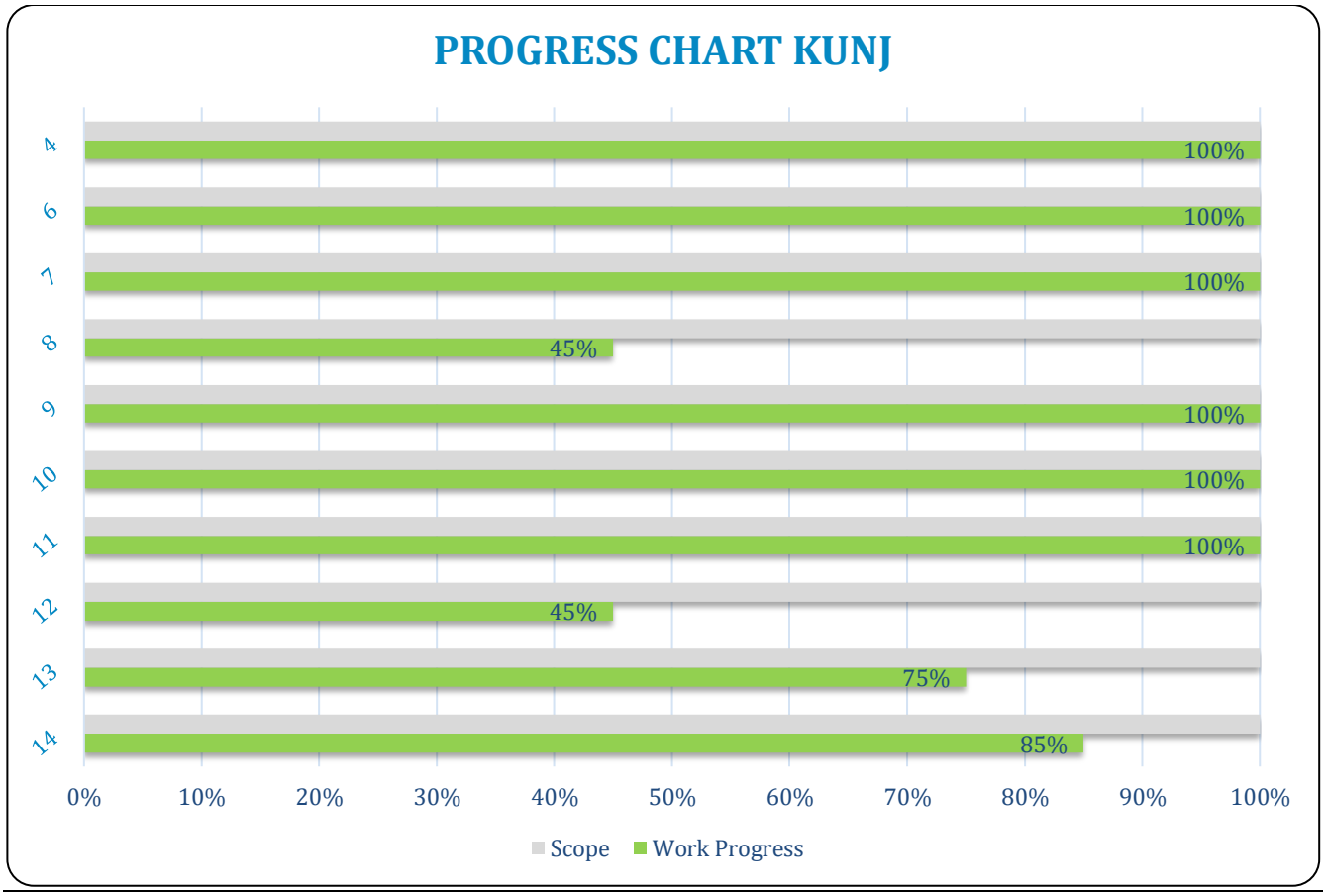
XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.

