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.	U45200BR1998PTC008616
Name of the Promoter's Entity	PATLIPUTRA ENGINEERS PVT. LTD.
Firm Address:	Lakhaiyar House, Near Jahaji Kothi, Kadam Kuan, Bihar-800003.
Total Experience of promoter in Real Estate Sector	8 Completed REAL Estate Projects
Total Experience in Real Estate After Commencement of RERA	1 Completed REAL Estate Projects and 1 Ongoing Project.
No of Project done Before Commencement of RERA	1.Patliputra Enclave (Completed). 2. Sharan Enclave (Completed). 3. Bijoy Enclave (Completed). 4. Saraswati Enclave (Completed). 5. Radhika Enclave (Completed). 6. Vinod Kunj (Completed). 7. Shristi Enclave (Completed).
No of Project done After Commencement of RERA	1. Susheela Enclave (Completed). 2. Kavita Residency (Ongoing).

II. PARTICULARS OF PROJECT	
Project Registration Number	RERAPO0063-4/161/R-1766/2024
Name of Project	PATLIPUTRA RESIDENCY
Name of Promoter	PATLIPUTRA ENGINEERS PVT. LTD.
Project Address	Survey Plot No.- 1846 P, Thana No.- 16, Khata No.- 71, Mauza- Dhirachak, District- Patna, Bihar
Name of Co-promoter	NA
Project Registration is valid up to	20/03/2029
Starting date of Project	10/09/2024

Type of Project	Residential/Group Housing
Name of the Competent Authority which sanctioned the project map	Patna Municipal Corporation
Period of validity of map by the Competent Authority	Five 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– 06		Total Number of Apartments in Landowner's share– 06	
				Booked	AFS Executed	Booked	AFS Executed
Patliputra Residency	3 BHK	801.50	1	0	0	0	0
Patliputra Residency	2 BHK	687.00	1	0	0	0	0
Patliputra Residency	3 BHK	793.00	1	0	0	0	0
Patliputra Residency	3 BHK	834.00	3	0	0	0	0
Patliputra Residency	2 BHK	718.50	3	01	01	0	0
Patliputra Residency	3 BHK	826.50	3	0	0	0	0
Total Carpet Area		4660.5		8.3% of total units	8.3% of total units	0% of total units	0% of total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

Note:- Association of Allotte 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 BOOKED INVENTORY OF GARAGES/PARKING SPACE		
Building / Block Number	**Total Number of Sanctioned Garages/Parking Spaces**	**Total Number of Garages/Parking Spaces:** **1. Booked-**
Patliputra Residency	12	01

VII. DETAILS OF BUILDING APPROVALS				
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.			
3.	Airport Authority of India NOC	Airport Authority of India	09-08-2031	Attached Below
4.	Water Supply Permission			
5.	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

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%**	**Completed**
2.	Piling	**25%**	**20-02-2025**
3.	Basements (if any)	**NA**	
4.	Podiums (if any)	**NA**	
5.	Plinth	**0%**	**20-03-2025**
6.	Stilt Floor	**NA**	

	Ground Floor	**0%**	**20-12-2026**
7.	Slabs of Super Structure	**0%**	**28-08-2026**
8.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**0%**	**20-12-2026**
9.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**25-02-2027**
10.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**0%**	**25-03-2027**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**0%**	**25-03-2027**
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	**0%**	**30-03-2027**
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.	**0%**	**30-03-2027**
14.	Overall Percentage of Actual Work Done and final completion date	**9%**	**01-04-2027**

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)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	NA	
2.	Water Supply	Yes	5%	25-02-2027

3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	30-03-2027
4.	Storm Water Drains	No	NA	
5.	Landscaping & Tree Planting	No	NA	
6.	Street Lighting	No	NA	
7.	Community Hall and GYM	No	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	No	NA	
9.	Solid Waste Management & Disposal	No	NA	
10.	Water Conservation / RainWater Harvesting	Yes	0%	30-03-2027
11.	Energy Management	No	NA	
12.	Fire Protection and FireSafety Requirements	No	NA	
13.	Closed Parking	Yes	0%	20-12-2026
14.	Open Parking	No	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	30-03-2027
16.	Others (Option to AddMore)	No	NA	
17.	Overall Percentage of Actual Work Done and final completion date		0%	01-04-2027

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT
Our Project is residential hence not applicable

