FORM-7

[REGULATION-9]

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

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U45200BR2014PTC022394
Firm Address:	Office No.-213, Emarat Firdaus, Exhibition Road, Patna
Total Experience of promoter in Real Estate Sector	6 Years
Total Experience in Real Estate After Implementation of RERA	6 Years
No of Project done Before Implementation of RERA	No Any
No of Project done After Implementation of RERA	1. Dream Home City 2. Kailash Enclave

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP00238-2/14/R-1346/2022
Name of Project/Phase of Registered Project	KAILASH ENCLAVE
Name of Promoter	DREAM AAKAR CONSTRUCTION PVT. LTD.
Project Address	SURVEY PLOT NO.- 159 P, KHATA NO.- 125, THANA NO.- 35, TAUZI NO.- 5059/BIHAR GOVT. MAUZA-BABKARPUR, MOHALLA- LEKHA NAGAR, THANA-DANAPUR, DISTRICT- PATNA, BIHAR
Name of Co-promoter	NA
Project Registration is valid up to	10/03/2024
Starting date of Project or Phase of the Project	01/02/2022
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 –12	Total Number of Apartments in Landowner's share – 12
Kailash Enclave	3 BHK	952.00	4	1. Booked/ Alloted - 11 2. Sold – Percentage of booking-91.6%	3. Booked/ Alloted - 0 Sold -0
Kailash Enclave	3 BHK	960.00	4		
Kailash Enclave	3 BHK	896.00	4		
Kailash Enclave	3 BHK	930.00	4		
Kailash Enclave	2 BHK	701.00	4		
Kailash Enclave	1 BHK	460.00	4		Percentage of booking-0

- Note Since we have just received the format of Association of Alllottes, we are in the process of completing it and updating it as soon as possible.

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of SanctionedGarages	Total Number of Garages:	
Kailash Enclave	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.				

VI. Construction Progress of the Project

Plan Case No.-61/20-21 Kailash Enclave (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)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	**100%**	**Completed**
2.	Piling	**100%**	**Completed**
3.	Basements (if any)	**NA**	
4.	Podiums (if any)	**NA**	
5.	Plinth	**100%**	**Completed**
6.	Stilt Floor	**100%**	**Completed**
7.	Slabs of Super Structure	**100%**	**Completed**
8.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**95%**	**10-11-2024**
9.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**90%**	**11-11-2024**
10.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**100%**	**Completed**
11.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**90%**	**10-11-2024**
12.	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.	**90%**	**10-11-2024**

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	NA	
2.	Water Supply	Yes	90%	10-11-2024
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	90%	10-11-2024
4.	Storm Water Drains	No	NA	
5.	Landscaping & Tree Planting	No	NA	
6.	Street Lighting	No	NA	
7.	Community Buildings	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	No	NA	
11.	Energy Management	No	NA	
12.	Fire Protection and FireSafety Requirements	Yes	90%	11-11-2024
13.	Closed Parking	Yes	90%	11-11-2024
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.

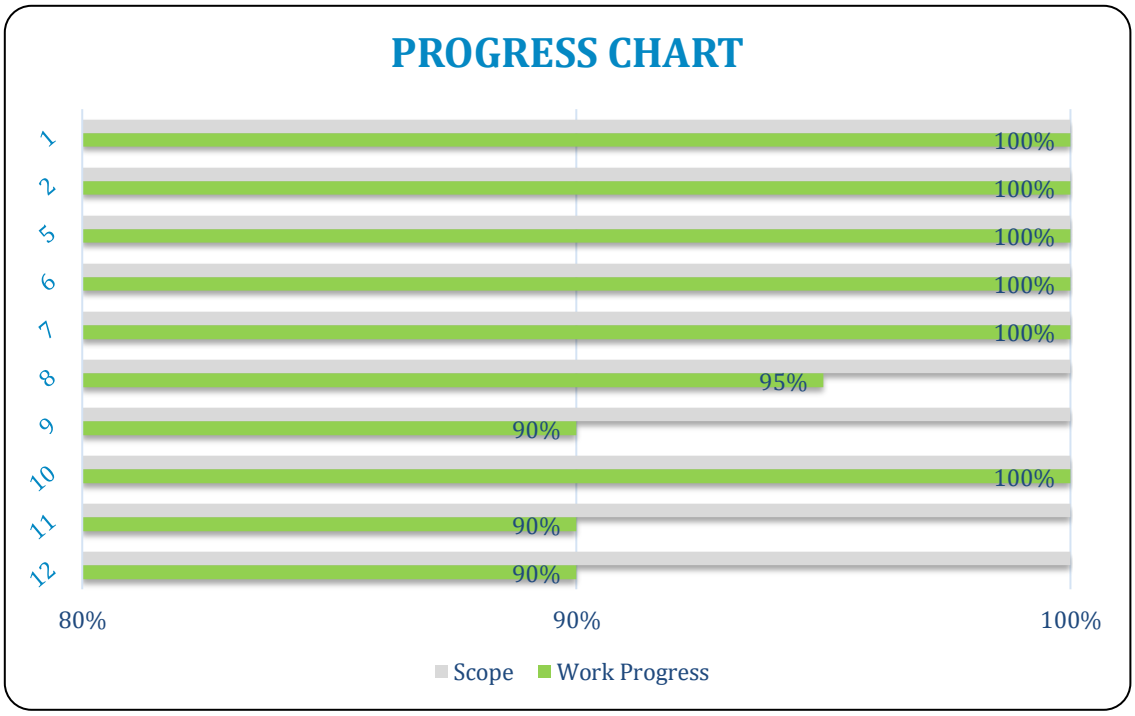
IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	**S. No.**	**Particulars**
	1.	**Front Elevation.-** Attached Below
	2.	**Rear Elevation.-** Attached Below
	3.	**Side Elevation.-** Attached Below
(B)		**Photograph of each floor**

X. Financial Progress of the Project		
S.No.	**Particulars**	**Amount (in Rs.)**
1	Project Account No.	921020037521615
2	Estimated Cost of the Project including land cost atthe start of the Project	408.00/- **(In Lakh)**
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) (In Lakh)	403.00/-
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5	Amount received during the Quarter	34,50,000.00/-
6	Actual Cost Incurred during the Quarter	42,84,817.00/-
7	Net amount at end of the Quarter	
	In Account 921020037521615 (30%)	1,56,852.00/-
	In Account 922020011135886 (70%)	4,06,516.00/-
8	Total expenditure on Project **till date**	3,78,69,498.00 /-
9	Cumulative fund collected till the end of Quarter in question	3,52,21,000.00/-
10	Cumulative expenditure done till the end of Quarter in question	3,78,69,498.00/-

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.	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
B	Sale/Agreement for Saleduring the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	09
3.	No. of possessions given to allottees	0

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



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
3 BHK	4	Name of Allotte	Flat No.	No Any
3 BHK	4	1. Ashok Kumar Satyarthi	401	
3 BHK	4	2. Satish Kumar	205	
3 BHK	4	3. Haleshwar Yadav	202	
2 BHK	4	4. Sanjay Kumar & Smt. Aarti Kumari	206	
1 BHK	4	5. Veena Kumari	204	
		6. Mrs. Aparna Kumari	203	
		7. Rajan Roy	405	
		8. Rajan Roy	406	
		9. Indu Kumari	403	
		10. Rohit Vishal	402	
		11. Kamala Singh	404	

XV. Brochure- Attached

XVI. Grievance Redressal Officer

Name :- Pramila Sinha
Contact No :- 9431083075
Email id :- vijaykumar.lic@gmail.com
Address :- F. No.- 201, Lakshita, Priyadarshi Nagar, DPS More, Bailey Road, Danapur, Patna, Bihar India- 801503

Project Site Photographs




GPS Map Camera
मोबारकपुर-रघुरामपुर, बिहार, भारत
J24P+XV2, अशोपुर, बालाजी नगर, मोबारकपुर-रघुरामपुर, पटना, बिहार 801503, भारत
Lat 25.607536°
Long 85.037647°
06/10/24 02:37 PM GMT +05:30
Google


MP
GPS Map Camera
मोबारकपुर-रघुरामपुर, बिहार, भारत
J24P+XV2, अशोपुर, बालाजी नगर, मोबारकपुर-रघुरामपुर, पटना, बिहार 801503, भारत
Lat 25.607229°
Long 85.037401°
06/10/24 02:34 PM GMT +05:30
Google


GPS Map Camera
मोबारकपुर-रघुरामपुर, बिहार, भारत
J24P+XV2, अशोपुर, बालाजी नगर, मोबारकपुर-रघुरामपुर, पटना, बिहार 801503, भारत
Lat 25.607706°
Long 85.037362°
06/10/24 02:35 PM GMT +05:30
Google


QUTONE
PROGETTO
GPS Map Camera
मोबारकपुर-रघुरामपुर, बिहार, भारत
J24P+XV2, अशोपुर, बालाजी नगर, मोबारकपुर-रघुरामपुर, पटना, बिहार 801503, भारत
Lat 25.607527°
Long 85.037651°
06/10/24 02:36 PM GMT +05:30
Google


GPS Map Camera
पटना, बिहार, भारत
J22R+4PC, दानापुर खगौल मार्ग, opposite Radiant International School, मुस्तफापुर, पटना, जम्सौत, बिहार 801503, भारत
Lat 25.600202°
Long 85.041455°
06/10/24 02:33 PM GMT +05:30
Google

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

Dream Aakar Construction Pvt. Ltd.

Director Director

Name: Dream Aakar Construction Pvt. Ltd.

Date :

RERA Approved
BRERAP00238-2/14/R-1346-2022

DREAM AAKAR
CONSTRUCTION PVT LTD

Kailash
ENCLAVE

LEKHA NAGAR, DANAPUR, PATNA



Specious **1/2/3 BHK** Deluxe Flats

Kailash ENCLAVE

Typical Floor Plan



Area Statement

Flat # 101 (3 BHK)
Carpet Area **914** sq.ft.
Balcony Area **127** sq.ft.
Built-up Area **1098** sq.ft.
Super Built-up Area **1428** sq.ft.

Flat # 102 (2 BHK)
Carpet Area **701** sq.ft.
Balcony Area **81** sq.ft.
Built-up Area **867** sq.ft.
Super Built-up Area **1128** sq.ft.

Flat # 103 (3 BHK)
Carpet Area **960** sq.ft.
Balcony Area **117** sq.ft.
Built-up Area **1142** sq.ft.
Super Built-up Area **1485** sq.ft.

Flat # 104 (3 BHK)
Carpet Area **896** sq.ft.
Balcony Area **117** sq.ft.
Built-up Area **1079** sq.ft.
Super Built-up Area **1402** sq.ft.

Flat # 105 (1 BHK)
Carpet Area **460** sq.ft.
Balcony Area **81** sq.ft.
Built-up Area **592** sq.ft.
Super Built-up Area **770** sq.ft.

Flat # 106 (3 BHK)
Carpet Area **930** sq.ft.
Balcony Area **115** sq.ft.
Built-up Area **1110** sq.ft.
Super Built-up Area **1443** sq.ft.





STANDARD SPECIFICATION

STRUCTURE:
Earthquake resistant R.C.C structure with red brick work in cement mortar as per design & specification of structural consultant.

DOORS & WINDOW :
(a) Decorative main door, (b) Wooden door frame (chaukhat) with flush door (c) Synthetic enamel paint on one coat of primer (d)White uPVC window frame with glass and Iron grill.

KITCHEN :
(a) Vitrified floor tiles, (b) Working platform granite slab, (c) Dado 2 ft. height ceramic tiles above working platform, (d) Steel sink with hot & cold mixture (e) RO point (f) Geyser point.

FLOORING:
4'x2' Vitrified tiles in all areas of flat. Common area, stair Granite & Vitrified tiles.

BATHROOM :
(a) Hot and cold water provision with concealed diverter, (b) Ceramic floor tiles (rough finish, (c) dado ceramic tiles upto 8 ft. all around, (d) Sanitary ware of Jaquar or equivalent make, (e) Fitting : Chrome plated fitting of Jaquar or Essco, (f) One geyser point in each bathroom.

INTERNAL WALL FINISH :
All internal walls be finished with cement plaster, two coat wall putty.

EXTERNAL WALL FINISH :
All external walls be finished with two coat of wall putty & weather coat paint.

ELECTRICAL :
(a) All internal wiring in copper conductor using concealed PVC conduits. Telephone point in drawing room provided in each flat (not connection) (b) All electrical switches and accessories of std. make (fans and other fixtures not included) (c) Adequate lighting point sockets etc. outlets provided in each flat, (d) one washing machine point (e) provision of AC conduits in rooms & living area.

WATER SUPPLY :
One bore well facility with overhead tank of std. capacity as per norms.

PARKING SPACE :
Car parking space finished with parking tiles.

GENERATOR :
Silent generator of std. make for common lights, water pump and 500 W per flat.

POWER SUPPLY :
Domestic electric connection from Electricity Board with std. quality electrical meter for each flat

OPTIONAL PAID FACILITY :
Wooden flooring in master bedroom & Modular Kitchen & Interiors

24x7 Water Supply · 24x7 Power Back Up · Security · Lift · Intercom · Waterproof

Fire Safety · Own Transformer · Car Parking · Heat Treatment · Terrace Garden

Down Payment Plan

As per Mutual agreement between developer and buyer.

Construction Linked Plan

- At the time of booking - 10%
- After Completion of Ground Floor Casting - 20%
- After Completion of 1st Floor Casting - 15%
- After Completion of 2nd Floor Casting - 15%
- After Completion of 3rd Floor Casting - 15%
- After Completion of 4th Floor Casting - 15%
- After Brick Work & Plaster - 05%
- At the time of Hand over - 05%

LOCATION

Not to scale



Dream Aakar Construction Pvt. Ltd

Regd. Office:
213 , Emarat Firdaus, Exhibition Road, Patna 800001

Corporate Office:
Vijay Singh Yadav Path, Near Tribhuvan School,
Ashopur, Khagaul Road, Danapur, Patna 801503
Contact : 9334134918, 9431083075

Architect :
M. K. & Associates
202-B, Gharounda Complex, Jagdeo Path More
Bailey Road, Patna 800001, Tel. : 9431063329

All specification, designs, layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. They are purely conceptual and not a legal offence.

Note : Extra charges for cupboards, shelves, electrical points, power plugs, telephone points and modifications or alterations other than agreement. All expenses towards external electricity (electric transformer), Municipal Water, drainage connections, generator and lifts shall be borne by flat purchasers only.

Registration charges & GST extra.