

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending June 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. U45209BR2017PTC033742	Name of Firm	
Firm Address :	2ND FLOOR, RAMASHISH MARKET, RUKUNPURA , BAILEY ROAD, PATNA, BIHAR, INDIA - 800014		
Total Experience of promoter in Real Estate sector	07 YEARS		
Total Experience in Real Estate after Implementation of RERA	05 YEARS		
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	02	Residential- cum- Commercial

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00076-3/150/R-1287/2022	Name of Project/Phase of Registered Project	BAIKUNTH IMPRESSION TOWER
Name of Promoter	DIRECT SELL BUILDCON PRIVATE LIMITED	Project Address	VIJAY NAGAR, PATEL CHOWK, RUKANPURA, BAILEY ROAD, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	15/07/2024		
Starting date of Project or Phase of the Project	04/03/2022		
Type of Project or Phase of the Project	Residential- cum- Commercial		
Period of validity of map by the Competent Authority			

Direct Sell Buildcon Pvt. Ltd

Jeethi Kumar
13/7/24 Director

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	28 02		Flat-28 Shop-02	Flat-12,shop-01	Flat-16, shop-01
	2. 2 BHK, -				1. Booked / Allotted -FLAT-05	3. Booked/ Allotted-Flat-16, Shop-01
	3. 3 BHK				2. Sold- Flat-07 Shop-01	Sold -
	4. Shop				Percentage of booking	Percentage of booking
	5. Bungalow				100%	
	6. Plot etc.					

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	12
	28	2. Sold	07

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.	The State Fire Officer	18/09/2019	21/11/2019	3170/19
3.	Water Supply Permission				
4.	NOC from Airport Authority of India	AAI	22/10/2019	05/11/2019	1105/19
5.	Other Approval(s), if any, required for the Project.	PMC	2020	19/07/2021	09086/21

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%	

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Jeethu Kumar
 13/7/24 Director

2.	Basements (if any)	100%	
3.	Podiums (if any)	N/A	
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%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	
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%	

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

Direct Sell Buildcon Pvt. Ltd
for the Director
 13/7/24 Director

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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	100%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4.	Storm Water Drains	YES	100%	
5.	Landscaping & Tree Planting	YES	100%	
6.	Street Lighting	YES	100%	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	100%	
9.	Solid Waste Management & Disposal	YES	100%	
10.	Water Conservation / Rain Water Harvesting	YES	100%	
11.	Energy Management	YES	100%	
12.	Fire Protection and Fire Safety Requirements	YES	100%	
13.	Closed Parking	YES	100%	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%	
16.	Others (Option to Add More)			

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

Direct Sell Buildcon Pvt. Ltd

Judith/Aravind
13/7/24 Director

		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			
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	

Direct Sell Buildcon Pvt. Ltd
Juelhi Kumar
 17/7/24 Director



Direct Sell Buildcon Pvt. Ltd
fuadhi/camer
13/7/24 Director



Patna, Bihar, India
Rama Griham Apartment, Lane-3, Vijaynagar, Rukanpura, Patna,
Bihar 800025, India
Lat 25.611087°
Long 85.066609°
04/07/24 12:49 PM GMT +05:30

GPS Map Camera



Patna, Bihar, India
A 12 Vijay Nagar, Lane Number 3, Rukanpura, Patna, Bihar 800014,
India
Lat 25.611414°
Long 85.066714°
04/07/24 12:50 PM GMT +05:30

GPS Map Camera

Direct Sell Buildcon Pvt. Ltd
Jeebhia Kumar
13/7/24 Director

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	39664836178
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 .	N/A
5.	Amount received during the Quarter	87,01,000=00
6.	Actual Cost Incurred during the Quarter	57,43,348=00
7.	Net amount at end of the Quarter	91,29,256=00
8.	Total expenditure on Project till date	4,80,03,394=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.	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

Direct Sell Buildcon Pvt. Ltd

Jeebhik Kumar
13/7/24 Director

B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	08
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	08
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.

Signature of Promoter

Name: *Direct Sell Buildcon Pvt. Ltd*
Joshi/Suresh

Date: *13/7/24* *Director*