FORM-7

[REGULATION-9]

Quarterly progress report for quarter ending July To Sept of 2023 (year) 2nd Qtr.

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 - U45201BR2012PTC 018555**	Name of Firm	Eastern Estate Construction & Developers Pvt. Ltd.
Firm Address:	House No-2, Mihir Path, East Boring Canal Road, Patna-800001		
Total Experience of promoter in Real Estate sector	14 YEARS		
Total Experience in Real Estate after Implementation of RERA	6 YEARS		
No of Project done before implementation of RERA	**1. Residential** 2. Commercial 3. Residential- cum-Commercial 4. Plotted project	**NA**	
No of Project done after implementation of RERA	**i. Residential** **ii. Commercial** **iii. Residential- cum – commercial** **iv. Plotted Project**	**NA**	

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP00080-1/19/R-150/2018**	Name of Project/Phase of Registered Project	**IOB SATELLITE CITY**
Name of Promoter	**SANJEEV KUMAR**	Project Address	**TURKI CHHAJAN ROAD, KUDHANNI MUZAFFARPUR**
Name of Co-promoter	**ANJU SINHA**		
Project Registration is valid up to	**31-03-2021**		
Starting date of Project or Phaseof the Project	**10-06-2017**		
Type of Project or Phase of the Project	**a. Residential** b. Commercial c. Residential-cum-Commercialid. Plotted project	**a. RESIDENTIAL**	
Period of validity of map by the Competent Authority	**APPLIED**		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS / BUNGALOW						
Building / Block Number	Apartment Type		Carpet Area Each Bungalow	Total Number of sanctioned Apartments / Bungalows	Total Number of Bungalow in Promoters Share– 1. Booked -95 2. Sold - 1 3. Plots - 36 Percentage of booking -	Total Number of Bungalow in Landowner Share– NA
	1. Bungalow - **I.>DUPLEX -** **II.>SIMPLEX -** **III.>ECONOMY -** **IV.> PLOT**	**Approved** = 100 = 66 = 115	= 1100 SQFT EACH = 640 SQFT EACH = 420 SQFT EACH	TOTAL = 281		

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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	NO
NO ANY GARAGES	NO ANY GARAGES	2. Sold -	NO

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

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan **Bungalow No.- Duplex A-381** (To beaded for each Building / Wing / Bungalow)

S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done(As on date of the Certificate) (3)
1.	Excavation (if any)	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt Floor	
6.	Slabs of Super Structure	
7.	Internal walls, Internal Plaster, **Floorings & Tiles**, Doors and Windows withinFlats /Premises.	**Flooring PCC = 100%** **Tiles = 100 %**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies ateach Floor level, Overhead and Underground Water Tanks.	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	
11.	Installation of Lifts, water pumps,Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof environment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	
	requirements as me be required to complete	

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	project as per Specifications in Agreement of Sale. Any other activities.	

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan **Bungalow No.- Duplex A-383** (To beaded for each Building / Wing / Bungalow)

S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done(As on date of the Certificate) (3)
1.	Excavation (if any)	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt Floor	
6.	Slabs of Super Structure	1st Floor Roof Casting = 100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats /Premises.	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies ateach Floor level, Overhead and Underground Water Tanks.	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	
11.	Installation of Lifts, water pumps,Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof environment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection, 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.	

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan **Bungalow No.- Duplex A-384** (To beaded for each Building / Wing / Bungalow)

S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done(As on date of the Certificate) (3)
1.	Excavation (if any)	
2.	Basements (if any)	

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3.	Podiums (if any)	
4.	Plinth	
5.	Stilt Floor	
6.	Slabs of Super Structure	**1st Floor Roof Casting = 100%**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats /Premises.	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies ateach Floor level, Overhead and Underground Water Tanks.	
10.	External plumbing and **external plaster**, elevation, completion of terraces with waterproofing of the Building/Wing.	**External Plaster = 100 %**
11.	Installation of Lifts, water pumps,Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof environment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection, 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.	

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan **Bungalow No.- Duplex No= A-400** (To beaded for each Building / Wing / Bungalow)

S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done(As on date of the Certificate) (3)
1.	Excavation (if any)	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt Floor	
6.	Slabs of Super Structure	**1st Floor Roof Casting = 100%** **Parapet Brick Wall= 100%**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats /Premises.	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	
9.	**Staircases**, Lifts Wells and Lobbies ateach Floor level, Overhead and Underground Water Tanks.	**Staircase Room Roof Casting = 100%** **Staircase Brick Work = 100%**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	
11.	Installation of Lifts, water pumps,Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof	

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	environment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection, 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.	

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan **Bungalow No.- Simplex Gold No= B-3** (To beaded for each Building / Wing / Bungalow)

S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done(As on date of the Certificate) (3)
1.	Excavation (if any)	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt Floor	
6.	Slabs of Super Structure	
7.	Internal walls, **Internal Plaster, Floorings, Doors** and Windows withinFlats /Premises.	**Ground Floor PCC = 100%** **Parapet Brick Work = 100%** **Internal Plaster= 100%** **Doors= 100%**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies ateach Floor level, Overhead and Underground Water Tanks.	**Staircase Room Roof Casting = 100%** **Staircase Brick Work = 100%**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	
11.	Installation of Lifts, water pumps,Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof environment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection, 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.	

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan **Bungalow No.- Simplex Economy- C-69** (To beaded for each Building / Wing / Bungalow)

S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done(As on date of the Certificate) (3)

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1.	Excavation (if any)	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	**Plinth = 100%**
5.	Stilt Floor	
6.	Slabs of Super Structure	**Roof Casting**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats /Premises.	**Brick Work Upto Linter Level = 100%**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies ateach Floor level, Overhead and Underground Water Tanks.	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	
11.	Installation of Lifts, water pumps,Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof environment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection, 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.	

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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	50 %	
2.	Water Supply	YES	15%	Individual Boring
3.	Sewerage (Chamber, Line, Septic Tank, STP)	NO		
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	YES	40 %	
6.	Street Lighting	YES	25 %	
7.	Community Buildings	NO		

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8.	Treatment and Disposal ofSewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	NO		
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	NO		
13.	Closed Parking	NO		
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
16.	Temple	Yes	15%	Plinth Complete

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

		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths	NA		
2.	Water Supply	NA		
3.	Sewerage Chambers Septic Tank	NA		
4	Drains	NA		
5.	Parks, Land Scaping and Tree Planting	NA		
6.	Street Lighting	NA		
7.	Disposal of sewage & sullage water	NA		
8.	Water conservation/RainWater Harvesting	NA		
9.	Energy Management	NA		

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

DUPLEX – A-381

DUPLEX – A-383

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DUPLEX – A-384

DUPLEX – A-400

SIMPLEX GOLD – B-3

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SIMPLEX ECONOMY – C-69

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	124802000000401
2.	Estimated Cost of the Project including land cost at the start of the Project	36,08,12,590
3.	Estimated Development Cost of the Project at the start of the Project (Land Cost)	
4.	Any Variation in development cost which is declared at the start of the project	
5.	Amount received during the Quarter	3187111
6.	Actual Cost Incurred during the Quarter	4392606
7.	Net amount at end of the Quarter	
8.	Total expenditure on Project **till date**	7,00,63,301
9.	Cumulative fund collected till the end of Quarter inquestion	

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10.	Cumulative expenditure done till the end of Quarter in question	

I. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
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	
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

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undertaking may serve.

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Signature of Promoter

Name:

Date: