FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of 2024 (3rd Qt) (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	03-08243	Name of Firm	Regency Buildwell P.A. Ltd.
Firm Address :	OPP- Sidharth Appt. Jagdeo Path, Patna-14		
Total Experience of promoter in Real Estate sector	10 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	2	
No of Project done After Implementation of RERA	✓1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	4	

II. PARTICULARS OF PROJECT			
Project Registration Number-	BRERAP00135-014/127/R-1624/2023	Name of Project/Phase of Registered Project	
Name of Promoter	KRI DEEPA RANJAN	Project Address	
Name of Co-promoter	Sumitra Devi		
Project Registration is valid up to	01/04/2027		
Starting date of Project or Phase of the Project	30/8/2023		
Type of Project or Phase of the Project	✓1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority	24/03/2028		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area (Sqm.)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - 06 1. Booked / Allotted - −01 2. Sold - −0−	Total Number of Apartments in Landowner's share - −06− 3. Booked/ Allotted - X Sold - X
Regency PALACE	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	4 8	① 55.7418 ② 85.01 ③ 80.62	12	Percentage of booking 11.66%	Percentage of booking Q.%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Regency Palace	12	1. Booked/Allotted -	−1−
		2. Sold -	−0−

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.				
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

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 %.	10/2023
2.	Basements (if any)		
3.	Podiums (if any)		
4.	Plinth	100 %.	10/2023
5.	Stilt Floor	100 %.	11/2023
6.	Slabs of Super Structure	100 %.	8/2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	90 %. 49 %.	10/2025 7/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	40 %.	9/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90 %. 70 %.	10/2025 12/2025
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	0 %. 10 %.	5/2026 5/2026
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 %. 0 %.	2/2027 11/2026

	requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0Y.	2/2027

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	No		
2.	Water Supply	Yes	0	12/2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0	
4.	Storm Water Drains	No –		
5.	Landscaping & Tree Planting	Yes	0	12/2026
6.	Street Lighting	No –		
7.	Community Buildings	No –		
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0	12/2026
9.	Solid Waste Management & Disposal	No –		
10.	Water Conservation / Rain Water Harvesting	Yes	0	12/2026
11.	Energy Management	No –		

12.	Fire Protection and Fire Safety Requirements	No –		
13.	Closed Parking	Yes –	50y.	10/2026
14.	Open Parking	No –		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes –	0	10/2026
16.	Others (Option to Add More)			

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

	NA –	PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) 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 PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached
(B)		Photograph of each floor	Attached.

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (in Rs.) (3)
1.	Project Account No.	217102000004466
2.	Estimated Cost of the Project including land cost at the start of the Project	4.4
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	3Cr.
4.	Any Variation in Development Cost which is declared at the start of the Project.	0 Nill
5.	Amount received during the Quarter	~~2.99 Lakhs~~ NILL
6.	Actual Cost Incurred during the Quarter	2.97 Lakhs
7.	Net amount at end of the Quarter	4,39,074/=
8.	Total expenditure on Project till date	94,87,400/=
9.	Cumulative fund collected till the end of Quarter in question	7 Lakhs
10.	Cumulative expenditure done till the end of Quarter in question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NA

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	NILL
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NILL
2.	Agreement for Sale	NILL
3.	No. of possessions given to allottees	NILL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind? As per time Schedule		

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.

REGENCY BUILDWELL PRIVATE LIMITED

सुमित्रा देवी

Director

Signature of Promoter

Name: Sumitra Devi

Date: 11/01/2025

Additional Information :

A. PARTICULARS OF PROMOTERS

1. Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies . 03/09243
2. Total Experience of promoter in Real Estate sector 10 years
3. Total Experience in Real Estate after Implementation of RERA 07 Years
   No of Project done Before and after Implementation of RERA Residential
   Commercial
   Residential- cum Commercial
   Plotted project

B. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Total Number of Apartments in Promoter's share – 06

1. Booked/ Allotted - 01
   Sold-
   Percentage of booking 16.33%

Total Number of Apartments in Landowner's share – 06

2. Booked/ Allotted - NILL
   Sold -
   Percentage of booking NILL

C. CONSTRUCTION PROGRESS OF THE PROJECT

: The construction progress must include the Expected Completion date in (dd/mm/yyyy) Format.

D. FINANCIAL PROGRESS OF THE PROJECT

: Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)

Any Variation in Development Cost which is declared at the start of the Project.

E. MISCELLANEOUS

1. List of Legal Cases (if any) – On **Project / Promoter**
   Case No. Name of Parties
2. No of Execution Cases against this project
   Case No. Name of Parties
3. No of Suo - Moto cases against this project
   Case No Name of Parties
4. No of Certificate cases /PDR cases against this project
   Case No. Name of Parties

NILL


GPS Map Camera
Patna, Bihar, India
D2, Jyotipuram Colony, Rukanpura, Patna, Bihar
801506, India
Lat 25.613296° Long 85.074887°
08/01/25 02:32 PM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
D2, Jyotipuram Colony, Rukanpura, Patna, Bihar
801506, India
Lat 25.613339° Long 85.074979°
08/01/25 02:31 PM GMT +05:30
Google

GPS Map Camera

Patna, Bihar, India
D2, Jyotipuram Colony, Rukanpura, Patna, Bihar
801506, India
Lat 25.613187° Long 85.07486°
08/01/25 02:23 PM GMT +05:30

Google

GPS Map Camera

Patna, Bihar, India

Jagat Chowk, Ambedkar Path, Basant Bihar, Magistrate Colony, Rukanpura, Patna, Bihar 800025, India

Lat 25.61357° Long 85.075004°

08/01/25 02:26 PM GMT +05:30

Google