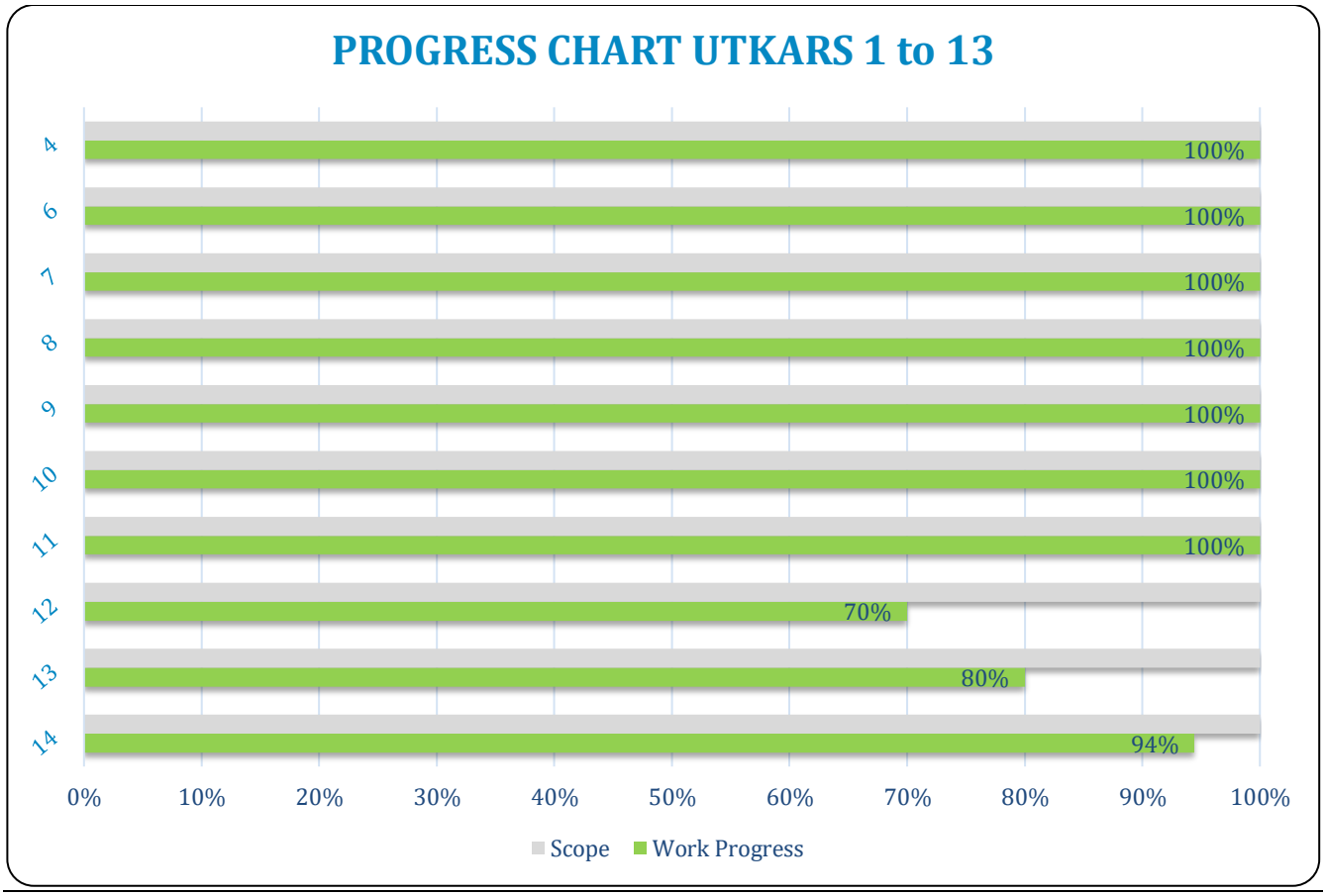
(A)	S. No.	Particulars
	1.	**Photographs showing Front Elevation.-** Attached Below
	2.	**Photographs showing Rear Elevation.-** Attached Below
	3.	**Photographs showing Side Elevation (Both sides)** Attached Below
	4.	**Photograph of each floor showing the progress of interior works**
	5.	**Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)**

