FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending July-Sep of 2024 -25 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U45500BR2018PTC038428
Firm Address:	Sony Complex Aghoriya Bazar Amgola Road Ram 1, Muzaffarpur.
Total Experience of promoter in Real Estate Sector	6
Total Experience in Real Estate After Implementation of RERA	6
No of Project done Before Implementation of RERA	0
No of Project done After Implementation of RERA	1(Ongoing)

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP00678-1/754/R-554/2019
Name of Project/Phase of Registered 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 or Phase of the Project	25/11/2018

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Type of Project or Phase of the Project	Residential/Group Housing
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
Smart India Township	2 BHK (Duplex)	56.02	1	1. Booked/Allotted-15 2. Sold- 00 Percentage of booking- 21.42	1.Booked/Allotted-00 2.Sold-00 Percentage of booking-00
Smart India Township	3 BHK (Duplex)	97.27	90		
Smart India Township	5 BHK (Duplex)	184.55	5		

Note:- Association of Allottee not be made because, booking percentage not exceeds 50% yet.

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Smart India Township	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.				

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VI. Construction Progress of the Project

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) (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	0%
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 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.	100%

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VI. Construction Progress of the Project

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 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.	**100%**

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VI. Construction Progress of the Project

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	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 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.	95%

Director

VI. Construction Progress of the Project

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 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.	**86%**

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VI. Construction Progress of the Project

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 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.	75%

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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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	73%	
2.	Water Supply	Yes	60%	Pump Installed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	60%	
4.	Storm Water Drains	No	NA	
5.	Landscaping & Tree Planting	Yes	70%	
6.	Street Lighting	Yes	70%	
7.	Community Buildings	Yes	60%	
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	70%	
14.	Open Parking	No	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	No	NA	
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

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	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.	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	24,68,411.00/-
6	Actual Cost Incurred during the Quarter	38,59,938.00/-
7	Net amount at end of the Quarter	2,62,064/-
8	Total expenditure on Project **till date**	5,87,92,768.00/-
9	Cumulative fund collected till the end of Quarter in question	1,71,43,411.00/-
10	Cumulative expenditure done till the end of Quarter in question	5,87,92,768.00/-

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

No Any

XII. MISCELLANEOUS

A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No.	NA

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	Name of Parties	
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 Saleduring the Quarter	
1.	Sale Deed	7
2.	Agreement for Sale	1
3.	No. of possessions given to allottees	0

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind?

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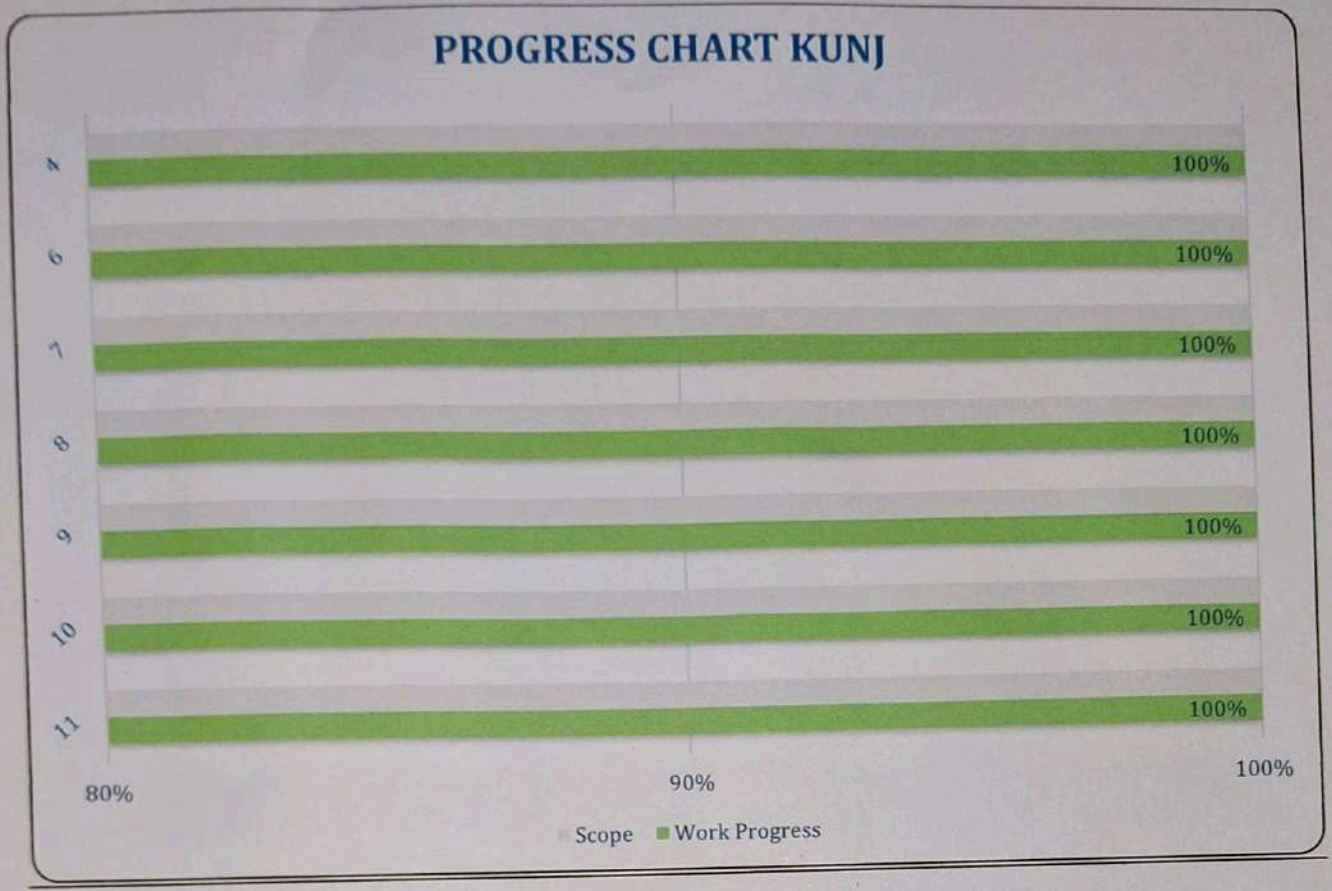

