

FORM-7 [REGULATION-9]

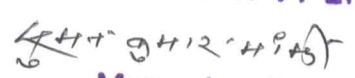
Quarterly progress report for quarter ending September of 2024

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U45200BR2008PTC013503	Name of Firm	S.M ENGICON PVT.LTD
Firm Address :	M.I.G 308, Kankarbagh Colony, Patna 20		
Total Experience of promoter in Real Estate sector	10 YEARS		
Total Experience in Real Estate after Implementation of RERA	07 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		

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00615-2/99/R-1421/2022	Name of Project/Phase of Registered Project	MANJU SHRI BALBHADRA APARTMENT
Name of Promoter	S.M ENGICON PVT.LTD	Project Address	PATNA MASAUHRI ROAD, NEAR ISBT, MAUZA PAHARI
Name of Co-promoter	N/A		
Project Registration is valid up to	15/05/2026		
Starting date of Project or Phase of the Project	24/06/2022		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	29/07/2025		

For S.M. ENGICON PVT LTD

 Managing 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 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	04 20	2820.00 17724.00	FLAT-24	1. Booked / Allotted -04 2. Sold-03 Percentage of booking	3. Booked/ Allotted - NIL Sold -NIL Percentage of booking

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)
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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	- 04
	24	2. Sold	- 03

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

For S.M. ENGICON PVT LTD

(Signature)

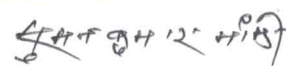
Managing Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be filled 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%	
2.	Basements (if any)	0%	
3.	Podiums (if any)	0%	
4.	Plinth	100%	
5.	Stilt Floor	N/A	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	95%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	70%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	85%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%	
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	Water Pump, Electric Connection with fitting only in construction Area and remaining works are at 10%	

For S.M. ENGICON PVT LTD



Managing Director

	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)	Expected Completion date in (dd/mm/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0.005%	
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	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	

For S.M. ENGICON PVT LTD

(Signature)

Managing Director

14.	Open Parking	NO		
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			
9.	Energy Management			

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	

For S.M. ENGICON PVT LTD

(Signature)

Managing Director

	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	



For S.M. ENGICON PVT LTD

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Managing Director



For S.M. ENGICON PVT LTD.

Signature
 Managing Director



X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	922020020920729
2.	Estimated Cost of the Project including land cost at the start of the Project	6.13 Crore
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.	
5.	Amount received during the Quarter	17,00,000=00
6.	Actual Cost Incurred during the Quarter	57,50,850=00
7.	Net amount at end of the Quarter	2,29,479=80
8.	Total expenditure on Project till date	4,11,32,603=89
9.	Cumulative fund collected till the end of Quarter in question	2,59,78,976=40
10.	Cumulative expenditure done till the end of Quarter in question	0=00

For S.M. ENGICON PVT LTD

(Signature)
Managing Director

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	NIL
2.	Agreement for Sale	NIL
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?		

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1 BHK- 2 BHK -04 3 BHK-20 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
XV. BROCHURE /Prospectus		

For S.M. ENGICON PVT LTD

(Signature)

XVI Grievance Redressal Officer

Name : Suman Kumar Manjhi

Contact No : 9431003396

Email id : engicon.suman@gmail.com

Address : M.I.G 308, Kankarbagh Colony, Patna 20

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.

For S.M. ENGICON PVT LTD

(Signature)
Managing Director
Signature of Promoter

Name: *Suman Kumar Manjhi*

Date: *14-10-24*

FORM NO. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

**(To be submitted at the time of Registration of Ongoing Project and for
withdrawal of Money from Designated Account)**

Date :

To,
S.M.Engicon Pvt Ltd
MIG 308, Kankarbagh Colony,
Patna-800020.

Sir,

Subject: Certificate of Percentage of Work executed in the project.

Having - **1** No. of Building of the Phase bearing the registration no. [Bihar RERA Registration Number] - **BRERAP00615-2/99/R-1421/2022** and being developed on the plot bearing CS No: **1563**/Khata No: **304**, Keshra/Plot No : **1563(P)**, demarcated by its boundaries (latitude and longitude of the end points) of the land **25.5878° N & 85.1328° E**, situated in Village - **Masaurahi Road Near ISBT**, District : **Patna**, Admeasuring **2270.63 sq.mts.** Area being developed by the promoter **S.M. Engicon Pvt Ltd.**

I, We **Amit Kumar** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the **Manju Shri Balbhadra Apartment** Building of the Phase of the Project, Situated on the plot bearing C.S. No./Survey No./Plot No.- **1563(P)**, of Village - **Masaurahi Road**, District : **Patna**, admeasuring **2270.63 sq.mts.** area being developed by [Promoter's Name] **S.M. Engicon Pvt Ltd.**

1. Following technical professionals are appointed by Owner / Promoter :-

(i) M/s /Shri/Smt. **Amit Kumar** as L.S. / Architect.

Based on site Inspection, with respect to reach of the Building/ Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number **BRERAP00615-2/99/R-1421/2022** Under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

Building Manju Shri Balbhadra Apartment (to be prepared separately for each Building/Wing of the Project)

Sr.No.	Tasks/Activity	Percentage of work done
1.	Excavation	100%
2.	Number of basement(s) and Plinth	100%
3.	Number of Podiums	0%
4.	Stilt Floor	N/A
5.	Number of Slabs of Super Structure	100%
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	95%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	70%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	85%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%
10.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/Completion Certificate.	Water Pump, Electric Connection with fitting only in construction Area and remaining works are at 10%

TABLE-B

Internal and External Development Work in respect of the entire Registered Phase.

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-Paths	YES		
2	Water Supply	YES		Self-Boring

3	Sewerage (Chamber, lines, Septic Tank, STP)	YES		
4	Storm Water Drains	YES		
5	Landscaping & Tree Planting.	NO		
6	Street Lighting	YES		
7	Community Buildings	NO		
8	Treatment and disposal of sewage and Sullage water	YES		
9	Solid Waste management & Disposal.	NO		
10	Water conservation, Rain water harvesting.	YES		
11	Energy management	YES		
12	Fire protection and fire safety requirements	YES		
13	Electrical meter room, sub-station, receiving station.	YES		
14	Others (Option to Add more).	NO		



Yours Faithfully,

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514

UDHD, GOVERNMENT OF BIHAR

Signature & Name (IN BLOCK LETTERS) of L.S./Architect

(Registration No./license No)