

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **MARCH of 2024 (Financial Year-2023-2024)**

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	BRERAP000697-3/986/R-937/202	Name of Firm	VENDANTA HOMES PVT. LTD.
Firm Address :	101,PUSHPANJALI LOK APPARTMENT,ASHIYANA NAGAR PHASE 2 PATNA		
Total Experience of promoter in Real Estate sector	11		
Total Experience in Real Estate after Implementation of RERA	05		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	-----	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	01	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP000697-3/986/R-937/202	Name of Project/Phase of Registered Project	DEV RATAN ENCLAVE
Name of Promoter	VENDANTA HOMES PVT. LTD.	Project Address	SURVEY PLPT NO-77 KHATA NO-209, MAUZA MUSTAFAPUR, THANA NO 36, DANAPUR, DIS-PATNA
Name of Co-promoter			
Project Registration is valid up to	30/12/2022		
Starting date of Project or Phase of the Project	29/04/2020		
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			

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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 -
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	2BHK 3BHK		01 APARTMENT (TOTAL FLATS-18)	1. Booked / Allotted-02(2BHK) -01(3BHK) 2. Sold- Percentage of booking	3. Booked/ Allotted - Sold - 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	-
		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.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

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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/yyyy) Format
1.	Excavation (if any)	100%	COMPLETED
2.	Basements (if any)	65%	WORK IN PROGRESS
3.	Podiums (if any)		
4.	Plinth	100%	COMPLETED
5.	Stilt Floor		
6.	Slabs of Super Structure	100%	COMPLETED
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	90%	WORK IN PROGRESS
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	85%	WORK IN PROGRESS
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50%	WORK IN PROGRESS
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60%	WORK IN PROGRESS
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas Appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	15%	WORK IN PROGRESS

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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	NO		
2.	Water Supply	YES	45%	WORK IN PROGRESS
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	35%	WORK IN PROGRESS
4.	Storm Water Drains	YES	60%	WORK IN PROGRESS
5.	Landscaping & Tree Planting	YES	0%	WORK IN PROGRESS
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	YES	60%	WORK IN PROGRESS
11.	Energy Management	YES	15%	WORK IN PROGRESS
12.	Fire Protection and Fire Safety Requirements	YES	20%	WORK IN PROGRESS
13.	Closed Parking	YES	85%	WORK IN PROGRESS
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
16.	Others (Option to Add More)	NO		

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

		PROPOS ED 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			

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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.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	443720110000452
2.	Estimated Cost of the Project including land cost at the start of the Project	2,44,00,000
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	1,60,00,000
4.	Any Variation in Development Cost which is declared at the start of the Project.	NILL
5.	Amount received during the Quarter	4,99,976
6.	Actual Cost Incurred during the Quarter	5,72,486
7.	Net amount at end of the Quarter	17,606
8.	Total expenditure on Project till date	46,09,365
9.	Cumulative fund collected till the end of Quarter in question	46,17,976
10.	Cumulative expenditure done till the end of Quarter in question	46,09,365

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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XII. MISCELLANEOUS**A** List of Legal Cases (if any) – On Project / Promoter

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	
2.	Agreement for Sale	
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.

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Signature of Promoter

Name: MRITUNJAY KUMAR

Date: