FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of 2025 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45200BR1997PTC 007874	Name of Firm	Tribhuwan Developer & Construction Pvt Ltd.
Firm Address :	G/1, MBS Tribhuwan Garden, BSEB Colony, Patna-23		
Total Experience of promoter in Real Estate sector	24 (Twenty four) Years.		
Total Experience in Real Estate after Implementation of RERA	Six Years.		
No of Project done Before Implementation of RERA	1. Residential → 8 Projects. 2. Commercial → N.A 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential → 2 Projects. 2. Commercial → N.A 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00257-2 1467/R-189/2018	Name of Project/Phase of Registered Project	Tribhuwan Garden.
Name of Promoter	Tribhuwan Dev & Const. Pvt Ltd.	Project Address	Kali Mandir Road, RPS More Bailey, Pa
Name of Co-promoter	N.A.		
Project Registration is valid up to	2022.		
Starting date of Project or Phase of the Project	26/09/2018		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project		
Period of validity of map by the Competent Authority		3 Years + Nine Months	

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.			21 Flats	1. Booked / Allotted - 0 2. Sold- 12	3. Booked/ Allotted - 0 Sold - 0
					Percentage of booking	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
	21 NOS	1. Booked/Allotted -	0
		2. Sold -	12

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

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 105/2017-18 (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/yyy) Format
1.	Excavation (if any)	N.A.	
2.	Basements (if any)	N.A.	
3.	Podiums (if any)	N.A.	
4.	Plinth	Yes.	
5.	Stilt Floor	Yes.	
6.	Slabs of Super Structure	Yes.	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Yes.	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Yes.	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Yes.	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Yes	
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	Yes	

	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)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes.		
2.	Water Supply	Yes.		
3.	Sewerage (Chamber, Line, Septic Tank; STP)	Yes.		
4.	Storm Water Drains	Yes.		
5.	Landscaping & Tree Planting	Yes		
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.	Closed Parking	Yes.		
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
16.	Others (Option to Add More)	Project Completion Certificate issued by the Competent Authority.		

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)	Expected Completion date in (dd/mm/yy) Format
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.		Yes
	1.	Front Elevation	Yes
	2.	Rear Elevation	Yes.
	3.	Side Elevation	Yes
(B)		Photograph of each floor	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	10520137892
2.	Estimated Cost of the Project including land cost at the start of the Project	N.A
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	N.A
4.	Any Variation in Development Cost which is declared at the start of the Project.	N.A
5.	Amount received during the Quarter	0
6.	Actual Cost Incurred during the Quarter	N.A.
7.	Net amount at end of the Quarter	Rs.,1,51,703.94
8.	Total expenditure on Project **till date**	Rs. 5,21,23,997.10
9.	Cumulative fund collected till the end of Quarter in question	N.A
10.	Cumulative expenditure done till the end of Quarter in question	N.A.

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
	N.A
	N.A

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	NO
1.	Sale Deed	NO
2.	Agreement for Sale	NO
3.	No. of possessions given to allottees	12
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.

Tribhuwan Developers & Constructions (Pvt.) Ltd.

Director

Signature of Promoter

Name: Mithilesh kuma

Date: 15/01/2025