XI. Financial Progress of the Project

S.No. (1)	Particulars (2)	Amount (in Rs.) (3)
1	Project Account No.	334105001430
2	Estimated Cost of the Project including land cost atthe start of the Quarter	401.25/- **(In Lakh)**
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	275.00/- **(In Lakh)**
4	Any Variation in Development Cost which is declared at	No Any

	the start of the Project.	
3	Amount received during the Quarter	5,75,950.00/-
4	Actual Cost Incurred during the Quarter	6,70,032.00/-
5	Net amount at end of the Quarter	76,941.18/-
6	Total expenditure on Project **till date**	23,75,026.00/-
7	Cumulative fund collected till the end of Quarter in question	5,75,950.00/-
8	Cumulative expenditure done till the end of Quarter in question	23,75,026.00/-
9	Percentage of Expenditure incurred of the total Estimated development cost of the project.	6%

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

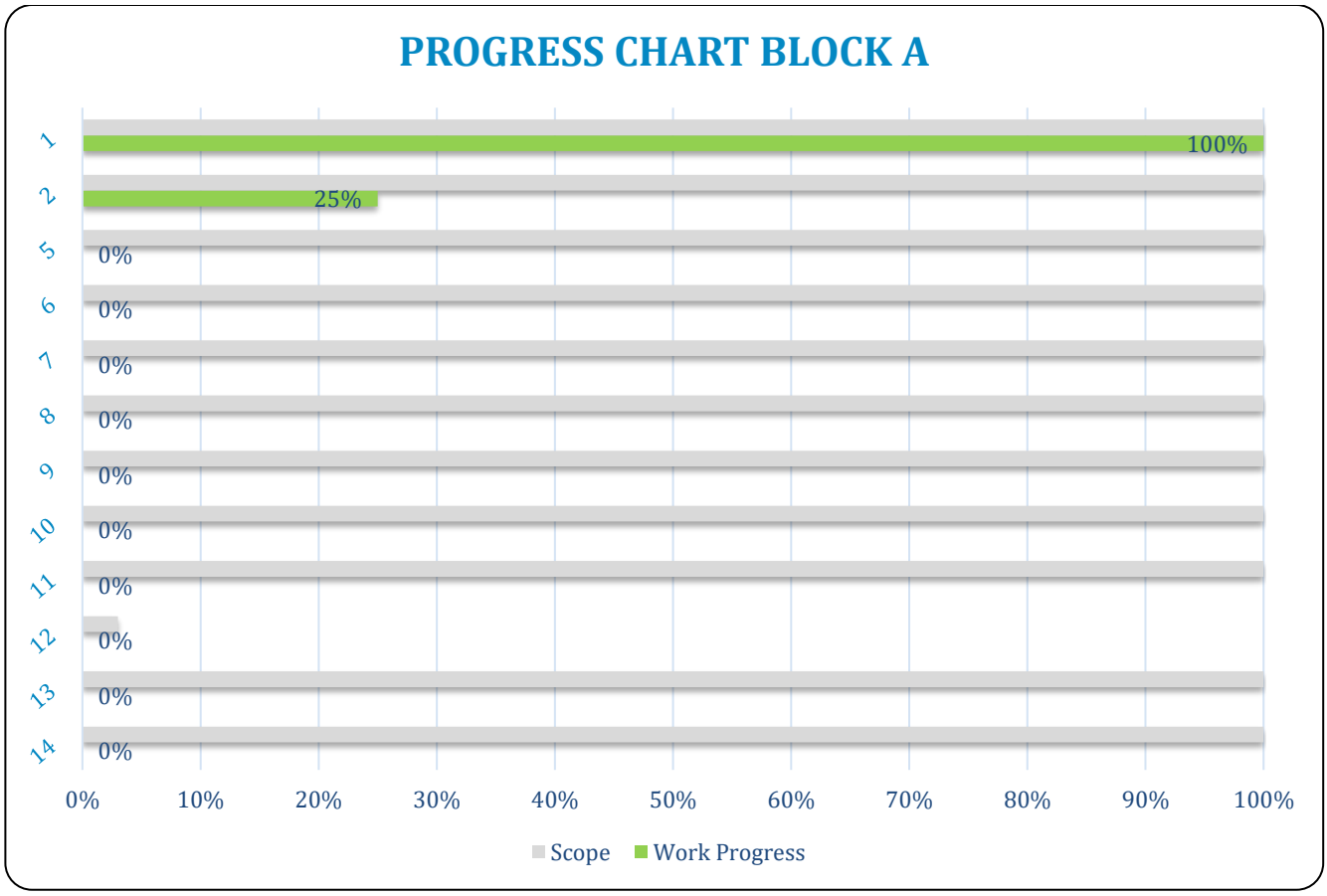
No Any

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

(A)	S. No.	Particulars
	1.	**Front Elevation.-** Attached Below
	2.	**Rear Elevation.-** Attached Below
	3.	**Side Elevation.-** 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)	
1.	Case No.	No Any
2.	Name of Parties	No Any
3.	No of Execution Cases against this project Case No. Name of Parties.	No Any
4.	No of Suo - Moto cases against this project Case No. Name of Parties	No Any
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties.	No Any

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** **c. If No, then Reason for delay:**



XVI. BROCHURE /Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7- Attached

XVI Grievance Redressal Officer

Name :- SANJEEV KUMAR LAKHAIYAR

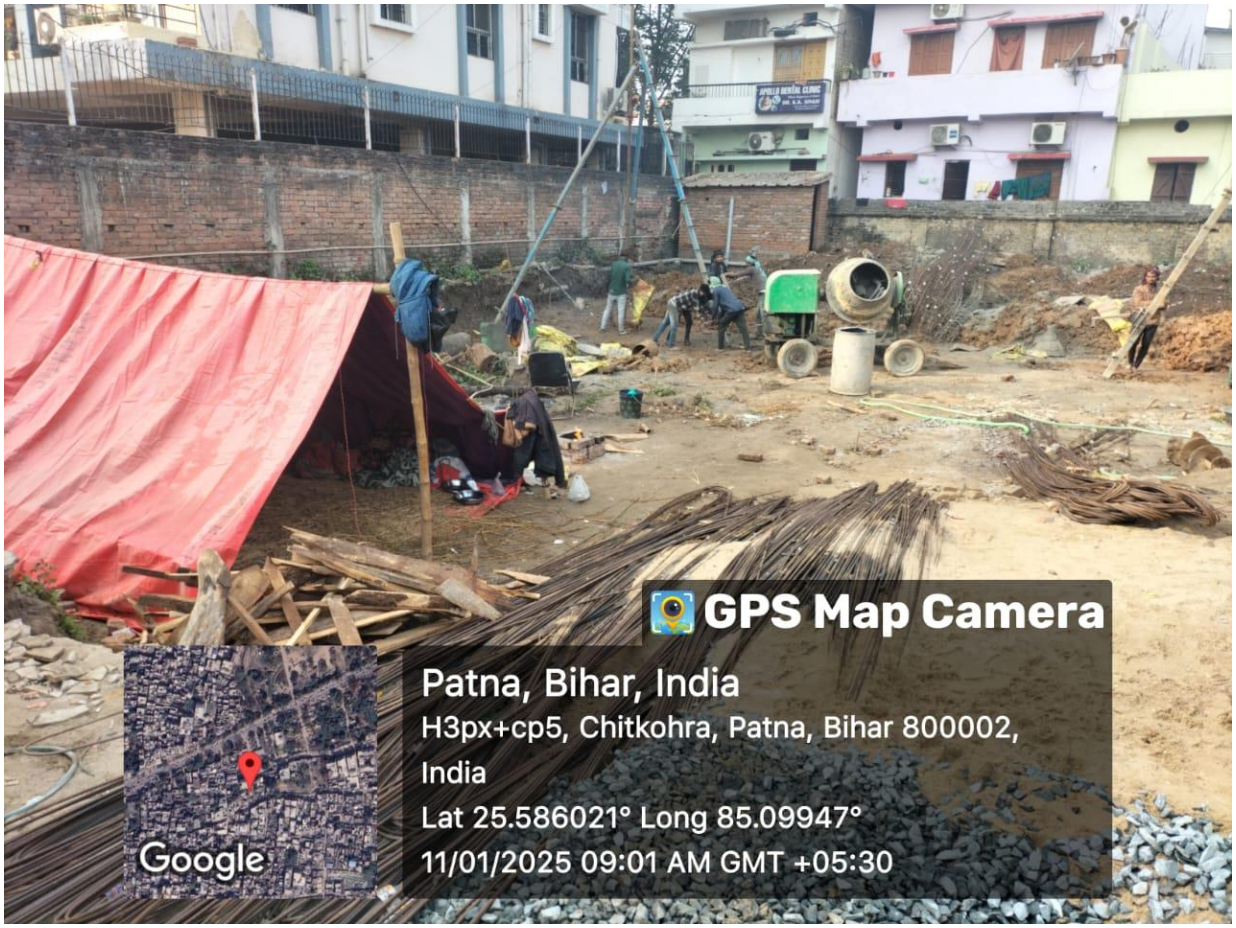
Contact No :- 9234655308

Email id :- sanjeevlakhaiyar2013@gmail.com

Address :- Lakhaiyar House, Near Jahaji Kothi, Kadam Kuan, Patna

Project Site Photographs




GPS Map Camera
Patna, Bihar, India
H3px+cp5, Chitkohra, Patna, Bihar 800002, India
Lat 25.586021° Long 85.09947°
11/01/2025 09:01 AM GMT +05:30
Google



<u>Undertaking</u>:

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

Patliputra Engineers Pvt. Ltd.

Director

Name: Patliputra Engineers Pvt. Ltd.

Date :

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

PATN/EAST/B/072123/770888

मालिक का नाम एवं पता	PATLIPUTRA ENGINEERS PVT LTD	**दिनांक/DATE:**	10-08-2023
OWNERS Name & Address	Director Rajeev Kumar Lakhaiyar at Lakhaiyar House Ground Floor Rajendra Path KadamKuan Patna Bihar 800003	**वैधता/ Valid Up to:**	09-08-2031

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी)
No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है ।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है I

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	PATN/EAST/B/072123/770888
आवेदक का नाम / Applicant Name*	Vinay Kumar
स्थल का पता / Site Address*	Plot No – 1846 P Khata No - 71 Thana No - 16 Mauza - Dhirachak,Patna Bihar,Patna,Bihar
स्थल के निर्देशांक / Site Coordinates*	25 35 09.64N 85 05 57.22E, 25 35 09.20N 85 05 57.36E, 25 35 09.84N 85 05 58.05E, 25 35 09.41N 85 05 58.18E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	53 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	77.26 M (Restricted)

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*** जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant***

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -
3. **This NOC is subject to the terms and conditions as given below:**

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है | भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है | यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा क़ानूनी कार्यवाही की जाएगी | सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी ।
a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।
b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।
c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी | अर्थात, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई |
d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934 , के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है ।
e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरैस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए ।
f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

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ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।
g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए ।
h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो । विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी |
i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरूद्ध कोई शिकायत/दावा नहीं किया जाएगा ।
j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट । सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी ।
k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता ।
l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Patna विमानक्षेत्रो के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रो और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रो, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है ।
m. This NOC ID has been assessed with respect to thePatna Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV(Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

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त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता हैं, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

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PATN/EAST/B/072123/770888

क्षेत्र का नाम / Region Name: पूर्व/EAST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	S. Maldar 11/8/23 महाप्रबंधक (एटीएम) पू.क्षे./General Manager (ATM) ER भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India ने.सु.च.ब.अं. हवाई अड्डा/N.S.C.B.I. Airport कोलकाता/Kolkata 700052
द्वारा तैयार Prepared by	11/08/2023
द्वारा जांचा गया Verified by	11.08.23.

ईमेल आईडी / EMAIL ID : gmatmer@aai.aero
फोन/ Ph: 033-25111293

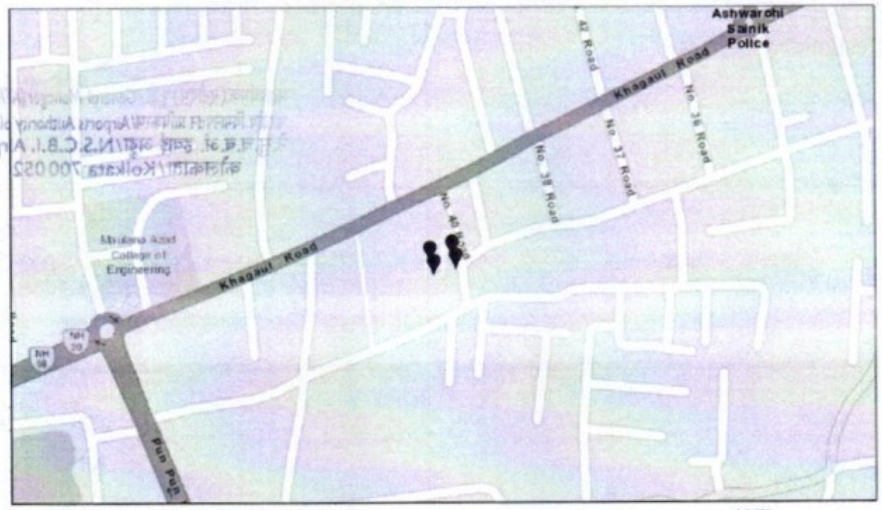
ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री
Patna	1116.97	140.17
NOCID	PATN/EAST/B/072123/770888	

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Street View



Satellite View



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PATLIPUTRA ENGINEERS PVT. LTD.

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ARCHITECT
Artcon design Consultants
ARCHITECTS, ENGINEERS
Interior Designers, Computer Aided Design
G-04, Laxmi Palace, Mitra Compound
Boring Road, Patna-1

Design by Atlas Studio 9939038209

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Patliputra Engineers Pvt. Ltd.

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PATLIPUTRA
Residency

AT ROAD NO.39, DHIRACHAK, RAGHUNATH TOLA
ANISHABAD, PATNA - 800002

2 & 3 BHK Deluxe Flats



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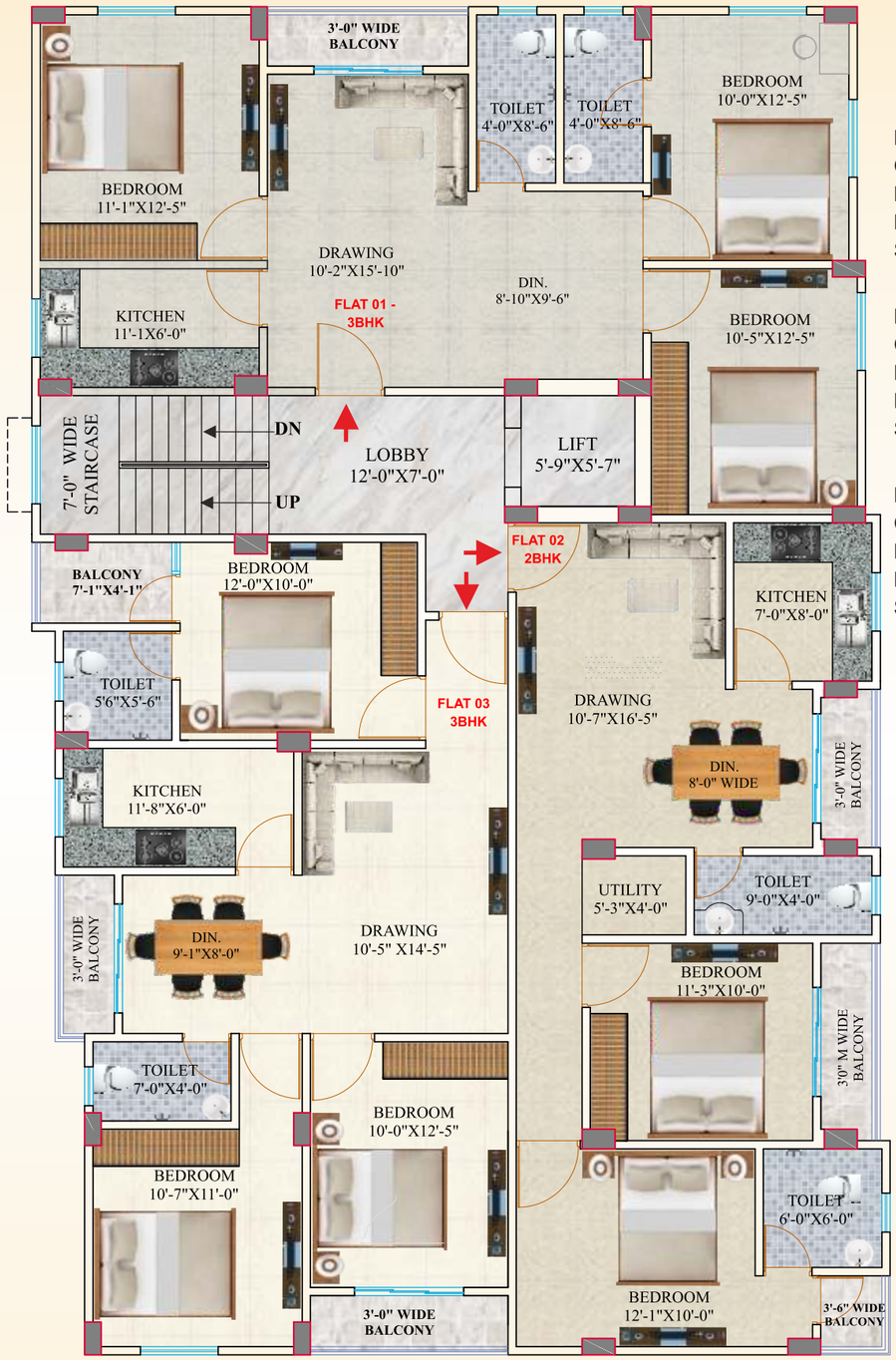
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PATLIPUTRA RESIDENCY

RERA NO : BRERAP00063-4/161/R-1766/2024



Area Statement

Flat #01	**:**	**3 BHK**
Carpet Area	:	801.50 Sqft
Balcony Area	:	30.00 Sqft
Built-up Area	:	884.00 Sqft
S-B/U Area	:	1149.00 Sqft
Flat #02	**:**	**2 BHK**
Carpet Area	:	687.00 Sqft
Balcony Area	:	66.00 Sqft
Built-up Area	:	795.00 Sqft
S-B/U Area	:	1033.50 Sqft
Flat #03	**:**	**3 BHK**
Carpet Area	:	793.00 Sqft
Balcony Area	:	78.00 Sqft
Built-up Area	:	914.50 Sqft
S-B/U Area	:	1189.00 Sqft

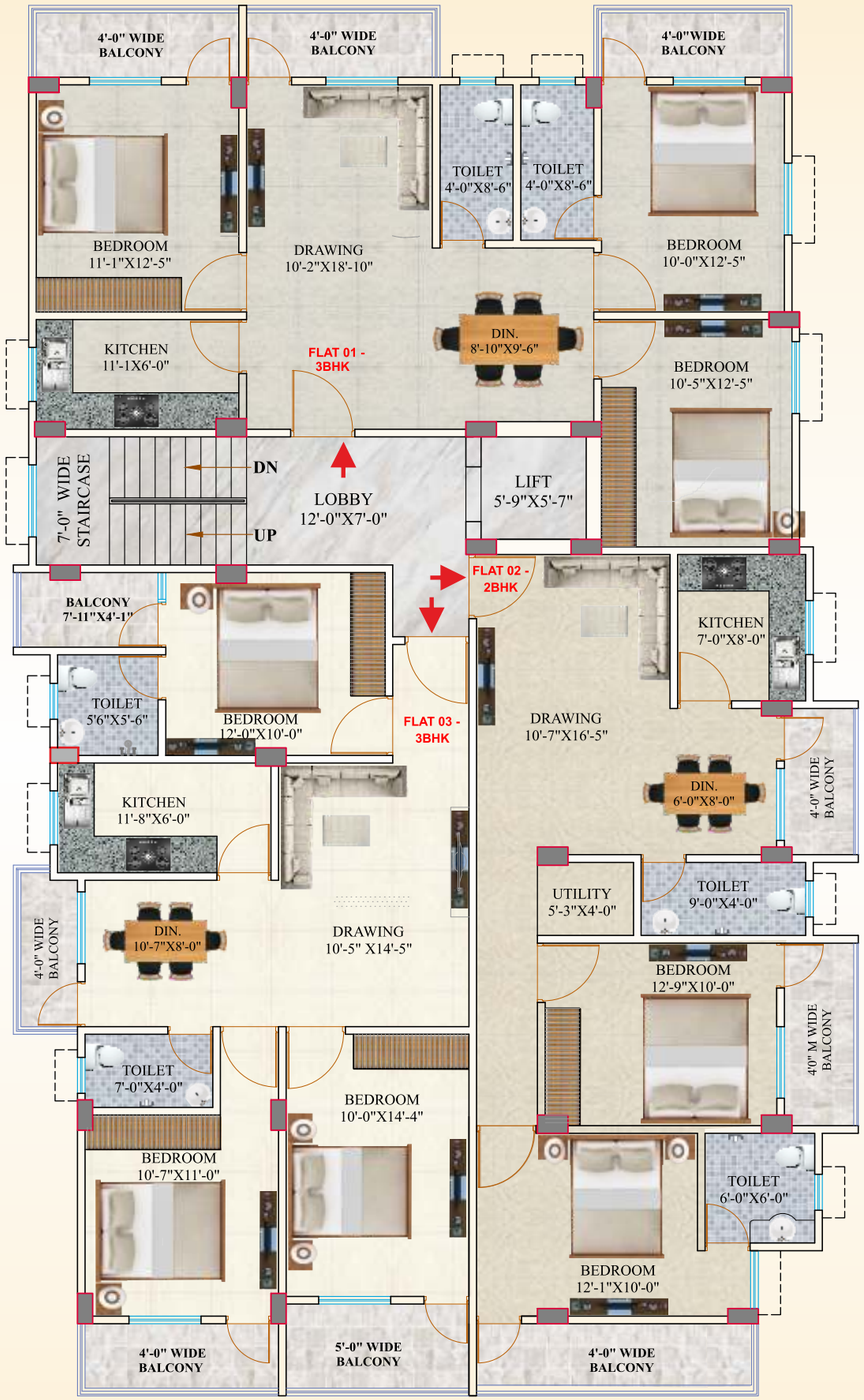


1ST FLOOR PLAN

RERA NO : BRERAP00063-4/161/R-1766/2024

Area Statement

Flat #01	**:**	**3 BHK**
Carpet Area	:	834.00 Sqft
Balcony Area	:	133.00 Sqft
Built-up Area	:	1017.00 Sqft
S-B/U Area	:	1322.00 Sqft
Flat #02	**:**	**2 BHK**
Carpet Area	:	718.50 Sqft
Balcony Area	:	137.50 Sqft
Built-up Area	:	891.00 Sqft
S-B/U Area	:	1158.50 Sqft
Flat #03	**:**	**3 BHK**
Carpet Area	:	826.50 Sqft
Balcony Area	:	161.50 Sqft
Built-up Area	:	1027.00 Sqft
S-B/U Area	:	1335.00 Sqft





2ND, 3RD & 4TH FLOOR PLAN

RERA NO : BRERAP00063-4/161/R-1766/2024







S P E C I F I C A T I O N S

Foundation	:	As per the design of Structural Engineers.
Structure	:	Earthquake resistant RCC Framed Structures.
Super Structure	:	5" thick ACC Block/Fly Ash Brick Masonry in RCC Frames.
Internal Wall Finishes	:	Sand Cement Plaster covered with two coats of wall Putty over it. Paints shall be Charged Extra.
External Wall Finishes	:	Shall be finished with Cement Sand Plaster covered with two coats of Weather coat Paints over the coat of wall Putty.
Flooring	:	Vitrified Tiles in Hall & Rooms & Ceramic/Vitrified Tiles in Bathrooms. Granite/ Designed Tiles in common Lobbies & Stairs. Kota Stones in Car Parkings & Drive Way.
Kitchen	:	Granite Kitchen Top, 2 Feet high Glazed Tiles Dado over it. Stainless Steel Kitchen Sink with Hot & Cold Point (Sink Mixture)
Toilets	:	Glazed Tiles Dado up to bottom of the Roof Beams, Glazed Vitreous Branded Sanitary wares & Branded CP Fittings. Hot & Cold Point in Bathing Area of each Toilets & Basins.
Staircase	:	RCC Stairs with Granite Floors with S.S. Railings.
Doors	:	Sal Wood (Kapoor) Frames, 30mm Fully Laminated Flush Door Panel & Chowkhat.
Windows	:	Fully Glazed 2-Track UPVC Windows.
Electricals	:	Branded Concealed Copper Wiring, Branded Modular Switches & Sockets, Adequate Lighting & TV Points in Rooms, Halls, Kitchen & Toilets, as per the design of the Architect & Engineers.
Lift	:	Branded with V3F Drive.
Generator	:	Eco- friendly Branded Common Generator for 500 VA Supply in each Flats, adequate 24 hours Power Back up in Common Areas & Lift.

COMMON AMENITIES



Car Parking



24 hours Power backup



Fire Fighting as per norm



24 X 7 CCTV surveillance in campus



Rainwater Harvesting



24x7 Water Supply



Convenient Elevators



24x7 Security Guard

CONSTRUCTION LINKED PAYMENT PLAN - 1

- At the time of Booking : 10%
- On Completion of Foundation work : 20%
- On completion Ground Floor Roof Casting : 10%
- On completion 1st Floor Roof Casting : 10%
- On completion 2nd Floor Roof Casting : 10%
- On completion 3rd Floor Roof Casting : 10%
- On completion 4th (Top) Floor Roof Casting : 10%
- On completion of Brick Work of booked Flat's entire floor : 05%
- On completion of Internal Plastering, Flooring (Floor Tiles) of booked flat's entire floor (excluding common areas & lobbies) : 05%
- On completion of Internal Sanitary, Doors & Windows of booked Flat's entire Floors : 05%
- On completion of External Plastering & Coloring, Common Areas & Lobbies, All the Specified Facilities & Amenities to be provided in the project & At the time of possession of the apartment. : 05%

PAYMENT PLAN - 2

- At the time of booking : 10%
- On Signing Agreement for Sale : 80%
- At the time of possession : 10%

