FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending September 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. U45200BR2009PTC014846	Name of Firm	SURYA DEVELOPER AND PLANNER PVT LTD
Firm Address :	SHIV GANGA VIHAR APARTMENT, AMBEDKAR PATH, BAILEY ROAD,PATNA-800014		
Total Experience of promoter in Real Estate sector	15 YEARS		
Total Experience in Real Estate after Implementation of RERA	06 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	01	RESIDENTIAL
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	01	RESIDENTIAL

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00104-2/136/R-423/2019	Name of Project/Phase of Registered Project	NALANDA HERITAGE CITY
Name of Promoter	SURYA DEVELOPER AND PLANNER PVT LTD	Project Address	BIHAR SHARIF RAJGIR ROAD OPP NALANDA THANA
Name of Co-promoter	N/A		
Project Registration is valid up to	31/03/2023		
Starting date of Project or Phase of the Project	14/02/2019		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	3 YEARS		

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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 - FLAT-103	Total Number of Apartments in Landowner's share - FLAT-46
BLOCK-A & BLOCK-B	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.			149	1. Booked / Allotted -34 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 33%	Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	34
BLOCK-A & BLOCK-B	149	2. Sold -	NIL

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	N/A			
2.	Fire N.O.C.				
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.	N/A			

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VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No.		BLOCK-A	
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%	
2.	Basements (if any)		
3.	Podiums (if any)		
4.	Plinth	100%	
5.	Stilt Floor	100%	
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	100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% 100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% 100%	

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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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities	100%	15-02-2025

1. Plan Case No.		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/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)		
3.	Podiums (if any)		
4.	Plinth	100%	
5.	Stilt Floor	20%	20-12-2025
6.	Slabs of Super Structure	40%	15-10-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	25-12-2025 30-01-2026 15-02-2026 15-02-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	20-02-2026 20-02-2026

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9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 0%	15-03-2026 15-03-2026 15-03-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	15-03-2026 15-03-2026 15-03-2026 15-03-2026
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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities	0% 0% 0% 0% 0% 0%	15-03-2026 15-03-2026 15-03-2026 15-03-2026 15-03-2026 15-03-2026

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS (BLOCK-A)

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	YES	95%	
2.	Water Supply	YES	100%	

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3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4.	Storm Water Drains	YES	100%	
5.	Landscaping & Tree Planting	YES	50%	
6.	Street Lighting	YES	50%	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	YES	100%	
10.	Water Conservation / Rain Water Harvesting	YES	100%	
11.	Energy Management	NO	95%	
12.	Fire Protection and Fire Safety Requirements	YES	95%	
13.	Closed Parking	YES	100%	
14.	Open Parking	YES	95%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%	
16.	Others (Option to Add More)	NO		

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			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			

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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			

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS (BLOCK-B)

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	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		

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9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	20%	
14.	Open Parking	YES	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO		

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			
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			

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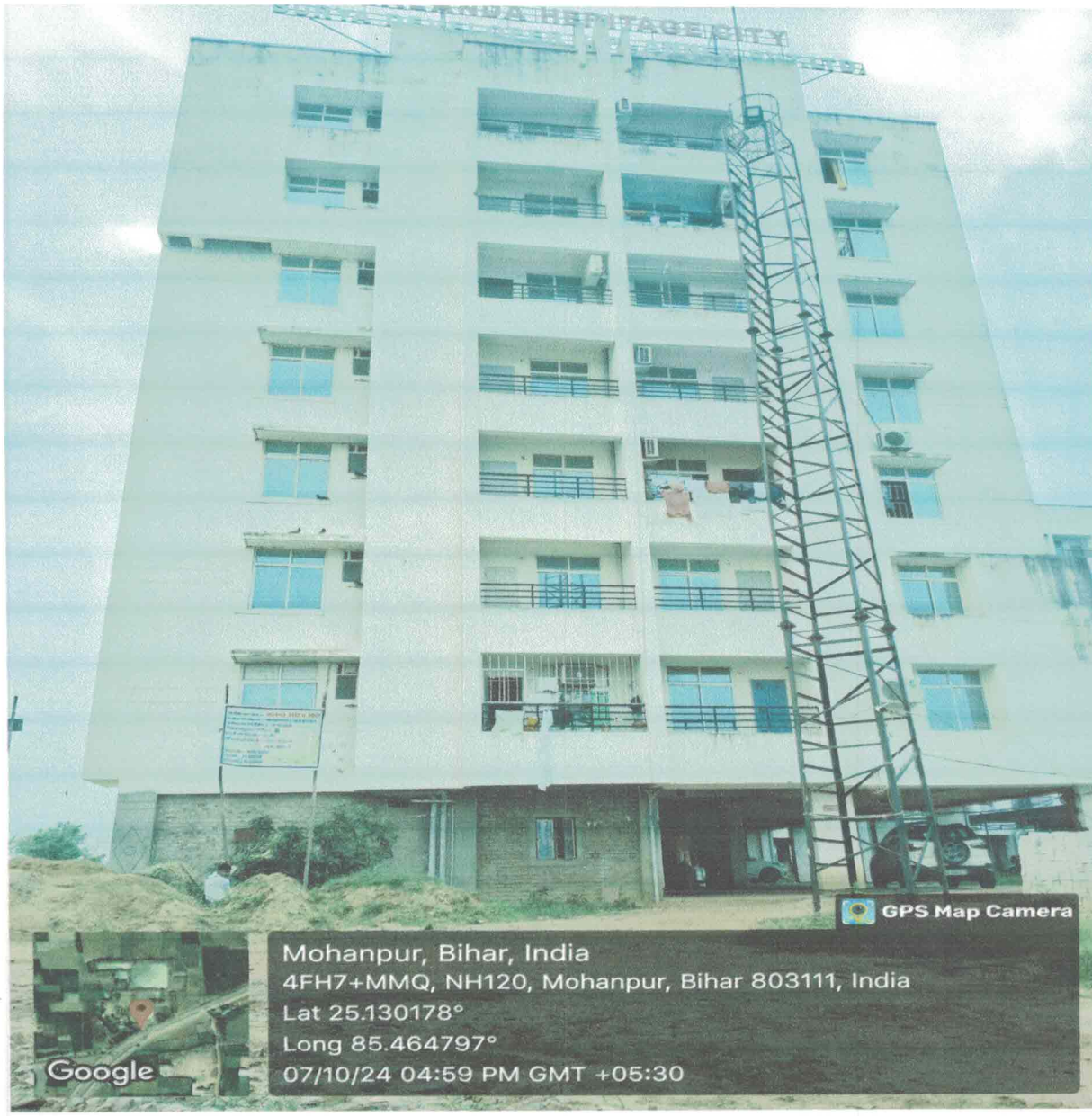
9.	Energy Management			

IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	



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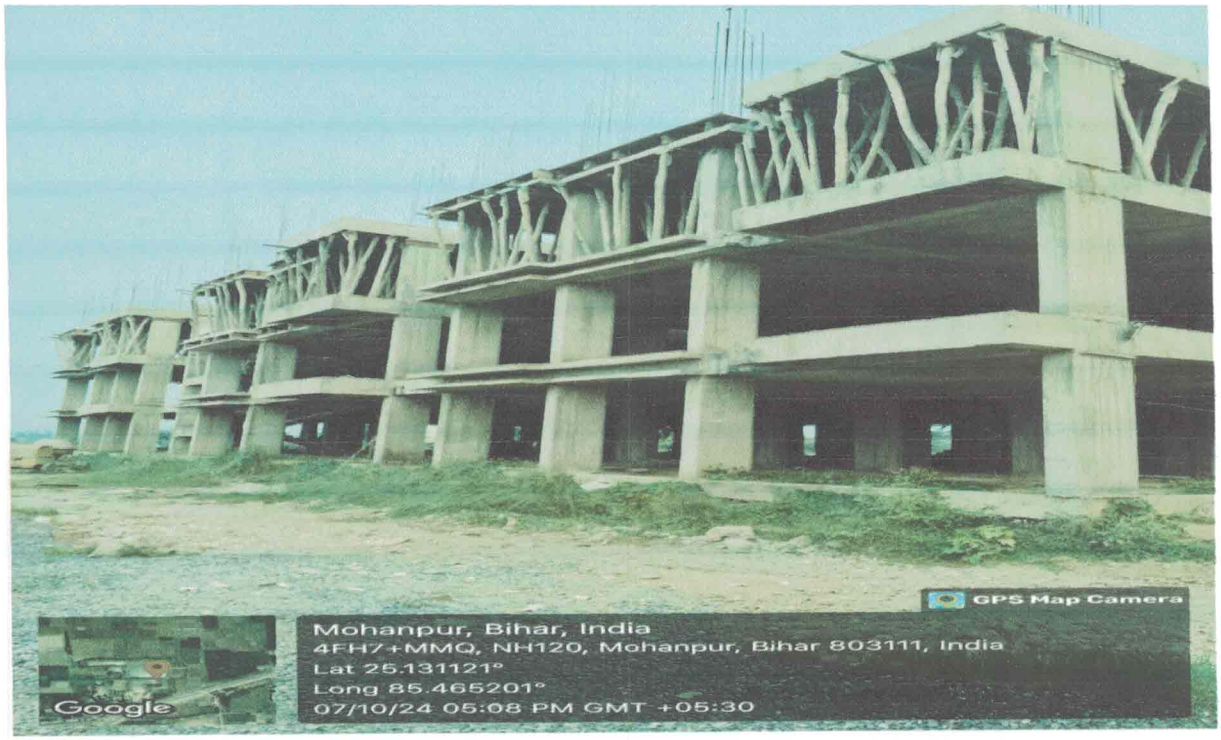

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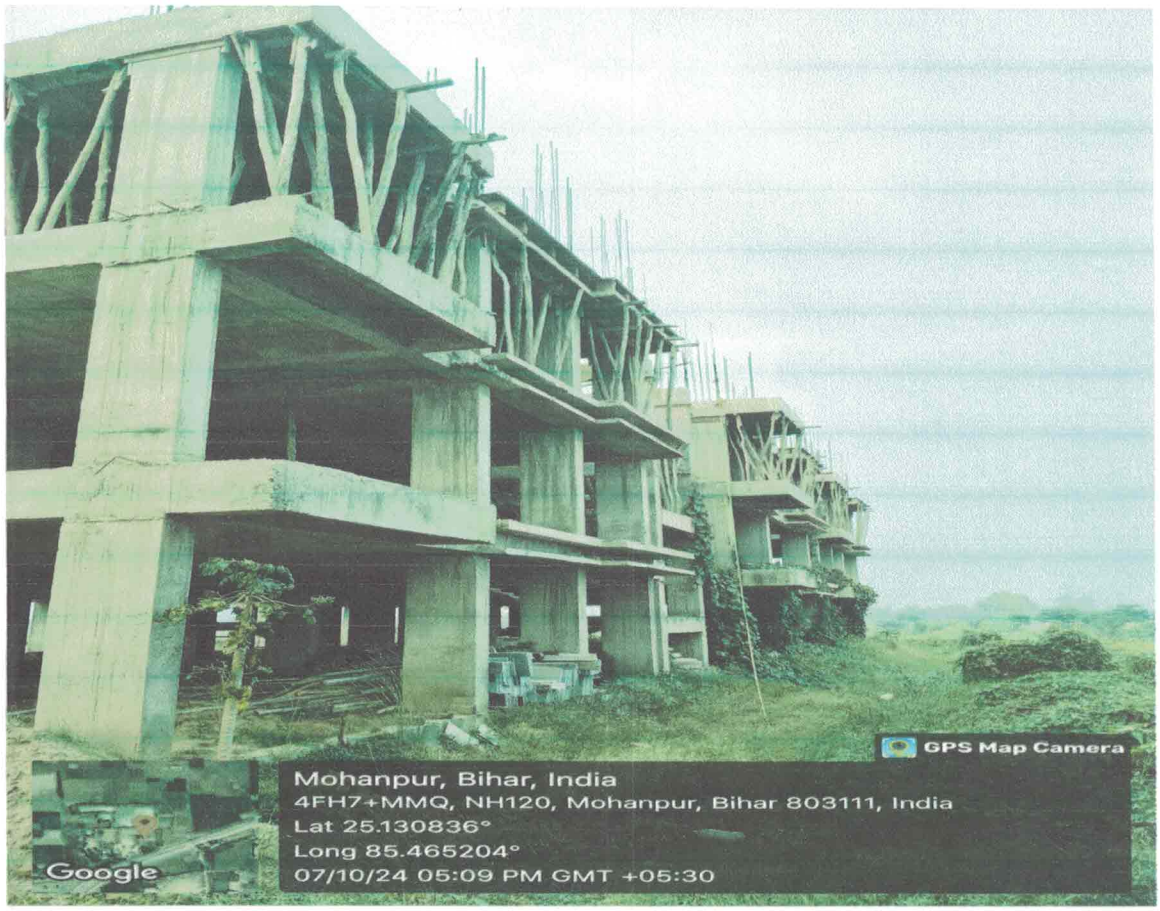

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	38442864739
2.	Estimated Cost of the Project including land cost at the start of the Project	20,74,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	17,81,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	91,38,001=00
6.	Actual Cost Incurred during the Quarter	55,71,508=98
7.	Net amount at end of the Quarter	55,64,425=78
8.	Total expenditure on Project **till date**	
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

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XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	03
2.	Agreement for Sale	01
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?

XIV UNITS ALLOCATION DETAILS

Total Number of sanctioned apartments
1 BHK-
2 BHK -
3 BHK-
4 BHK-
Shop-
Bungalow -
Plot etc

Details of allotment made so far with Flat number/ Bungalow - Plot etc

S.NO.	FLAT NO.	FLAT TYPE
01	201	3 BHK
02	301	3 BHK
03	401	3 BHK
04	302	3 BHK
05	306	3 BHK
06	210	3 BHK
07	501	3 BHK
08	502	3 BHK
09	209	3 BHK
10	602	3 BHK

Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc

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11	310	3 BHK	
12	510	3 BHK	
13	601	3 BHK	
14	509	3 BHK	
15	610	3 BHK	
16	206	3 BHK	
17	406	3 BHK	
18	410	3 BHK	
19	609	3 BHK	
20	309	3 BHK	
21	506	3 BHK	
22	402	3 BHK	
23	409	3 BHK	
24	202	3 BHK	
25	311	2 BHK	
26	214	2 BHK	
27	314	2 BHK	
28	411	2 BHK	
29	414	2 BHK	
30	511	2 BHK	
31	611	2 BHK	
32	403	2 BHK	
33	312	2 BHK	
34	512	2 BHK	

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : Ramesh Prasad
Contact No : 9308702087
Email id : suryadp.pvt.ltd@gmail.com
Address : Shiv Ganga Vihar,Ambedkar Path Bailey road Patna

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.

Surya Developer & Planner Pvt. Ltd.

Managing Director

Signature of Promoter

Name:

Date: