

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending Jan-March of 2025 (Year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U45200BR2014PTC022394
Name of the Promoter's Entity	DREAM AAKAR CONSTRUCTION PVT. LTD.
Address of the Promoter's Entity:	Office No.-213, Emarat Firdaus, Exhibition Road, Patna
Total Experience of promoter in Real Estate Sector	10 Years
Total Experience in Real Estate After Commencement of RERA	8 Years
No of Project done Before Commencement of RERA	No Any
No of Project done After Commencement of RERA	1. Dream Home City 2. Kailash Enclave

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00238-3/151/R-1773/2024
Name of Project	Dream Home City
Name of Promoter	DREAM AAKAR CONSTRUCTION PVT. LTD.
Project Address	C Survey Plot No.- 144 and 141 Part, Thna No.- 34, Khata No.- 55, Mauza- Ashopur, Tauzi No.- 5065, Thana- Danapur, Dist- Patna
Project Registration is valid up to	03/06/2029
Starting date of Project	20/08/2024
Type of Project	Mixed Development(residential and commercial)
Name of the Competent Authority which sanctioned the project map	Patna Metro-Politan Area Authority

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		Total Number of Apartments in Landowner's share	
				Booked	AFS Executed	Booked	AFS Executed
Dream Home City Block A	3 BHK	1135.51	10	0	0	0	0
Dream Home City Block B	3 BHK	1053.00	1	0	0	0	0
Dream Home City Block B	3 BHK	1053.00	6	0	0	0	0
Dream Home City Block B	3 BHK	1038.00	6	0	0	0	0
Dream Home City Block B	3 BHK	1053.51	6	0	0	0	0
Dream Home City Block A	Office	1140.00	1	0	0	0	0
Dream Home City Block A	Office	1135.00	1	0	0	0	0
Dream Home City Block A	Shop	734.00	1	0	0	0	0
Total			32	0% of total Unit	0% of total Unit	0% of total Unit	0% of total Unit

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 No Any	(B) Cancelled by Promoters No Any
-------------------------------------	--------------------------------------

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES/PARKING SPACES

Building/Block Number	Total Number of Sanctioned Garages/ Parking Spaces	Total Number of Garages/ Parking Spaces:	
Dream Home City	32	1. Booked= 0	

VII. DETAILS OF BUILDING APPROVALS

S. No.	Name of the Approval / N.O.C./ Permission /Certificate	Issuing Authority	Validity up to	Attach Copy
1.	Environment Clearance			
2.	Fire N.O.C.	Office of the State Fire Officer-Cum-Director, Bihar, Patna		Attached Below
3.	Airport Authority of India NOC			
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

Dream Home City Block A (B+G+6)			
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)	0%	10-07-2025
2.	Piling	0%	15-08-2025
3.	Basements (if any)	0%	15-11-2025
4.	Podiums (if any)	NA	
5.	Plinth	0%	20-12-2025
6.	Stilt Floor	0%	15-01-2021
7.	Slabs of Super Structure	0%	25-07-2026
8.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	25-11-2026
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%	25-12-2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	0%	25-06-2028
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	25-12-2028
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%	25-12-2028
14.	Overall Percentage of Actual Work Done and final completion date	0%	25-02-2029

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

Dream Home City Block B

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%	Complete
2.	Piling	50%	15-06-2025
3.	Basements (if any)	10%	15-08-2025
4.	Podiums (if any)	NA	
5.	Plinth	0%	15-10-2025
6.	Stilt Floor	0%	15-12-2025
7.	Slabs of Super Structure	0%	25-07-2026
8.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	25-11-2026
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%	25-12-2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	0%	25-06-2028
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	25-12-2028
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%	25-12-2028
14.	Overall Percentage of Actual Work Done and final completion date	13.33%	25-02-2029

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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO	NA	
2.	Water Supply	Yes	0%	25-12-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	25-12-2028
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	0%	25-12-2028
13.	Closed Parking	Yes	0%	25-12-2028
14.	Open Parking	No	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	No	NA	
16.	Others (Option to AddMore)	No	NA	
17.	Overall Percentage of Actual Work Done and final completion date		0%	25-12-2028

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

Our Project is Mixed Development Project hence not applicable

XI. Financial Progress of the Project

S.No.	Particulars	Amount (in Rs.)
1	Project Account No.	50200099785984
2.	Estimated Cost of the Project including land cost at the start of the Quarter	967.16/- (In Lakh)
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	880.00/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5.	Amount received during the Quarter	0.00/-
6.	Actual Cost Incurred during the Quarter	0.00/-
7	Net amount at end of the Quarter	6500.00/-
8.	Total expenditure on Project till date	40,00,000.00/-
9.	Cumulative fund collected till the end of Quarter in question	0.00/-
10 .	Cumulative expenditure done till the end of Quarter in question	40,00,000.00/-
11 .	Percentage of Expenditure incurred of the total Estimated development cost of the project.	4.5%

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

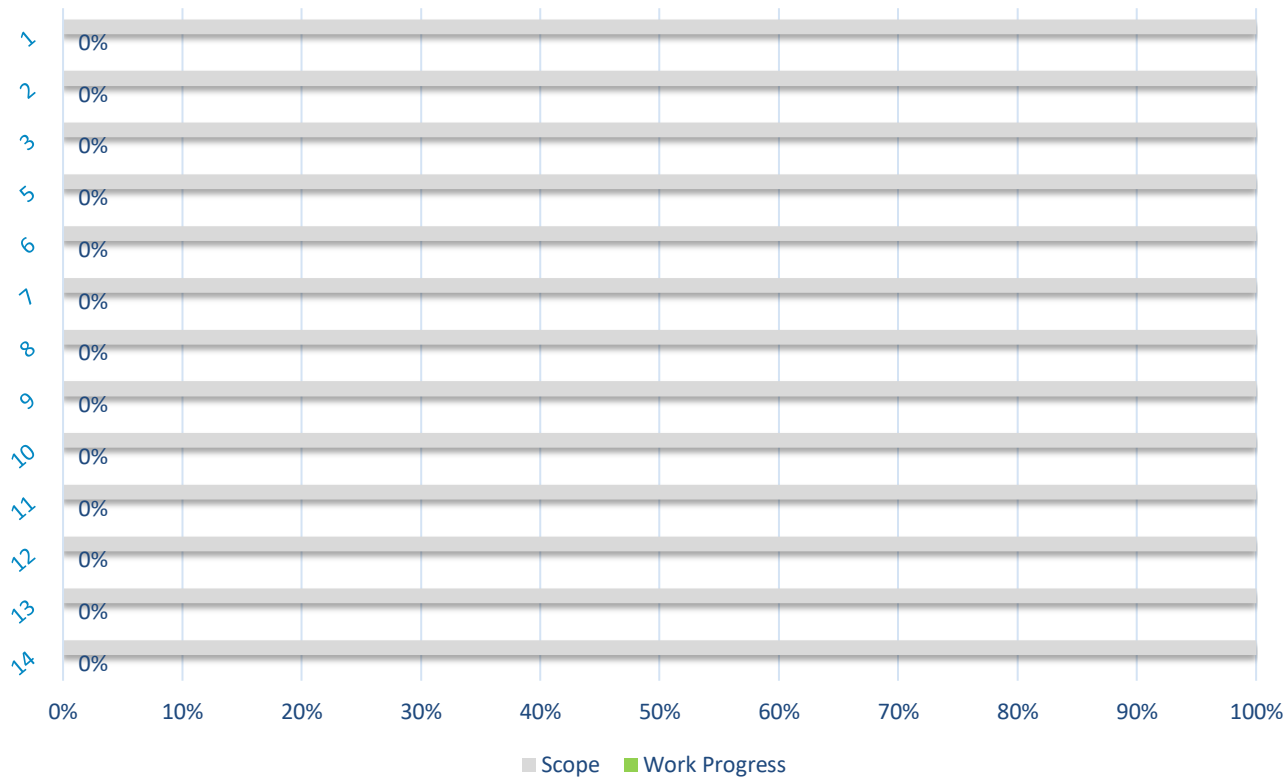
XIV. MISCELLANEOUS

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

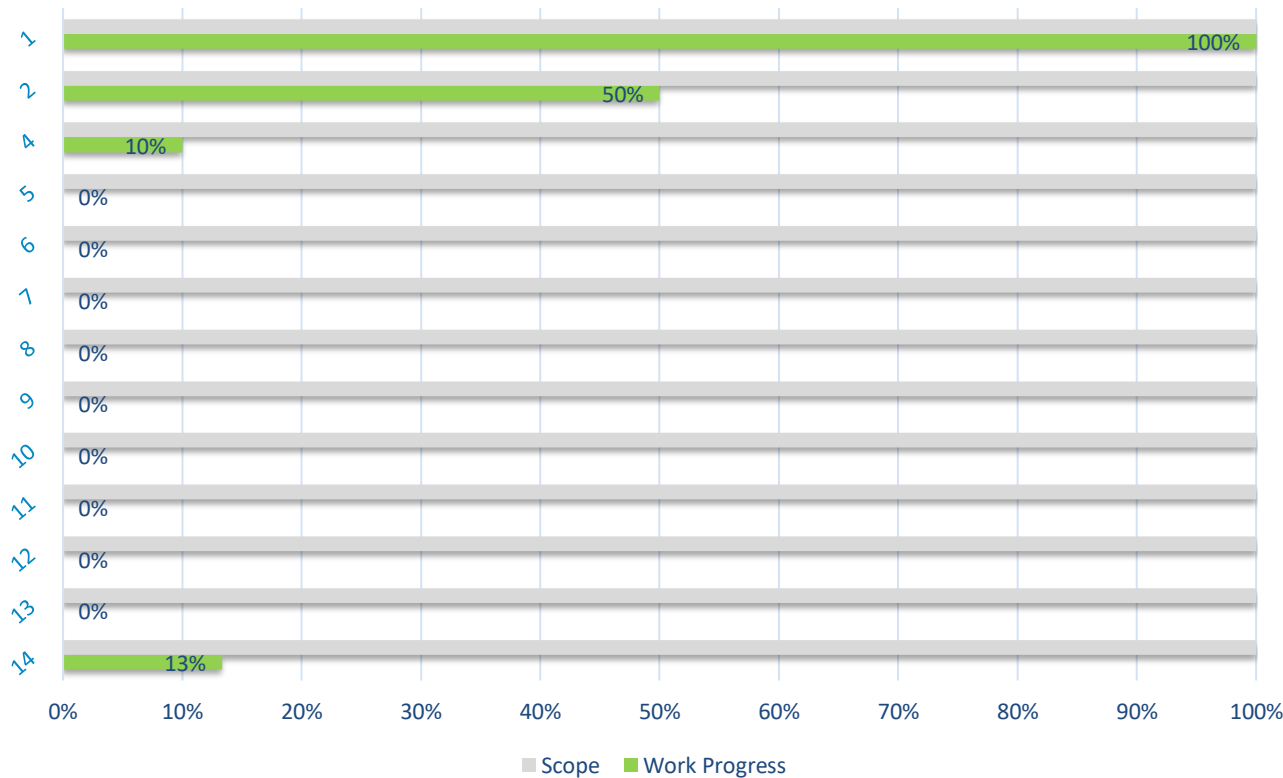
XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

- 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:

PROGRESS CHART Block 'A'



PROGRESS CHART Block 'B'



XVII. Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance

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







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.~~

Bamila Sinha

Director

Director

Name: Dream Aakar Construction Pvt. Ltd.

Date :

RERA Approved
BRERAP00238-3/151/R-1773/2024



DREAM HOME CITY

OPPOSITE TRIBHUWAN SCHOOL, ASHOPUR
DANAPUR, PATNA

Spacious Offices/Shops & 3 BHK Deluxe Flats





DREAM HOME
CITY

GROUND FLOOR PLAN



Area Statement

Shop # G-01
Built-up Area **1057 sq.ft.**
Super Built-up Area **1585 sq.ft.**

Block-A



FIRST FLOOR PLAN



Area Statement

Shop # A-101
Built-up Area **1405 sq.ft.**
Super Built-up Area **1970 sq.ft.**

Shop # A-102
Built-up Area **1405 sq.ft.**
Super Built-up Area **1970 sq.ft.**

Block-A



TYPICAL FLOOR PLAN (2nd to 6th floor)



Area Statement

Flat # A-01 (3 BHK)
Built-up Area 1470 sq.ft.
Super Built-up Area 1910 sq.ft.

Flat # A-02 (3 BHK)
Built-up Area 1470 sq.ft.
Super Built-up Area 1910 sq.ft.

Block-A



GROUND FLOOR PLAN



Area Statement

Flat # G-01 (3 BHK)
Built-up Area 1110 sq.ft.
Super Built-up Area 1564 sq.ft.

Block-B



TYPICAL FLOOR PLAN (1st to 6th floor)



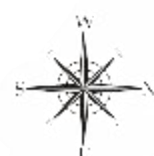
Area Statement

Flat # B-01 (3 BHK)
Built-up Area 1540 sq.ft.
Super Built-up Area 2000 sq.ft.

Flat # B-02 (3 BHK)
Built-up Area 1225 sq.ft.
Super Built-up Area 1590 sq.ft.

Flat # B-03 (3 BHK)
Built-up Area 1445 sq.ft.
Super Built-up Area 1865 sq.ft.

Block-B



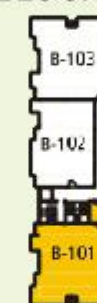
BLOCK - A



Flat # A-01 / A-02 (3 BHK)
Super B/U Area : 1910.00 sqft

3 Bedroom 3 Bathroom
4 Balcony

BLOCK - B



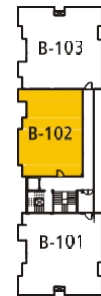
Flat # B-01 (3 BHK)
Super B/U Area : 2000.00 sqft

3 Bedroom 3 Bathroom
5 Balcony 1 Utility





BLOCK - B

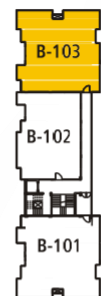


Flat # B-02 (3 BHK)

Super B/U Area : 1590.00 sqft

- 3 Bedroom 2 Bathroom
2 Balcony

BLOCK - B



Flat # B-03 (3 BHK)

Super B/U Area : 1865.00 sqft

- 3 Bedroom 2 Bathroom
4 Balcony 1 Utility



Standard Specification

STRUCTURE:

Earthquake resistant R.C.C structure with red aero block bricks 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) Both side mica laminated (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 texture & 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 600 W per flat.

POWER SUPPLY:

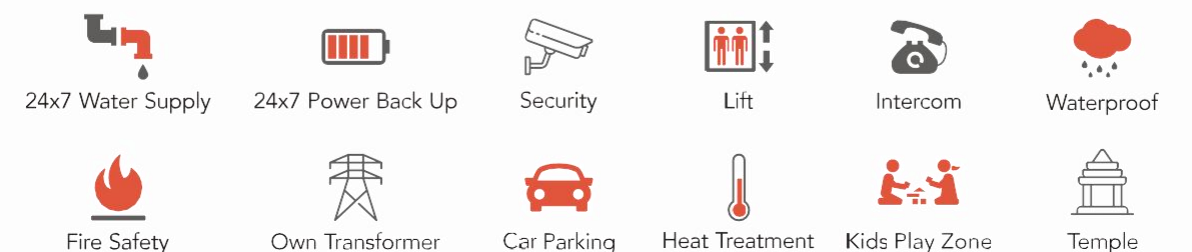
Domestic electric connection from Electricity Board with std. quality electrical meter for each flat

OPTIONAL PAID FACILITY:

Wooden flooring in master bedroom & Modular Kitchen & Interiors

LIFT:

Lift of ISI mark standard make.



Down Payment Plan

As per Mutual agreement between developer and buyer.

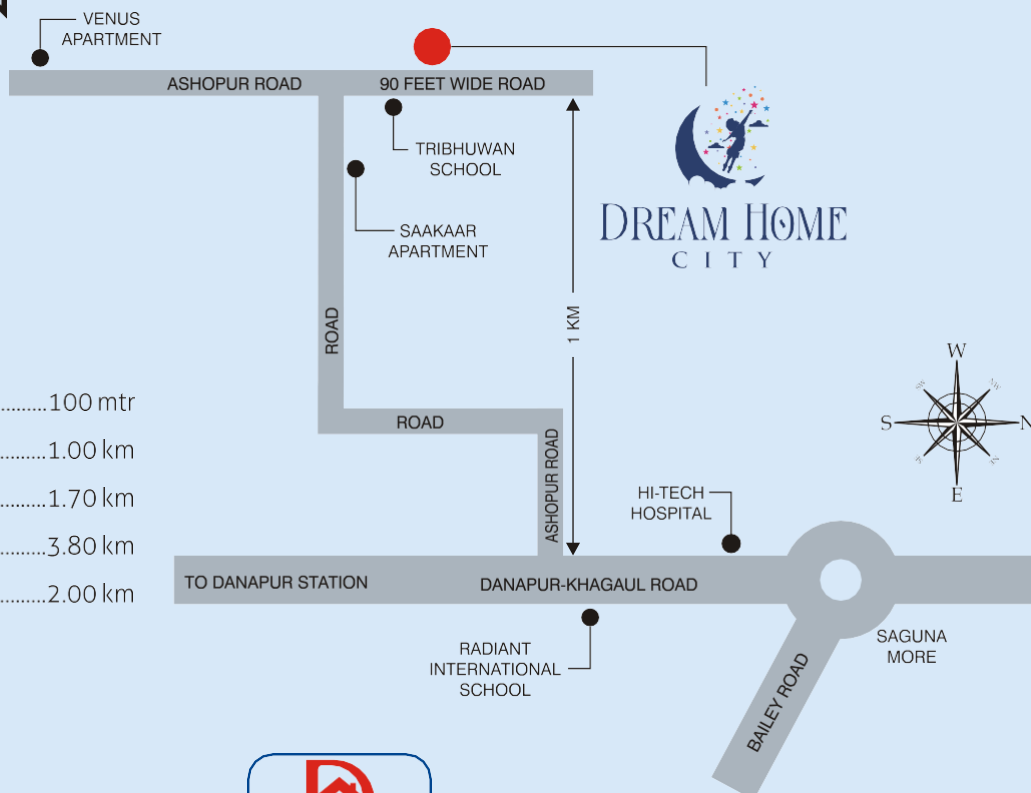
Construction Linked Plan

- | | | | |
|---|-----|---|-----|
| • At the time of booking | 10% | • After Completion of 4 th Floor Casting..... | 10% |
| • After Completion of Ground Floor Casting..... | 20% | • After Completion of 5 th Floor Casting | 10% |
| • After Completion of 1 st Floor Casting..... | 10% | • After Completion of 6 th Floor Casting | 10% |
| • After Completion of 2 nd Floor Casting..... | 10% | • After Brick Work & Plaster | 05% |
| • After Completion of 3 rd Floor Casting | 10% | • At the time of Hand over..... | 05% |



LOCATION

NOT TO SCALE



KEY DISTANCE

Tribhuvan School	100 mtr
Radiant International School.....	1.00 km
Aqua Water Park	1.70 km
Saguna More	3.80 km
Danapur Railway Station	2.00 km



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



SCAN THIS QR CODE
TO GET LOCATION

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.

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.