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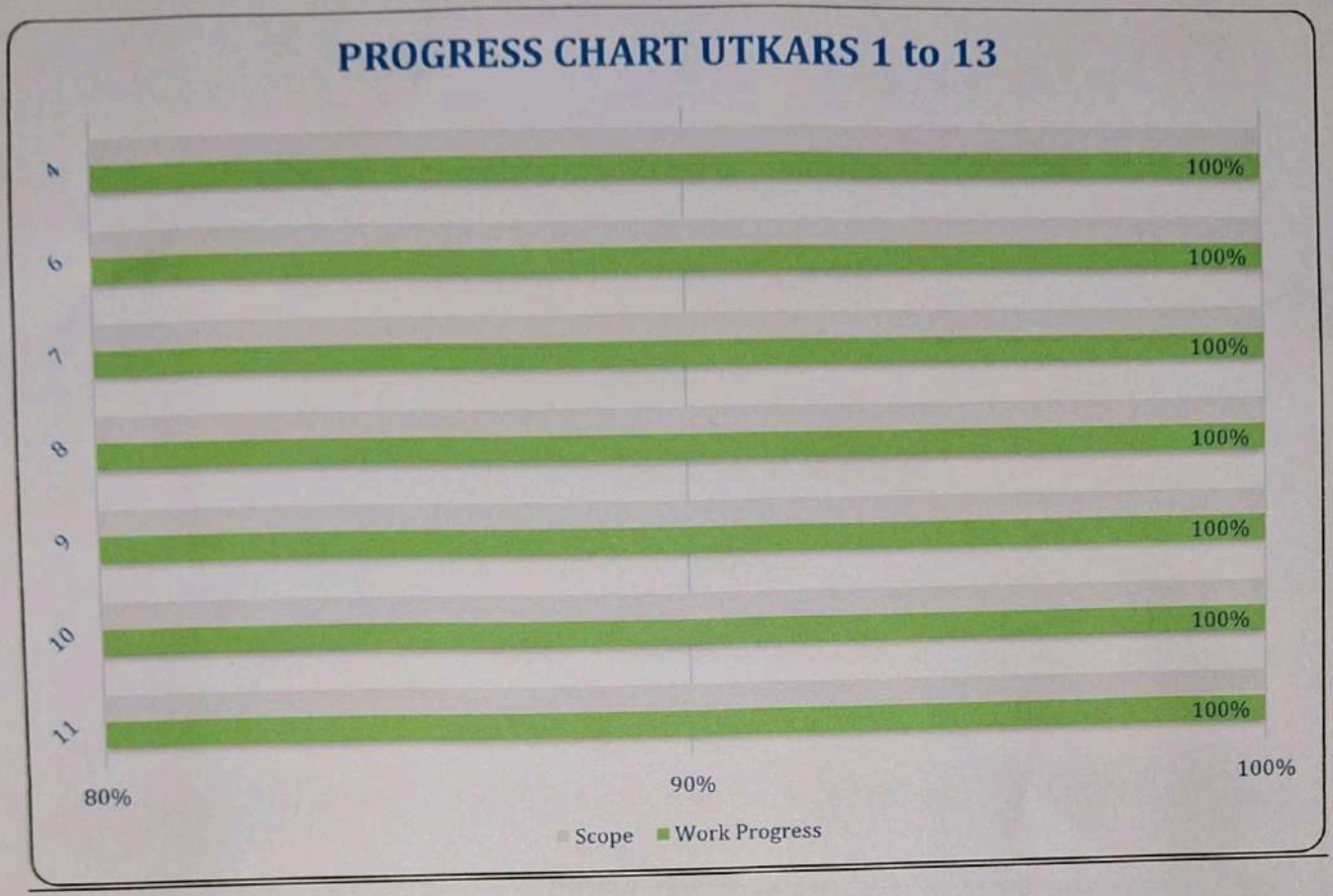

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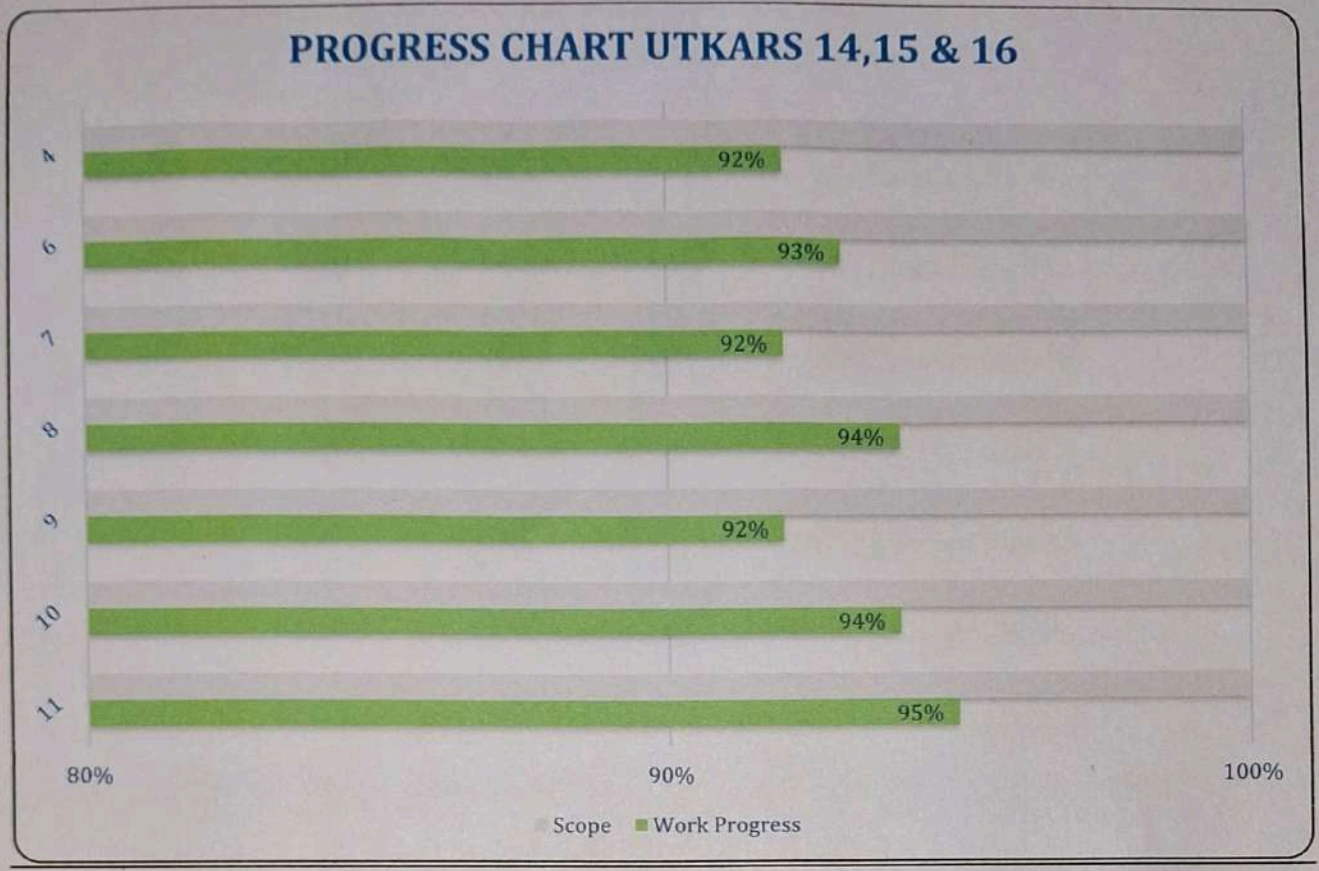

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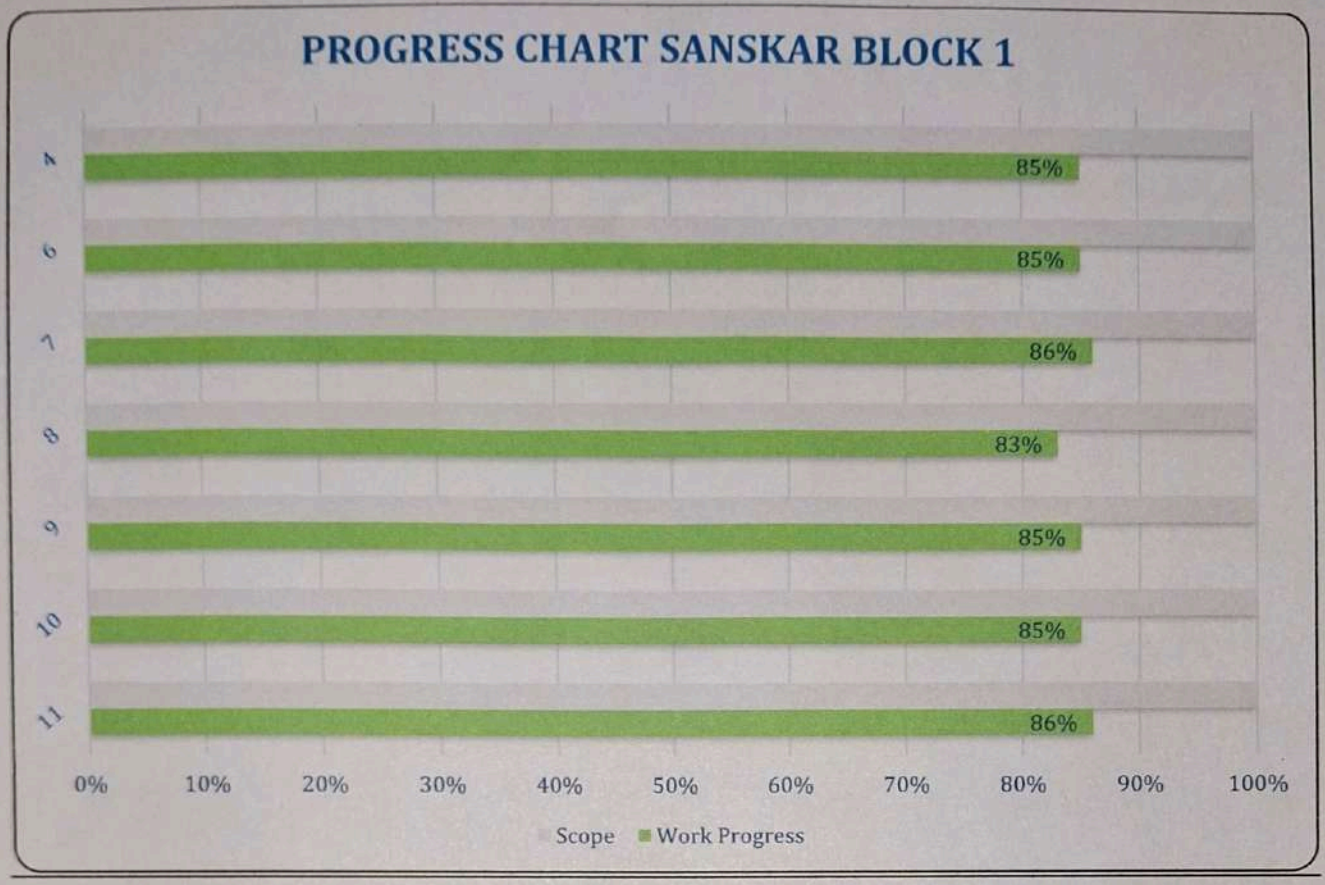

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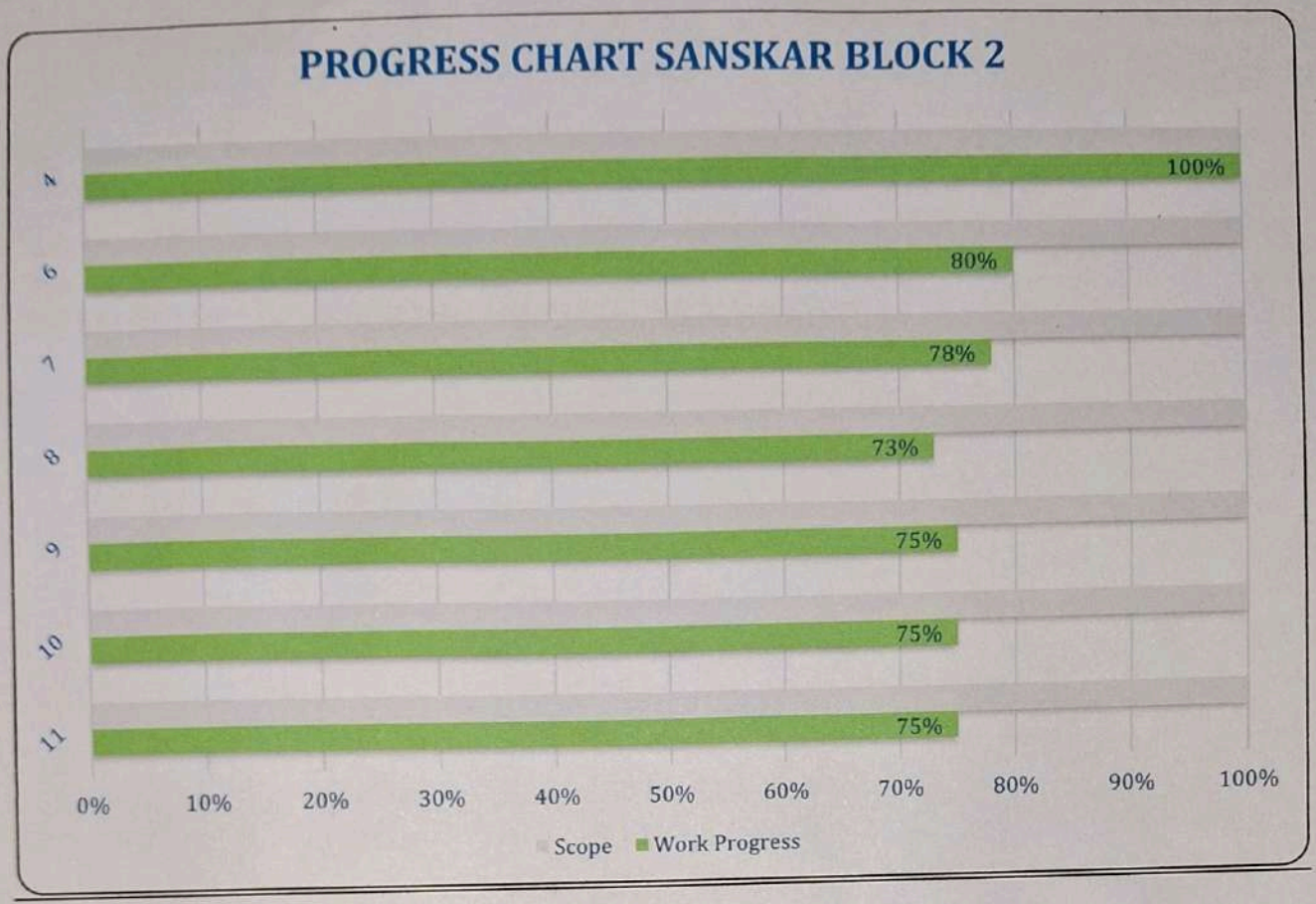

XIV. UNITS ALLOCATION DETAILS

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 -
2 BHK (Duplex)	1	Ut- 2 Prema Mishra Ut-1Srinath Kumar Ut-4 Simmi Srivastava Ut-8 santlal Paswan S-01 Pravin Pankaj Ut-16 Sangita devi S-02 Sabita Mishra Ut-7 Anupam Kumari S-03 Rupa Devi	No Any
3 BHK (Duplex)	90		
5 BHK (Duplex)	5		

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XV. BROCHURE /Prospectus -	Attached Below

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

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Project Site Photographs



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GPS Map Camera
Patna, Bihar, India
5, Patna - Sitamarhi Rd, Patna, Chandra Hati, Bihar 800003, India
Lat 26.011777°
Long 85.331285°
15/10/24 01:32 PM GMT +05:30
Google

Director



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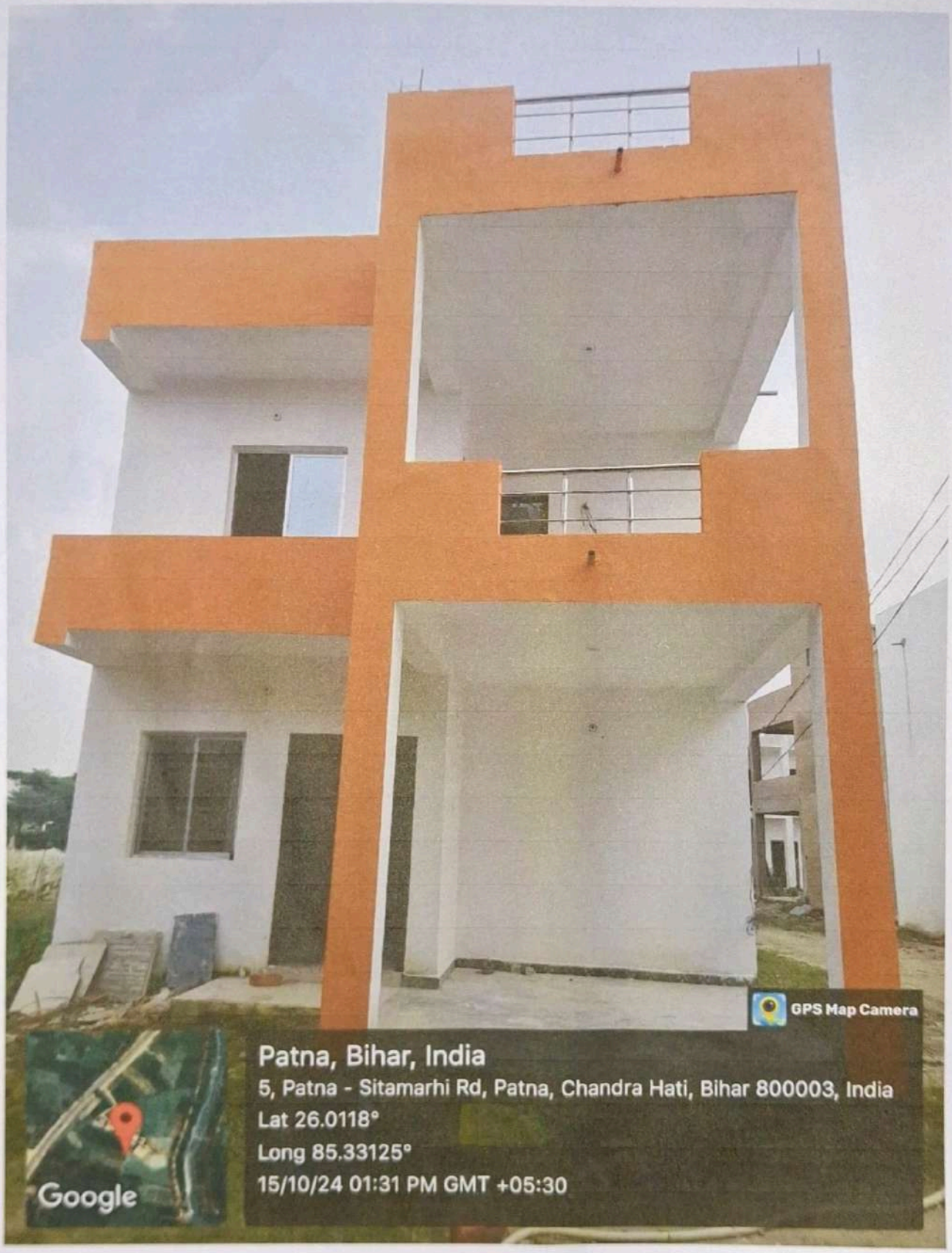
Director


GPS Map Camera
Patna, Bihar, India
5, Patna - Sitamarhi Rd, Patna, Chandra Hati, Bihar 800003, India
Lat 26.0118°
Long 85.33125°
15/10/24 01:31 PM GMT +05:30
Google

Director



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GPS Map Camera
Patna, बिहार, भारत
5, पटना - सितामढ़ी मार्ग, Patna, चंद्रहती, बिहार 800003, भारत
Lat 26.011646°
Long 85.331457°
15/10/24 01:27 PM GMT +05:30
Google

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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

Director

Name: Sawan

Date : 15-04-2024



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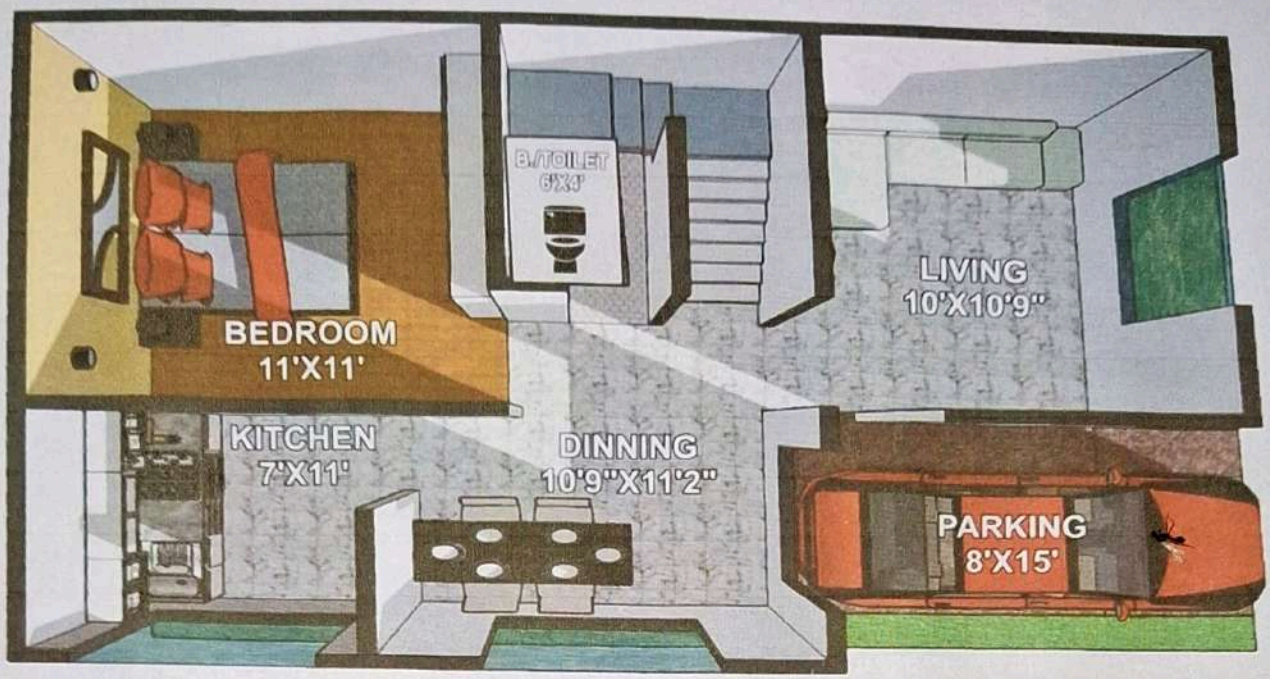
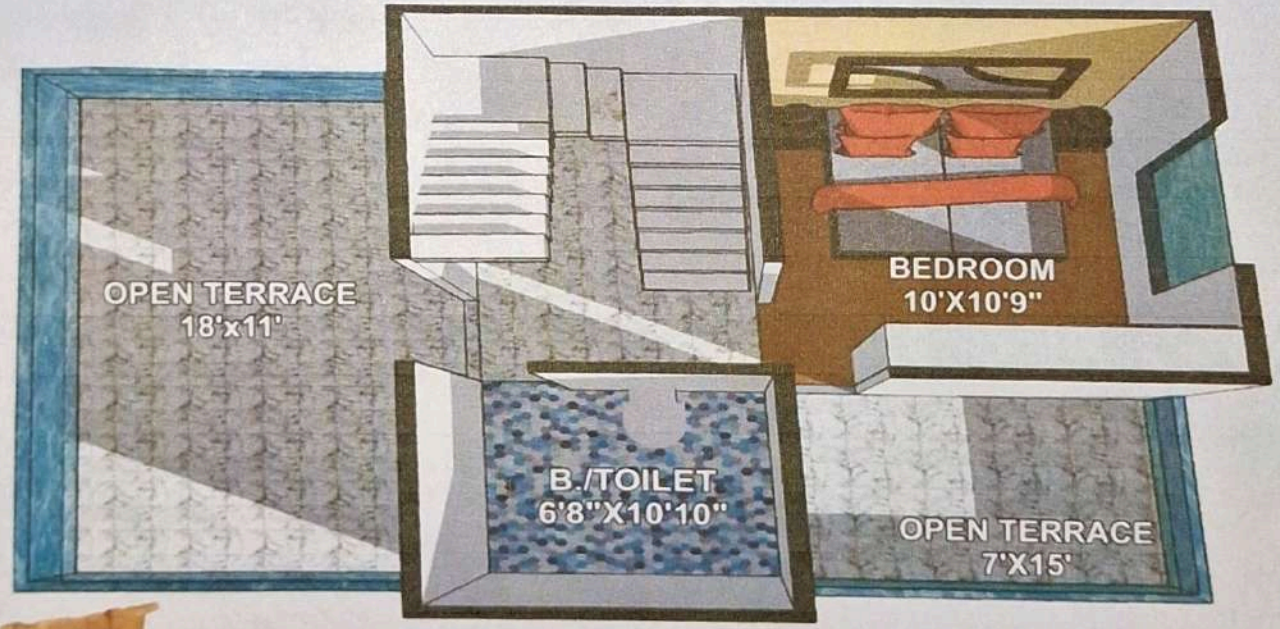
Isomatric View

Ground Floor (650 sqft)



First Floor (440 sqft)





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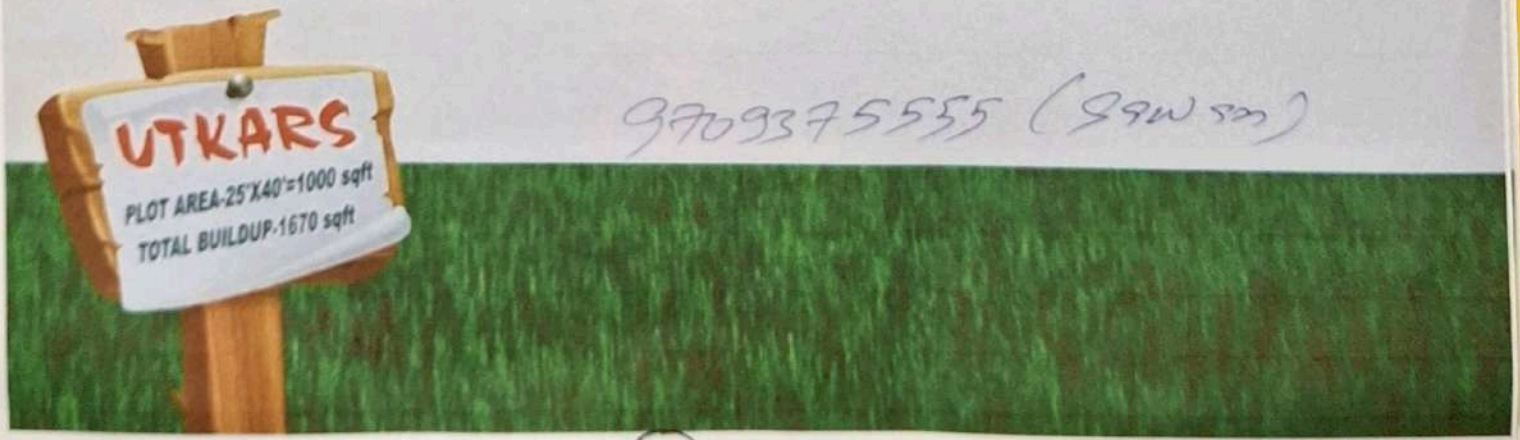
Isomatric View

Ground Floor (835 sqft)



First Floor (835 sqft)





9709375555 (Sawan)

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AKRITI
4 BHK, Bungalow

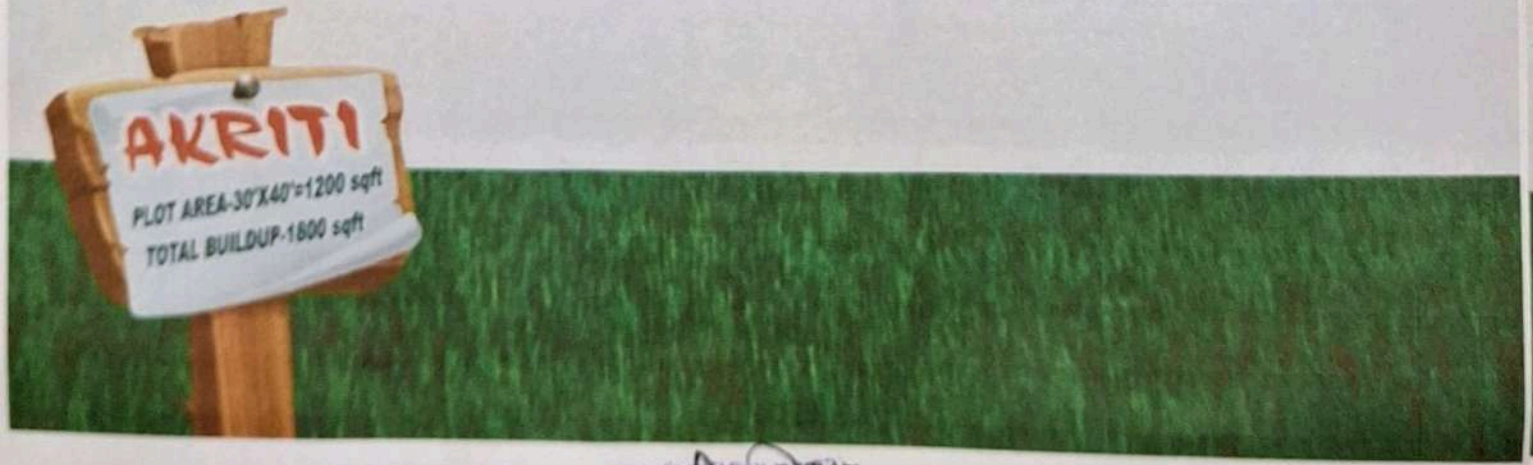
Isomatric View

Ground Floor (900 sqft)



First Floor (900 sqft)





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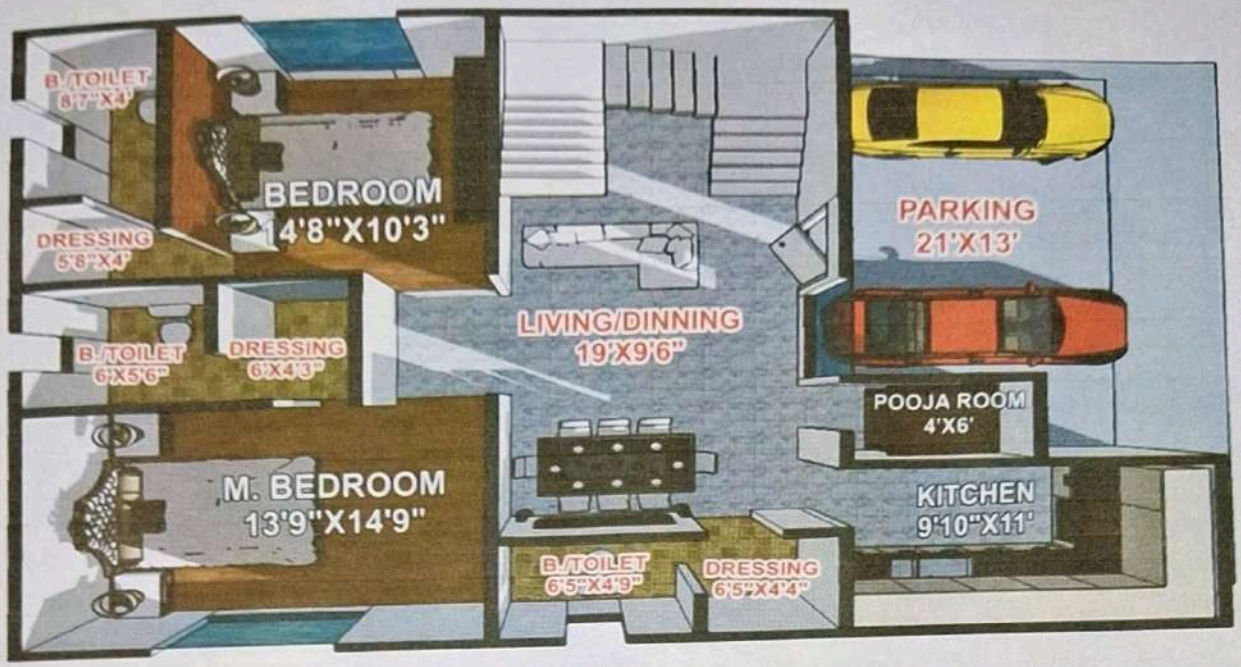
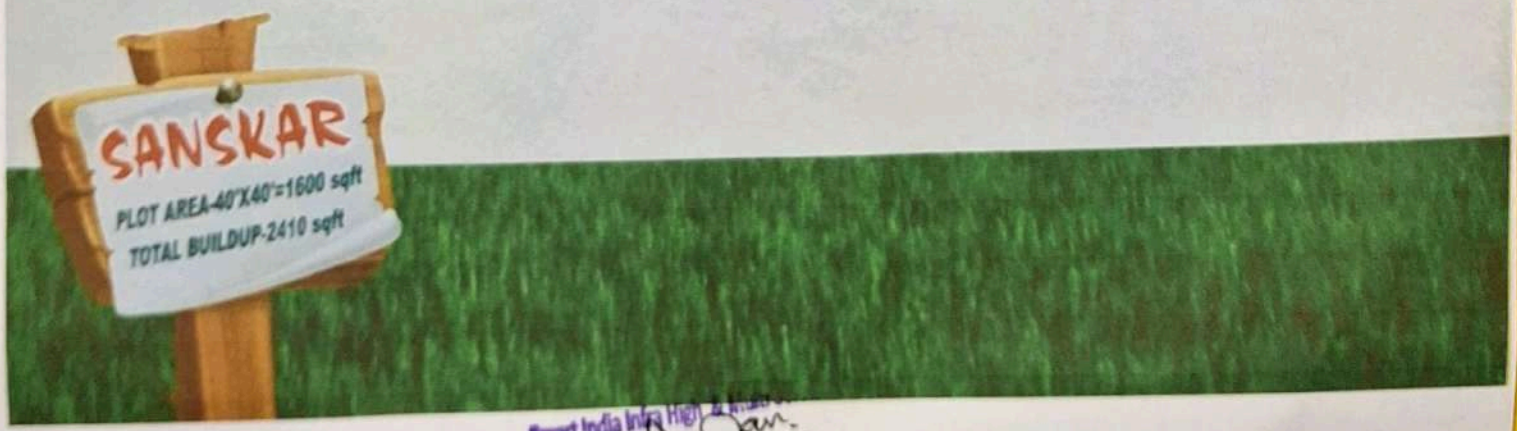
Isomatric View

Ground Floor (1260 sqft)



First Floor (1150 sqft)





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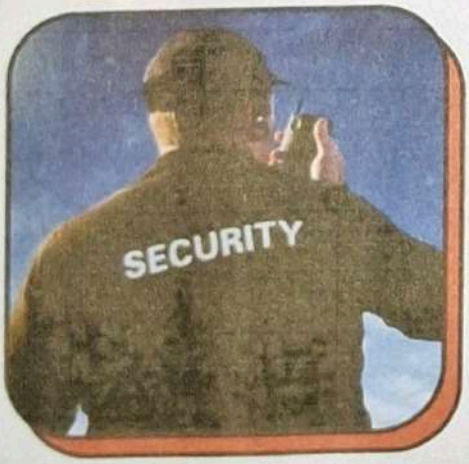











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