FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending ~~March~~/June~~/Sept/December~~ of 2024.

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U70200BR2017PTC034780	Name of Firm	Swapn Vihar Private Limited
Firm Address:	A/2,Vatikapuri,Beside Mahima Mandir,Ambedkar Path Behind The Premier Banquet Hall, Rukanpura, Patna – 800014, Bihar		
Total Experience of promoter in Real Estate sector	10 Year		
Total Experience in Real Estate after Implementation of RERA	7 Year		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NIL NIL NIL NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	1 NIL NIL NIL	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00482-1/1219/R-1059/2020	Name of Project/Phase of Registered Project	Sai Vihar
Name of Promoter	Neeraj Kumar & Manish Kumar	Project Address	Vijay Singh Yadav Path, Near Tribhuwan School, Ashopur, Patna
Name of Co-promoter	Not Applicable		
Project Registration is valid up to	15/03/2025		
Starting date of Project or Phase of the Project	15/03/2020		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	31/01/2020 to 31/01/2025		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
1	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -	0 13 20 0 0 0	0 9317.45 16842.37 0 0 0	33	1. Booked/ Allotted - 16 2. Sold – 15
				Percentage of Booking 11.11%	Percentage of Booking 11.11%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 1 2. Sold – 14	
1	33		

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	Not Applicable			
2.	Fire N.O.C.	Office of the State Fire Officer Cum Director, Bihar, Patna	30/07/2019	21/08/2019	Annexure 1
3.	Water Supply Permission	Not Applicable			
4.	NOC from Airport Authority of India	Not Applicable			
5.	Other Approval(s), if any, required for the Project.	Patna Metropolitan	29/08/2019	31/01/2020	Annexure 2

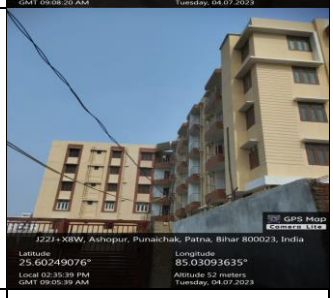
VI. CONSTRUCTION PROGRESS OF THE PROJECT		
1. Plan Case No. 01(To beaded for each Building / Wing)		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	100%
4.	Plinth	100%
5.	Stilt 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				
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	No		
2.	Water Supply	Yes	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	
4.	Storm Water Drains	Yes	100%	
5.	Landscaping & Tree Planting	No		
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	100%	
11.	Energy Management	No		

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	No		
16.	Others (Option to Add More)	No		

VIII	**A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT – NOT APPLICABLE**			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths	No		
2.	Water Supply	No		
3.	Sewerage Chambers Septic Tank	No		
4	Drains	No		
5.	Parks, Land Scaping and Tree Planting	No		
6.	Street Lighting	No		
7.	Disposal of sewage & sullage water	No		
8.	Water conservation/Rain Water Harvesting	No		
9.	Energy Management	No		

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	
		1st Floor	
		2nd Floor	
		3rd Floor	

		4th Floor	

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	8913813069
2.	Estimated Cost of the Project including land cost at the start of the Project	6,19,00,000.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	6,19,00,000.00
4.	Any Variation in Development Cost which is declared at the start of the Project .	6,90,68,695.47
5.	Amount received during the Quarter	48,00,000.00
	Amounts received from Allottees against booking of units	48,00,000.00
	Amounts received from promoters of the Company	0.00
6.	Actual Cost Incurred during the Quarter	62,57,951.45
7.	Net amount at end of the Quarter	122,92,508.33
8.	Total expenditure on Project **till date**	6,90,68,695.47
9.	Cumulative fund collected till the end of Quarter in question	8,16,57,253.80
	Amounts received from Allottees against booking of units	7,57,13,949.80
	Amounts received from promoters of the Company	59,43,304.00
10.	Cumulative expenditure done till the end of Quarter in question	6,90,68,695.47

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
Not Applicable

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – No any legal cases	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	Five
2.	Agreement for Sale	Two
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind? Ans: Project is far ahead from scheduled time.		

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: Neeraj Kumar

Date: 15/07/2024

Annexure 1

1278

Provisional Fire Clearance **(Under 15 Mtr. Height)**

Letter No 2435

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Er. Shailesh Ranjan
Emp. No.-ER-19/16
Boring Canal Road,
Near Devisthan, Anandpuri, Patna-800001.

Patna Dt. 21/08/2019.

Sub :- The views regarding Proposed Residential Building of under 15 mtr. In height to be constructed at Mauza-Ashopur, Dist-Patna.

Sir,

Please refer to your letter no.- E.S.R.-C.A.P./F.(N.O.C.)Rev./064AoP,/2019, dt.-30/07/2019 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a (B+G+4) (Total B/U Area-2940.02 Sqmtr.), Fully Proposed Residential Building shall be constructed on 31 feet wide road belongs to Swapn Vihar Pvt. Ltd., Plot No.-155 & 156, Tauzi No.-5065, Khata No.-19 & 41, Thana No.-34, Thana-Danapur, Mauza-Ashopur, Dist-Patna.

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

i) **Construction :**

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
b) The floor area exceeds 750 m ² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
e) In case of two staircase, one must be on outer wall.
f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

w.r.t. to the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

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e) In case of two staircase, one must be on outer wall.

f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) **LIFT :-**

a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m ².

b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.

c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.

d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.

e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

v) That active Fire protection system such as down comer systems with landing valve and hose reel at each floor incorporated with 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S. 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

vi) That an underground water static tank of not less than 50,000 Ltrs. capacity with automatic refilling arrangements prefebly on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. capacity each blocks should be made available before occupancy.

vii) That the internal finishing shall be non-combustible or class - 1 surface spread of flame.

viii) That electric cables must be shield at each floor with intumescent coating.

ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.

x) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong , the Architect / Passing authority shall be held responsible.

xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).

xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

21/10/2019

DIG HG & FS

Cum

State Fire Officer

iv) **LIFT :-**

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v) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

vi) That an underground water static tank of not less than 20,000 Ltrs. capacity with automatic refilling arrangements prefebly on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. capacity each blocks should be made available before occupancy.

vii) That the internal finishing shall be non-combustible or class - 1 surface spread of flame.

viii) That electric cables must be shield at each floor with intumescent coating.

ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.

x) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

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xiii) It is hereby made clear that in case of any legal dispute arising in future in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).

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This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp.

Encl - As Above

Yours faithfully, 8/1/19

DIG HG & FS
(Pankaj Sinha)
State Fire Officer
Bihar, Patna

Annexure 2

पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)
पाँचवां तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड
पटना का मुख्यालय भवन, हॉस्पीटल रोड,
शास्त्री नगर, पटना - 800023

संo संo:–PMAA/PRN/$\frac{ASHOPUR}{DANAPUR}$/ B+G+04/49/2019 – 28 पटना, दिनांक– 31-01-2020

प्रेषक,

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार पटना।

सेवा में,

श्री नीरज कुमार,
निदेशक–स्वप्न विहार प्राoलिo,
पिता–श्री महेश्वरी कुमार,
हाउस नo–86
ग्राम–कौटिल्या नगर,
बी.एम.पी.रोड, राजा बाजार,
पटना।

विषयः– प्लान केस संख्या– PMAA/PRN/$\frac{ASHOPUR}{DANAPUR}$/ B+G+04/49/2019 की स्वीकृति के संबंध में।

महाशय,

आपके आवेदन संo:–PMAA/PRN/$\frac{ASHOPUR}{DANAPUR}$/ B+G+04/49/2019 दिनांक–29.08.2019 के संदर्भ में श्री नीरज कुमार, पिता–श्री महेश्वरी कुमार, कौटिल्या नगर बी.एम.पी.रोड, राजा बाजार, बिहार के भवन निर्माण के लिए पटना महानगर क्षेत्र प्राधिकार में बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित विकास योजना/पटना महानगर क्षेत्र प्राधिकार/आयोजना स्कोम/पटना मास्टर प्लान 2031 के आलोक में मौजा–आशोपुर सर्वे थाना–दानापुर, थाना संo–34, सर्वे प्लॉट संo–155 (अंश), 156 (अंश) खाता संo–19, 41 Tauzi No-5065 में आवासीय भवन, (*B + G* + 04) दिनांक–20.12.2019 को स्वीकृतार्थ नक्शा के बाबत निम्नलिखित शर्तों/निर्बंधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

1. भूमि/भवन का उपयोग अन्य रूप से आवासीय भवन, प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
2. विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
3. अनुमोदन योजना में दर्शाया गया 757.22m^2 वर्गमीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा। बेसमेंट में Ventilation हेतु समुचित व्यवस्था बिहार भवन उपविधि के आलोक में प्रावधान करना होगा।
4. प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

5. भूखण्ड के सामने 9.21मी० से ९.52मी० चौड़ी सड़क अवस्थित है।
6. अनुमति (अनुज्ञा) जारी किये जाने की तारीख से तीन वर्षो की अवधि के लिए विधि मान्य होगी।
7. इस उपबन्ध के अधीन दी गयी अनुमति को उस भूखण्ड जिसके लिए योजना अनुमोदित की गयी हो के अधिकार हक, हित की बाबत साक्ष्य नहीं मानी जाएगी।
8. योजना के अनुमोदन के पश्चात् भू–अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी।
9. भू–स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यता की जिम्मेदारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि/हेर–फेर/कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ आवेदक के विरूद्ध विधि सम्मत कार्रवाई की जायेगी।
10. बिहार भू–सम्पदा (विनियमन और विकास) नियमावली 2017 की शर्तों के अधीन राज्य में गठित भू–सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।
11. श्रम सेस के संबंध में नगर विकास एवं आवास विभाग/श्रम संसाधन विभाग द्वारा निर्गत अनुदेशों का अनुपालन निर्माणकर्ता द्वारा सुनिश्चित किया जाएगा।
12. निर्माणकर्ता को प्राधिकार के विनिर्देशों के अनुसार मल जल निकास जल निकास सडक आदि जैसे संयोजन स्थल पर और स्थल के बाहर आधारभूत संरचना का बिहार भवन उपविधि 8(5) के आलोक में विकास करना होगा।
13. समय–समय पर सरकार द्वारा निर्गत आदेशों एवं नीतियों का विस्तृत रूप में पालन करना अनिवार्य होगा।
14. स्थल पर Rainwater Harvesting का प्रावधान निश्चित रूप से करना होगा।
15. बिहार भवन उपविधि 2014 एवं पटना मास्टर प्लान 2031 के साथ DCR में प्रावधानित के अनुसार निमार्ण कार्य सम्पन्न कराना होगा।

विश्वासभाजन,

प्रभारी निदेशक, 31-1-2020
पटना महानगर क्षेत्र प्राधिकार