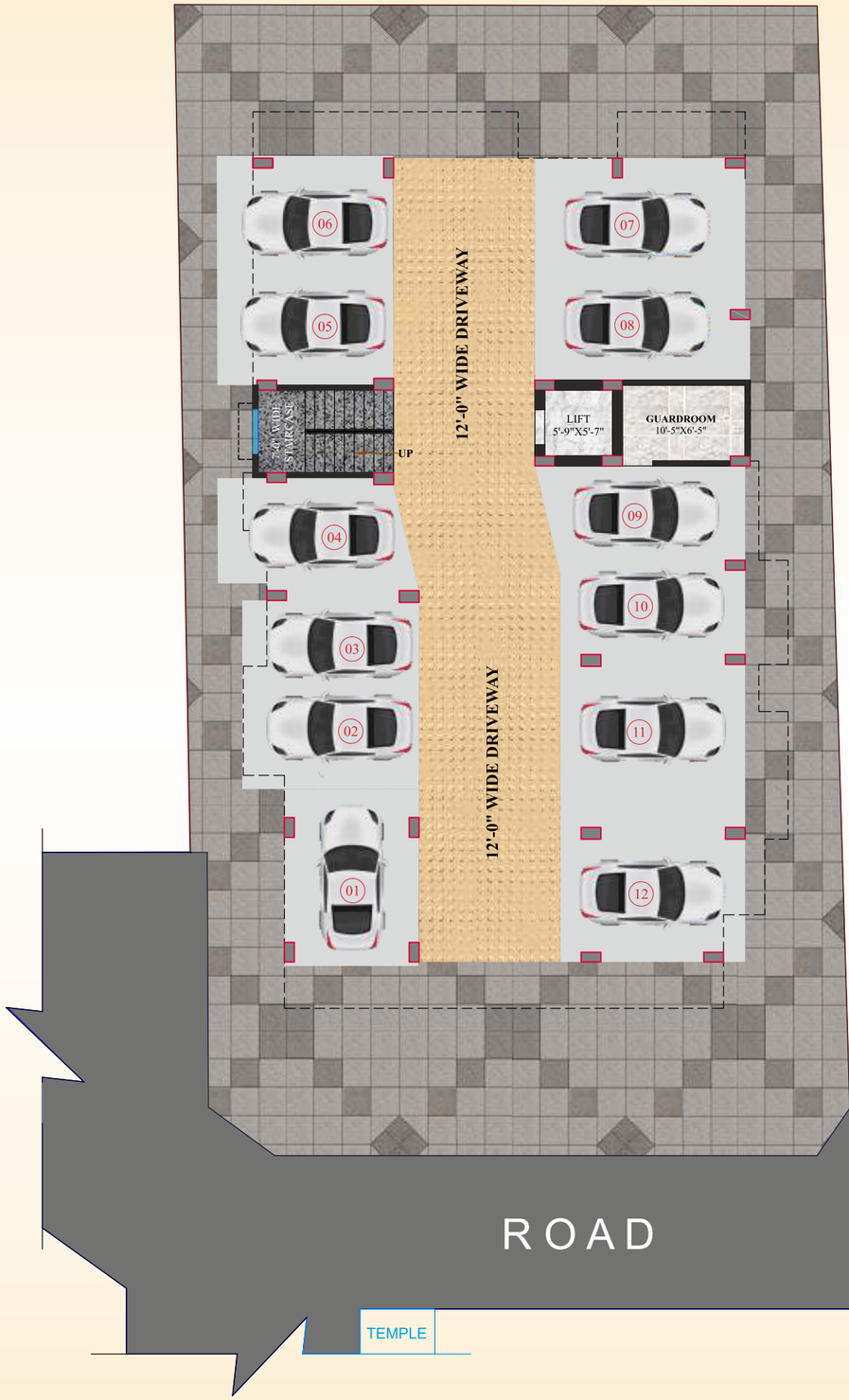
Additional Charges Per Flats:

Rs. 6,50,000/- to Rs. 8,00,000/- shall be charged extra per flat, against Reserved car Parking Space, Common Lift, Generator Connection (For 500 VA energy supply in each flat), intercom, RW Harvesting, 3 to 5 KW Electric Connection & Fire Fighting arrangements in the Premises.

GST shall be applicable extra & above on the total price of each Flat as per applicable government rates.



RERA NO : BRERAP00063-4/161/R-1766/2024



GROUND FLOOR PLAN

Location Plan



"Ready to Sell? Call now!"

Finance Option Available

Terms & Conditions:

1. Allotment of Flats shall be subject to timely payment.
2. In case of delayed payment of any instalment, late payment charges shall be levied as per the RERA guidelines & norms, shall be more fully described in Agreement for Sale.
3. In case of cancellation of Flat Booking Amount shall be forfeited / charged & rest amount shall be refunded vide post-dated cheque of 45 days.
4. After possession, all Allotees will have to abide by the terms & conditions fixed from time to time by the Society of the Flat Owner's.
5. All Registration Charges, GST on total cost of Flats/Unit shall be borne by the Allotees only.
6. Colour & Specifications to be provided in the Building may or may not be changed & shall be provided as per the actual Agreement for Sale with the Buyers of the Flat/s.
7. Position of Car Parking may or may not be changed after the construction of the Building, depending upon the conveniences of driving.