Chandra Sales (P) Ltd.

310, N. P. CENTRE, NEW DAK BUNGLOW ROAD
PATNA - 800 001

बिहार गजट, 7 सितम्बर 2022

Ref. ..... Date.....

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending June of **2023.**

I. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP35238-1/20/R-1320/2022.**	Name of Project/Phase of Registered Project	**Raj Prabha Apartment.**
Name of Promoter	**M/s Chandra Sales Pvt. Ltd.**	Project Address	**Imali Chowk, Old Dalsingsarai Road, Bela, Muzaffarpur, Bihar**
Name of Co-promoter	**N/A**		
Project Registration is valid up to	**31-12-2025**		
Starting date of Project or Phase of the Project	**01-01-2022**		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	**Residential-Cum-Commercial**	
Period of validity of map by the Competent Authority	**3 YEARS**		

For CHANDRA SALES PVT. LTD.

DIRECTOR

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments – **01**
01	1. 1 BHK-**0**				
	2. 2 BHK, -**22**		**601, 654, 726**		1. Booked/
	3. 3 BHK - **30**		**907, 923, 882, 923.**		Allotted-
	4. Shop - **22**		**544, 304, 296,176, 229, 329, 369, 557, 554, 309,303, 453, 460, 465, 305, 385, 246, 451.**		2. **Shop- 103 & 104**
	5. Bungalow-**0**				3. Sold- **0**
	6. Plot etc. -0				
	7. Office- **13**		**293, 251, 250, 217, 236, 238, 233, 232, 234, 210, 387,385**		

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted-**0** 2. Sold-**0**	
01	**52**		

IV. 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 AnnexureNo.
1.	NOC for Environment	**N/A**	**N/A**	**N/A**	**N/A**
2.	Fire N.O.C.	**Office of the State Fire Officer-Cum- Director, Bihar, Patna**	**31.12.2020**	**15.01.2021**	**Attached**

For CHANDRA SALES PVT. LTD.

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

V. Construction Progress of the Project

1. Plan Case No.**48-28/2021** (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)	N/A
4.	Plinth	90%
5.	Stilt Floor	45%
6.	Slabs of Super Structure	30%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	00%

For CHANDRA SALES PVT. LTD.

DIRECTOR

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical	00%
	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.	

VI. 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	00%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	00%	

For CHANDRA SALES PVT. LTD.

DIRECTOR

4.	Storm Water Drains	YES	00%	
5.	Landscaping & Tree Planting	YES	00%	
6.	Street Lighting	YES	00%	
7.	Community Buildings	NO	———	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	———	
9.	Solid Waste Management & Disposal	YES	00%	
10.	Water Conservation / Rain Water Harvesting	YES	00%	
11.	Energy Management	NO	———	
12.	Fire Protection and Fire Safety Requirements	YES	00%	
13.	Closed Parking	YES	00%	
14.	Open Parking	YES	00%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	00%	
16.	Others (Option to Add More)	NO	00%	

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

For CHANDRA SALES PVT. LTD.

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		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
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			

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

	Sr. No.		
(A)			
	1.	Front Elevation	08-07-2023
	2.	Rear Elevation	08-07-2023
	3.	Side Elevation	08-07-2023
(B)		Photograph of each floor	N/A

VIII. Financial Progress of the Project

S. No.(1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.-**01741100003006**	Rs, 10,000/-
2.	Estimated Cost of the Project including land cost at the start of the Project	**Rs. 176,520,000/-**
3.	Amount received during the Quarter	**Rs. 10,00,000.00**

For CHANDRA SALES PVT. LTD.

DIRECTOR

4.	Actual Cost Incurred during the Quarter	**Rs. 54,05,913.00**
5.	Net amount at end of the Quarter	**Rs. 00.00**
6.	Total expenditure on Project **till date**	**Rs. 3,04,77,422.00**
7.	Cumulative fund collected till the end of Quarter in question	**Rs.00.00**
8.	Cumulative expenditure done till the end of Quarter in question	**Rs. 3,04,77,422.00**

IX.	**Details of Mortgage or Charge if any created**

X.	**MISCELLANEOUS**	
A	List of Legal Cases (if any)	
1.	Case No.	N/A
2.	Name of Parties	N/A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	N/A
2.	Agreement for Sale	N/A

XI. 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 tru to the best of my knowledge and nothing material has been concealed here from. am/we are executing this undertaking to attest to the truth of all the foregoing and t apprise the Authority of such facts as mentioned as wellas for whatever other lega purposes this undertaking may serve.

Signature of Promoter

For CHANDRA SALES PVT. LTD.

DIRECTOR

Name: SACHIN CHANDRA

Date: 08-07-2023