

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending D E C E M B E R of 2024 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN No. U00500JH1998PTC008297	Name of Firm	Niagaree Builders & Developers Pvt. Ltd.
Firm Address :	Pathal Kudwa P.S. Lower Bazar. Dist Ranchi		
Total Experience of promoter in Real Estate sector	26 Years		
Total Experience in Real Estate after Implementation of RERA	6 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential	6
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential	4

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00234-9/160/R-1363/2022	Name of Project/Phase of Registered Project	Sai Heritage Phase - III
Name of Promoter		Project Address	ProjectAddressSurvey Mauza- KaroriChak P.S. Phulwari Sharif Town and District- Patna
Name of Co-promoter	NaushadAlam		
Project Registration is valid up to	25/12/2026		
Starting date of Project or Phase of the Project	15/04/2022		
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			

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS						
Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
2	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	2BHK 3BHK	12715.65 33800.00	47	1. Booked / Allotted - 9	3. Booked/ Allotted -25
					2. Sold- Not Sold	Sold - Not Sold
					Percentagee of booking	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES				
Building / Block Number		Total Number of Sanctioned Garages	Total Number of Garages:	
			1. Booked/Allotted -	9
2		9	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	Issuan ce Date	Enclosed as Annexure No.
1.	NOC for Environment	N/A			
2.	Fire N.O.C.	YES	24/12/2020		
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	YES			
5.	Other Approval(s), if any, required for the Project.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT1. Plan Case No. 02/2021-22 (To be filled 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/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	N/A	
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	90%	
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.	80%	
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	50%	

	requirements as me be required to complete project as per Specifications in Agreement of Sale.		
	Any other activities.		

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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES		
2.	Water Supply	YES		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES		
4.	Storm Water Drains	YES		
5.	Landscaping & Tree Planting	N/A		
6.	Street Lighting	N/A		
7.	Community Buildings	N/A		
8.	Treatment and Disposal of Sewage and Sullage Water	N/A		
9.	Solid Waste Management & Disposal	N/A		
10.	Water Conservation / Rain Water Harvesting	YES		
11.	Energy Management	N/A		

12.	Fire Protection and Fire Safety Requirements	YES		
13.	Closed Parking	YES		
14.	Open Parking	N/A		
15.	Electrical Meter Room, Sub-Station, Receiving Station	N/A		
16.	Others (Option to Add More)	N/A		

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

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	YES		
2.	Water Supply	YES		
3.	Sewerage Chambers Septic Tank	YES		
4.	Drains	YES		
5.	Parks, Land Scaping and Tree Planting	N/A		
6.	Street Lighting	N/A		
7.	Disposal of sewage & sullage water	N/A		
8.	Water conservation/Rain Water Harvesting	YES		
9.	Energy Management	N/A		

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT 01.10.2024 to 31.12.2024

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. 921020034448391	2,60,722.00
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	67,20,002.00
6.	Actual Cost Incurred during the Quarter	
7.	Net amount at end of the Quarter	4,78,867.25
8.	Total expenditure on Project till date 01.10.2024 to 31.12.2024	65,01,857.00
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
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	
2.	Agreement for Sale	4
3.	No. of possessions given to allottees	
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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.

NIAGAREE BUILDERS & DEVELOPERS PVT. LTD.

 MANAGING DIRECTOR

Signature of Promoter

Name Naushad Alam