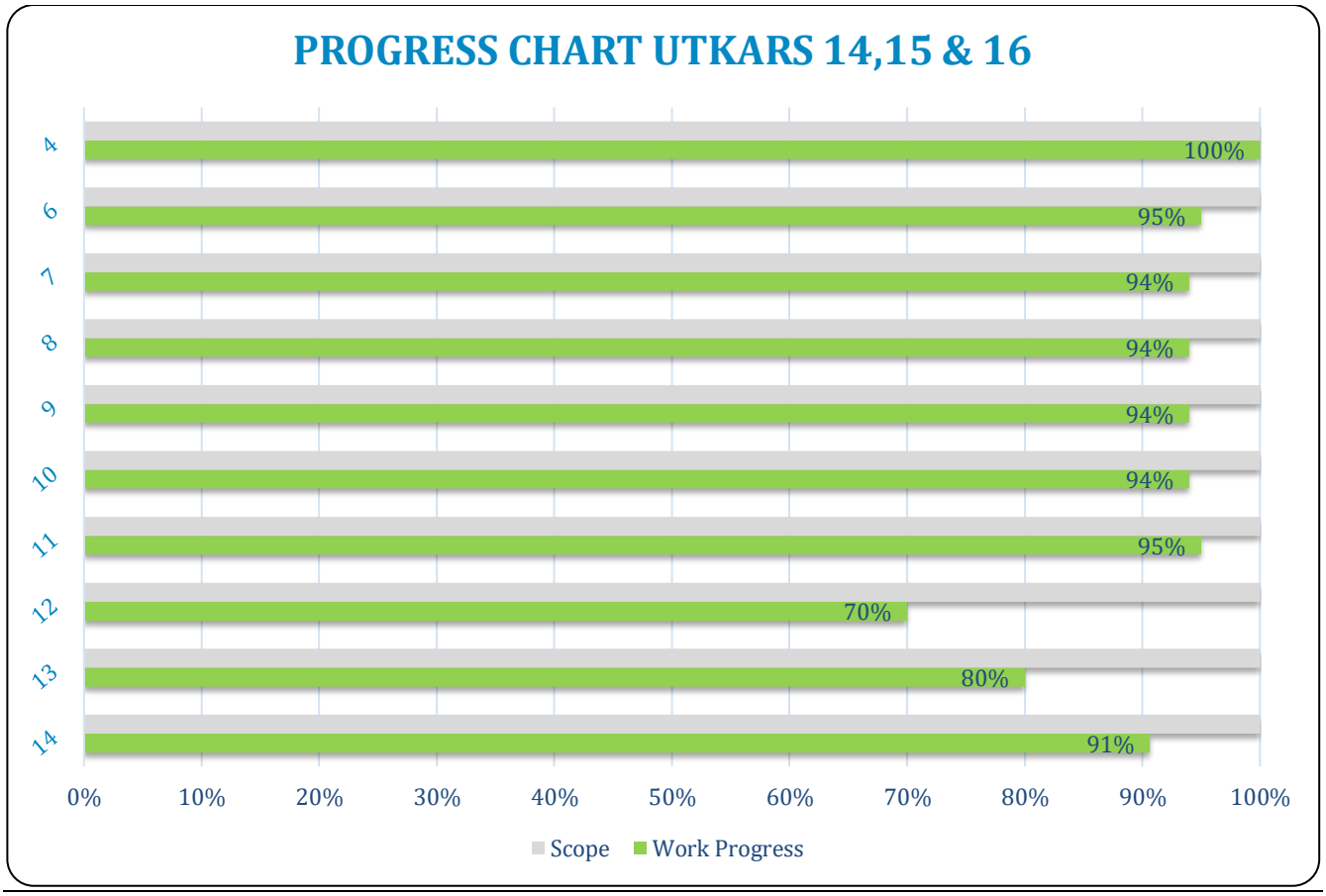
(B)		**Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority**

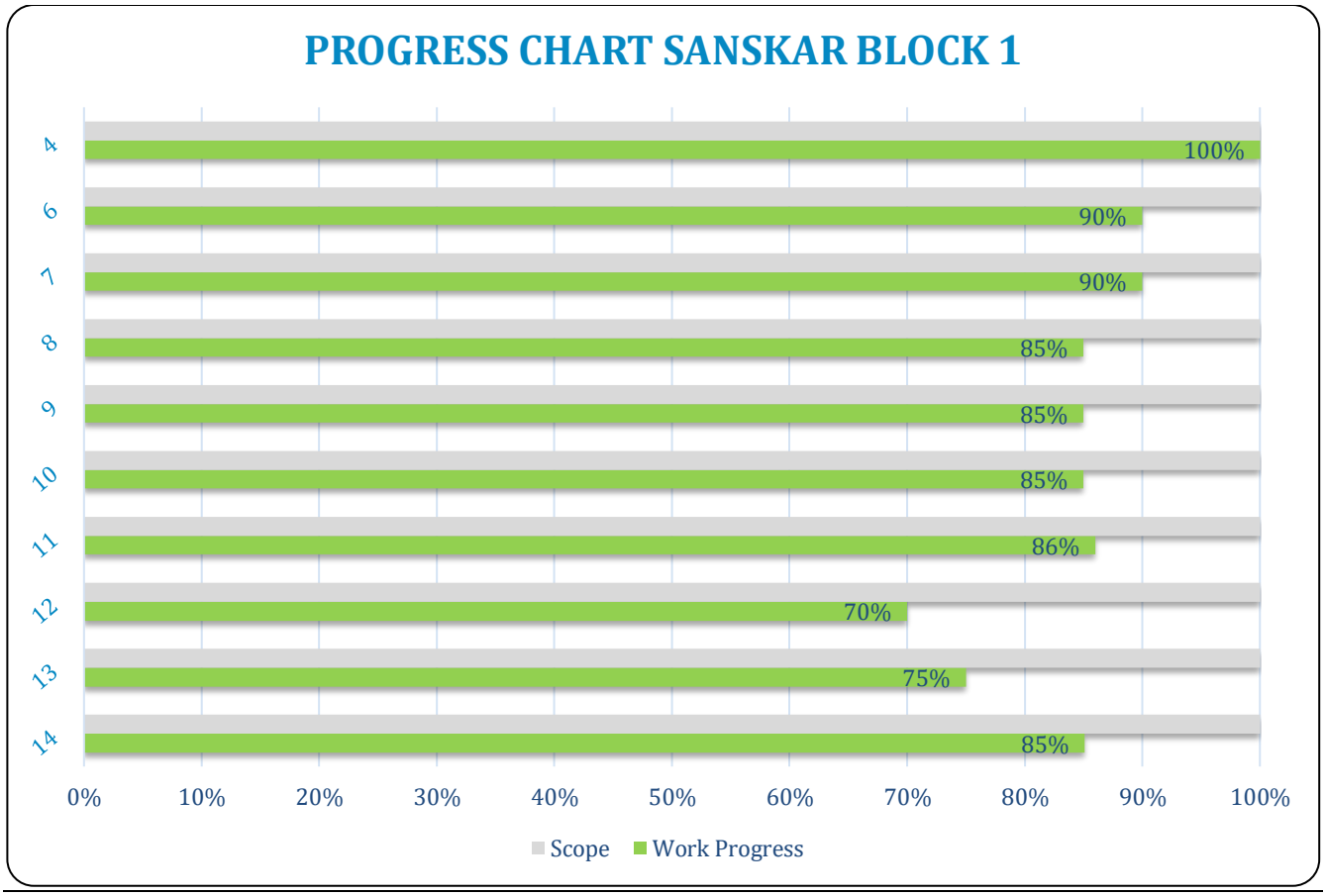
XIV. MISCELLANEOUS		
A	List of Legal Cases (if any) On Project / Promoter	
1.	(a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
2.	No. of Execution Cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
3.	No. 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

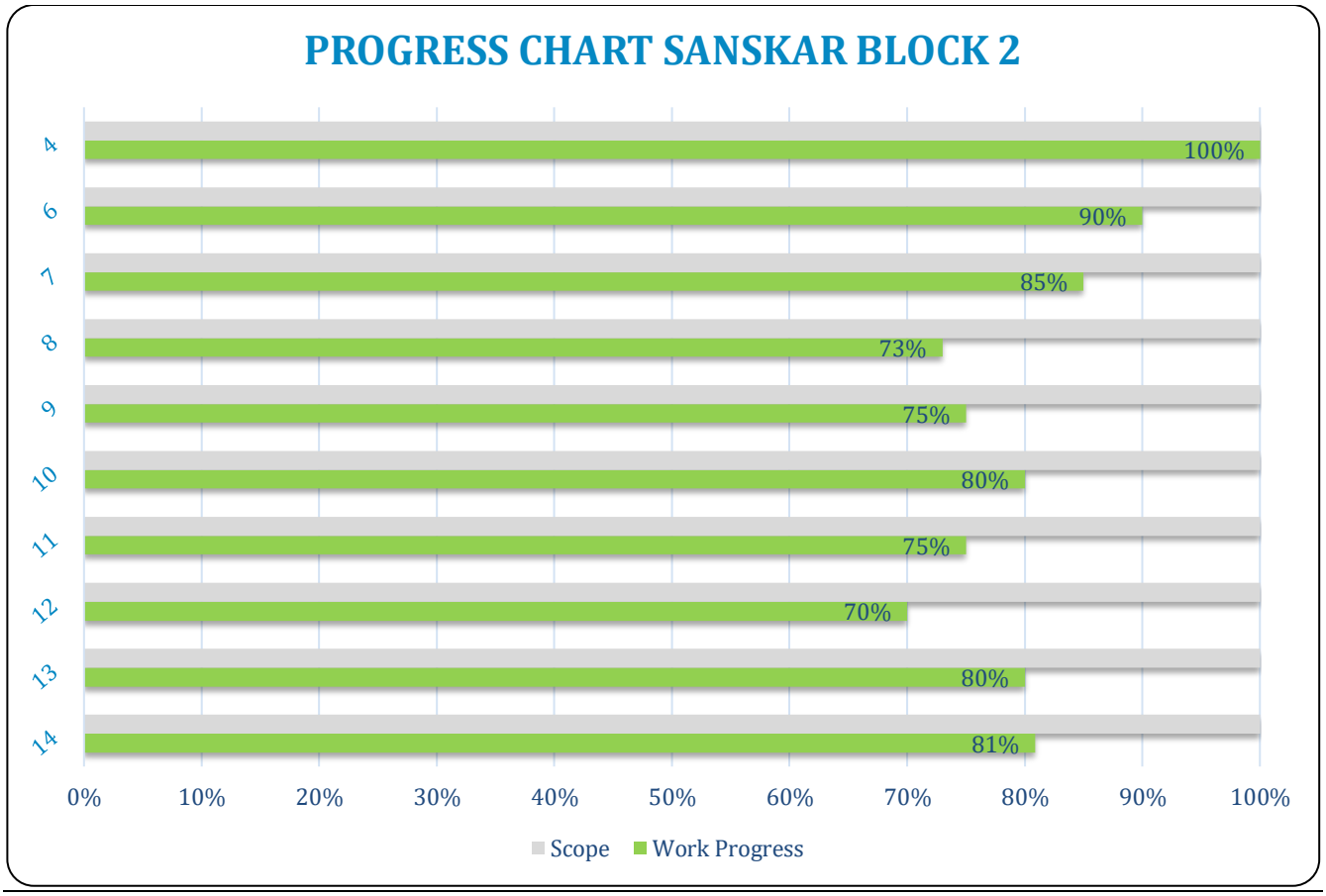
XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
a. Whether the project is in progress as per time schedule or lagging behind? Yes b. If yes, whether it would be completed on the completion date fixed as per RC. Yes If No, then Reason for delay: NA


PROGRESS CHART KUNJ
4
6
7
8
9
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11
12
13
14
100%
100%
100%
45%
100%
100%
100%
45%
75%
85%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Scope
Work Progress


PROGRESS CHART UTKARS 1 to 13
4
6
7
8
9
10
11
12
13
14
100%
100%
100%
100%
100%
100%
100%
70%
80%
94%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Scope
Work Progress


PROGRESS CHART UTKARS 14,15 & 16
4
6
7
8
9
10
11
12
13
14
100%
95%
94%
94%
94%
94%
95%
70%
80%
91%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Scope
Work Progress


PROGRESS CHART SANSKAR BLOCK 1
4
6
7
8
9
10
11
12
13
14
100%
90%
90%
85%
85%
85%
86%
70%
75%
85%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Scope
Work Progress



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

Project Site Photographs




GPS Map Camera
Patna, Bihar, India
5, Patna, Bihar 800003, India
Lat 26.011393° Long 85.331694°
12/04/2025 11:08 AM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
5, Patna, Bihar 800003, India
Lat 26.01155° Long 85.331446°
12/04/2025 11:09 AM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
5, Patna, Bihar 800003, India
Lat 26.011392° Long 85.331693°
12/04/2025 11:08 AM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
5, Patna, Bihar 800003, India
Lat 26.011565° Long 85.331461°
12/04/2025 11:08 AM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
5, Patna, Bihar 800003, India
Lat 26.011393° Long 85.331695°
12/04/2025 11:08 AM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
5, Patna, Bihar 800003, India
Lat 26.011533° Long 85.33141°
12/04/2025 11:09 AM GMT
+05:30
Google


GPS Map Camera
Patna, Bihar, India
5, Patna, Bihar 800003, India
Lat 26.011725° Long 85.331201°
12/04/2025 11:09 AM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
5, Patna, Bihar 800003, India
Lat 26.011814° Long 85.331031°
12/04/2025 11:10 AM GMT +05:30
Google

BROCHURE:




Isomatric View
Ground Floor (650 sqft)
BEDROOM
11'X11'
PARKING
8'X15'
First Floor (440 sqft)
OPEN TERRACE
18 x11'
BEDROOM
10'X10'9"
OPEN TERRACE
KUNJ


UTKARS
3 BHK, Duplex


Isomatric View
Ground Floor (835 sqft)
KITCHEN
9'4" X10'
DINNING
BEDROOM
13'X10'
LIVING
GARDEN
AREA
First Floor (835 sqft)
LIVING ROOM
BEDROOM
13'X10'
BEDROOM
UTKARS


AKRITI
4 BHK, Bungalow


Isomatric View
Ground Floor (900 sqft)
BEDROOM
13'7"X11'1"
DINNING
GARDEN AREA
PARKING
First Floor (950 sqft)
BEDROOM
FAMILY LAUNGE
15'6"X11'5"
BEDROOM
16'X11'
BEDROOM
13'2"X11'
AKRITI


SANSKAR
5 BHK, Bungalow


Isomatric View
Ground Floor (1260 sqft)
BEDROOM
4'8"X10'3"
PARKING
M. BEDROOM
13'3"X14'9"
KITCHEN
First Floor (1150 sqft)
BEDROOM
14'8"X10'3"
FAMILY LAUNGE
19'X9'6"
M. BEDROOM
BEDROOM
SANSKAR


SECURITY
AMENITIES
Lift

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

Name: Sawan
Date : 13-04-2025