

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending Oct To Dec of 2023 (year) 3rd 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 Phase of the Project	10-06-2017		
Type of Project or Phase of the Project	a. Residential b. Commercial c. Residential- cum-Commercial d. 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-	Total Number of Bungalow in Landowner Share-
	1. Bungalow -	Approved			1. Booked -95 2. Sold - 1 3. Plots - 36	NA
	I.>DUPLEX -	= 100	= 1100 SQFT EACH	TOTAL = 281		
	II.>SIMPLEX -	= 66	= 640 SQFT EACH			
	III.>ECONOMY -	= 115	= 420 SQFT EACH			
	IV.> PLOT				Percentage of booking -	

M/S EASTERN ESTATE CONSTRUCTION
& DEVELOPERS PRIVATE LIMITED

Managing Director

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-343 (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 within Flats / Premises.	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircase Roof Casting & Brick Work = 100% Parapet Brick Work = 100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	

M/S EASTERN ESTATE CONSTRUCTION
& DEVELOPERS PRIVATE LIMITED
Managing Director

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 may 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-363** (To be added 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 within Flats / Premises.	Internal Plaster = 100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies at each 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 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 may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

M/S EASTERN ESTATE CONSTRUCTION
& DEVELOPERS PRIVATE LIMITED


Managing Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT**1. Plan Bungalow No.- Duplex A-364 (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 within Flats / Premises.	Internal Plaster = 100 %
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies at each 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 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 may 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-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	1st Floor Roof Casting = 100% Parapet Brick Wall = 100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	Door = 100%

M/S EASTERN ESTATE CONSTRUCTION
& DEVELOPERS PRIVATE LIMITED

Managing Director

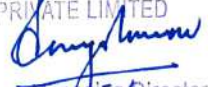
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Electric Fitting=100% Plumbing & Boring = 100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircase Room Roof Casting & Brick Work = 100% Staircase Brick Work = 100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Plumbing = 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	Painting = 100%
	requirements as may 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-398** (To be added 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 within Flats / Premises.	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Plumbing & Boring = 100%
9.	Staircases, Lifts Wells and Lobbies at each 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 conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	

M/S EASTERN ESTATE CONSTRUCTION
& DEVELOPERS PRIVATE LIMITED


Managing Director

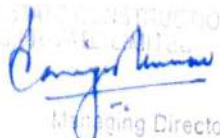
requirements as may be required to complete project as per Specifications in Agreement of Sale.	
Any other activities.	

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Bungalow No.- Duplex No- A-399 (To be filled 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 within Flats / Premises.	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Electric Final= 100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Plumbing = 100% Boring + Tank= 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 may 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-45 (To be filled 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)	

RECEIVED
MANAGING DIRECTOR

Managing Director

3.	Podiums (if any)	
4.	Plinth	
5.	Stilt Floor	
6.	Slabs of Super Structure	1st Floor Brick Work Complete= 100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies at each 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 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 may 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- B-96** (To be added 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 within Flats / Premises.	Internal Plaster = 100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	

M/S EASTERN ESTATE CONSTRUCTION
& DEVELOPERS PRIVATE LIMITED


Managing Director

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 may 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 No- C-74 (To be added 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 within Flats / Premises.	Brick Work Upto Linter Level= 100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies at each 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 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 may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

M/S EASTERN ESTATE CONSTRUCTION
& DEVELOPERS PRIVATE LIMITED


Managing Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan **Bungalow No.- Simplex Economy No- C-7** (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	Roof Casting= 100% Staircase Roof Casting= 100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	Parapet Wall= 100% Door= 100% Ground Flooring PCC= 100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Electric Final= 50%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Plumbing = 50%
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 may 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	40 %	
2.	Water Supply	YES	07 %	Individual Boring

M/S EASTERN ESTATE CONSTRUCTION
& DEVELOPERS PRIVATE LIMITED


Managing Director

3.	Sewerage (Chamber, Line, Septic Tank, STP)	NO		
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	YES	10 %	
6.	Street Lighting	YES	15 %	
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	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 ACTUAL WORK 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		

M/S EASTERN ESTATE CONSTRUCTION & DEVELOPERS PRIVATE LIMITED


Managing Director

6.	Street Lighting	NA		
7.	Disposal of sewage & sullage water	NA		
8.	Water conservation/Rain Water Harvesting	NA		
9.	Energy Management	NA		

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-45



DUPLEX- A-343

M/S EASTERN DATE CONSTRUCTION
& DEVELOPMENT PRIVATE LIMITED
Chirag Khanna
Managing Director



DUPLEX- A-363



DUPLEX- A-364



DUPLEX- A-381



DUPLEX- A-398



DUPLEX- A-399



SIMPLEX GOLD - B-96

M/S EASTERN ESTATE CONSTRUCTION
& DEVELOPERS PRIVATE LIMITED
Chandrasekhar
Managing Director



SIMPLEX ECONOMY – C-7



SIMPLEX ECONOMY – C-74

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	1577057
6.	Actual Cost Incurred during the Quarter	2276568
7.	Net amount at end of the Quarter	
8.	Total expenditure on Project till date	7,23,39,869
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

M/S EASTERN ESTATE CONSTRUCTION
& DEVELOPERS PRIVATE LIMITED
[Signature]
Managing Director

XI. 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 : NO Name Of Parties
4.	No of Suo-Moto cases against this project. Case No : NO Name Of Parties
5.	No of certificate cases / PDR cases against this project. Case No : NO Name Of Parties
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 undertaking may serve.

M/S EASTERN ESTATE CONSTRUCTION
& DEVELOPERS PRIVATE LIMITED



Signature of ~~Promoter~~ Director

Name:

Date: