FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending June of 2023 (Year)

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP11052-1/48/R-1369/2022	Name of Project/Phase of Registered Project	JAGANNATH ENCLAVE
Name of Promoter	Abhishek Kumar Gautam	Project Address	Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S.- Danapur, District Patna, within the Jurisdiction of Sub and Sadar Registry Office Danapur, under Thana No. 23 (Twenty Three), Tauzi No-18601, Khata No.67, Survey Plot No.418, Patna
Name of Co-promoter	Ajit Singh		
Project Registration is valid up to			
Starting date of Project or Phase of the Project			
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority			

II. 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 BHK -	1	265.08		1. Booked/ Allotted - 3
	2. 2 BHK , -	9	6283.89		2. Sold -4
	3. 3 BHK -	N/a			
	4. Shop -	N/a			
	5. Bungalow -	N/a			
	6. Plot etc. -	N/a			

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
JAGANNATH ENCLAVE	9	1. Booked/Allotted	4
		2. Sold	4

BUILDMAX DEVELOPERS PVT. LTD.

DIRECTOR

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 Annexure No.
1.	NOC for Environment	NA			
2.	Fire N.O.C.	NA			
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.	NA			

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No._____(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)	N/A
2.	Basements (if any)	N/A
3.	Podiums (if any)	N/A
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	95%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	95%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	80%

BUILDMAX DEVELOPERS PVT. LTD

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	50%
	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	Yes	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	N/A	
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%	

BUILDMAX DEVELOPERS PVT. LTD

DIRECTOR

12.	Fire Protection and Fire Safety Requirements	No	N/A	
13.	Closed Parking	No	N/A	
14.	Open Parking	Yes	50%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	50%	
16.	Others (Option to Add More)	N/A	N/A	

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

		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths	Yes	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage Chambers Septic Tank	Yes	0%	
4	Drains	Yes	0%	
5.	Parks, Land Scaping and Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Disposal of sewage & sullage water	Yes	0%	
8.	Water conservation/Rain Water Harvesting	Yes	0%	
9.	Energy Management	Yes	0%	

BUILDMAX DEVELOPERS PVT. LTD.

DIRECTOR

VII. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	(Attached)
	2.	Rear Elevation	(Attached)
	3.	Side Elevation	(Attached)
(B)		Photograph of each floor	(Attached)

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	922020009107062
2.	Estimated Cost of the Project including land cost at the start of the Project	1,82,40,000/-
3.	Amount received during the Quarter	95,46,010.00
4.	Actual Cost Incurred during the Quarter	51,66,264.00
5.	Net amount at end of the Quarter	44,04,694/-
6.	Total expenditure on Project till date	1,67,38,325/-
7.	Cumulative fund collected till the end of Quarter in question	2,31,70,996/-
8.	Cumulative expenditure done till the end of Quarter in question	1,67,38,325/-

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
N/A

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

BUILDMAX DEVELOPERS PVT. LTD

DIRECTOR

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 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.

BUILDMAX DEVELOPERS PVT. LTD.

DIRECTOR

Signature of Promoter

Name:

Date:

ANNEXURE-A

Quarterly Progress Report for quarter ending June of 2023 (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP11052-1/48/R-1369/2022	Name of Project/Phase of Registered Project	JAGANNATH ENCLAVE
Name of Promoter	Abhishek Kumar Gautam	Project Address	Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S - Danapur, District Patna, within the Jurisdiction of Sub and Sadar Registry Office Danapur, under Thana No 23 (Twenty Three), Tauzi No-18601, Khata No 67, Survey Plot No 418, Patna
Name of Co-promoter	Ajit Singh		
Project Registration is valid up to			
Starting date of Project or Phase of the Project			
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority			

II. 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 BHK - 1 2. 2 BHK, - 9 3. 3 BHK - N/a 4. Shop - N/a 5.Bungalow - N/a 6. Plot etc. - N/a	265.08 6283.89	One (1)	**1. Booked/ Allotted-4** 2. **Sold-4**

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	**Total Number of Garages:**	
		1. Booked/Allotted -	4
JAGANNATH ENCLAVE	9	**2. Sold** -	4

BUILDMAX DEVELOPERS PVT. LTD.

DIRECTOR

IV. Construction Progress of the Project		
1. Building /Wing / Layout Number_____(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)	N/A
2.	Basements (if any)	N/A
3.	Podiums (if any)	N/A
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	95%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	95%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	80%
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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	50%

BUILDMAX DEVELOPERS PVT. LTD.

DIRECTOR

V. 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	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	N/A	
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	No	N/A	
13.	Closed Parking	No	N/A	
14.	Open Parking	Yes	50%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	50%	
16.	Others (Option to Add More)	N/A	N/A	

BUILDMAX DEVELOPERS PVT. LTD

DIRECTOR

VI.	PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING
S. No.	Particulars
1.	Front Elevation. (Attached)
2.	Rear Elevation (Attached)
3.	Side Elevation (Attached)

VII.	Financial Progress of the Project	
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	922020009107062
2.	Estimated Cost of the Project including land cost at the start of the Quarter	1,82,40,000/-
3.	Amount received during the Quarter	95,46,010.00
4.	Actual Cost Incurred during the Quarter	51,66,264.00
5.	Net amount at end of the Quarter	44,04,694/-
6.	Total expenditure on Project **till date**	1,67,38,325/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	N/A

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

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our 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: ABHISHEK KUMAR GAUTAM
Date : 13/02/2023

BUILDMAX DEVELOPERS PVT. LTD.

DIRECTOR

JAGANNATH ENCLAVE

Developers:- M/S BUILDMAX DEVELOPERS PVT. LTD.,
Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S.- Danapur, District Patna, within the Jurisdiction of Sub and Sadar Registry Office Danapur, under Thana No. 23 (Twenty Three), Tauzi No-18601, Khata No.67, Survey Plot No.418, **Patna**

RERA NO. – BRERAP11052-1/48/R-1369/2022

Quarterly Report from 01/04/2023 to 30/06/2023

1.	**Quarterly up-to-date status of project (Physical and Financial)**	
	Status of the project: -	**JAGNNATH ENCLAVE, DANAPUR, PATNA**
A	Status of construction of each building with photographs	• **Plaster work is Complete.Electricity, Plumbing, Tiles and other finishing work is in progress.**
B	Status of construction of each Floor with photographs	**Attached**
C	Status of construction of internal infrastructure and common areas with photographs	**Attached**
D	Details of the fund received through booking or other means (equity, loan etc), money spent, balance available, the proposed plan for sourcing the funds etc	a) Amount received from booking of Fl is **Rs. 95,46,010.00** b) Money spent on materials on abo mentioned Construction works is **Rs. 9,87,781.00** c) Money spent on contractors on abo mentioned Construction works is **Rs. 9,98,100.00** d) Other administrative Expenses is **Rs. 31,80,383.00** e) Balance available is **Rs. 44,04,694.00** f) Proposed Plan for Sourcing the Fund by Raising Capital through Equity from Booking of Flats.
2.	**Quarterly up-to-date list of number and types of apartments or plots, as the case may be, booked**	
A	List of number and type of apartments or plots, booked (Opening balance, booked during the quarter and closing balance):	**Op. Booking =04** **Booked during the quarter =1** **Cl. Booking = 03**
B	List of number of garages (Covered only) booked (Opening balance, booked during the quarter and closing balance):	**Op. Booking =** **Booked during the quarter =0** **Cl. Booking =**
3.	**Quarterly up-to-date list of approvals taken and the approvals which are pending subsequent to commencement certificate**	N.A.
	Status of Approvals: -	

A	Approvals received during the quarter	-
B	Approvals applied and expected date of receipt	-
C	Approvals to be applied and date planned for application	-
D	Modifications, amendment or revisions, if any, issued by the competent authority with regard to any sanctioned plans, layout plans, specifications, license, permit or approval for the project	-

This certificate is being issued on specific request of MS/ BUILDMAX DEVELOPERS PVT. LTD.for RERA compliance. The certification is based on the information and records produced before me and are true to the best of my knowledge and belief.

For Gupta Sachdeva & Co
Chartered Accountants
FRN – 006706N

SHISHIR KUMAR
Partner
MRN – 421815

Place: Patna
Date: 10/07/2023

FORMNo.1
[SeeRegulation3]

ARCHITECT'SCERTIFICATE

(TobesubmittedatthetimeofRegistrationofOngoingProjectandforwithdrawalofMoney fromDesignatedAccount)

Date 10.04.2023

To,

BUILDMAX
DEVELOPERS PVT LTD
2nd Floor, Plot no – 05, Shiv shambhu Nagar
Near Laddu Gopal Sweets, Ashiana Digha
Road , Patna - 800014

Subject:-Certificate of Percentage of Work executed in the project having 1 - No. of Building(s) 1-Wing(s) of the Phase-1 bearing the Registration No. BRERAP11052-1/48/R-1369/2022 and being developed on the Khata No. 67, Plot No. 418 demarcated by its boundaries (latitude and longitude of the end points) of the land situated in Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S.- Danapur, District Patna admeasuring - 358.43 sq.mts., area being developed by the Promoter - BUILDMAX DEVELOPERS PVT LTD.

Sir,

I/We AJIT SINGH have under taken assignment as Architect/Licensed Survey or of certifying Percentage of execution of Work of theJAGANNATH ENCLAVE• ------Building(s)/----------Wing(s) of the---------- Phase of the Project, Situated on the plotbearing C.S.no...../SurveyNo...../PlotNo ***418*** ***• Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S.- Danapur, District Patna admeasuring - 358.43 sq.mts., area being developed by the Promoter - BUILDMAX DEVELOPERS PVT LTD.***
of

1. Followingtechnicalprofessionalsareappointedby Owner/Promoter:-
   (i) M/s/Shri/Smt AJIT SINGH asL.S./Architect;
   (ii) *M/s*/Shri/Smt ER. BRAJESH KUMAR SINHA asStructuralConsultant
   (iii) *M/s*/Shri/ Smt.PRASHANT GAURAV asMechanical/Electrical/PlumbingConsultant(MEP)
   (iv) *M/s*/Shri/SmtVIKRAM KUMAR asSiteSupervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real EstateProject,I certify thatason thedateof thiscertificate,the PercentageofWork done foreachofthebuilding/WingoftheRealEstateProjectasregisteredvidenumber _____ under Bihar RERAis as per table A herein below. The percentage of the work executed with respect toeachoftheactivityoftheentirephaseisdetailedinTable

AJIT SINGH
ARCHITECT
COA DELHI, Reg. No. CA/2012/56055

V. 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	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	N/A	
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	No	N/A	
13.	Closed Parking	No	N/A	
14.	Open Parking	Yes	50%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	50%	
16.	Others (Option to Add More)	N/A	N/A	

YoursFaithfully,

Signature&Name(INBLOCKLETTERS)of..S/Architect/Engineer

(RegistrationNo./LicenseNo.....C.O.A. of N.I. Reg. No. CA/2012/58055

ARCHITECT