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FORM-7

[REGULATION-9]

Quarterly Progress Report for the quarter ending JUNE-2023

I. PARTICULARS OF PROJECT			
Project Registration Number and Date	**BRERAP33009-2/1052/R-883/2020 17.01.2020**	Name of Project/Phase of Registered Project	**CITY MALL**
Name of Promoter	**SITA CONSTRUCTIONS**	Project Address	Chamargali, Near Jhauganj, Durga Devi Road, Patna City Chowk, Patna
Name of Co-promoter	-		
Project Registration is valid up to	31-12-2022		
Starting date of Project or Phase of the project	17.01.2020		
Type of Project or phase of the Project	Residential cum-Commercial		
Period of validity of map by the Competent Authority	Vide Letter No. 9581 P-Chamargali-PCN-LB+UB+G+4/18/2019 dated 19.07.2019 Valid till 18.07.2022 and shall extended for the period of 09 Months due to Covid		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS (BUILDER PROPORTION)

Building/Block Number	**Apartment/Flat Type**	**Carpet Area** C-Carpet, B-Balcony	**Total Number of Sanctioned Apartments/Flat**	**Total Number of Apartments/Flat –**
CITY MALL FLATS	2BHK	C-718, B-180	03 UNIT	Booked – 02, Sold - Nil
	2BHK	C-665, B-76	03 UNIT	Booked – 02, Sold - Nil
	2BHK	C-651, B-71	03 UNIT	Booked – 02 Sold - Nil
	3BHK	C-1073, B-195	03 UNIT	Booked – 01 Sold - Nil
	4BHK	C-1085, B-166	03 UNIT	Booked – Nil Sold - Nil
	4BHK	C-1058, B-166	03 UNIT	Booked – 01 Sold - Nil
CITY MALL SHOP	SHOP	425	02 UNIT	Booked – Nil Sold - Nil
	SHOP	500	02 UNIT	Booked – Nil Sold - Nil
	SHOP	283	02 UNIT	Booked – Nil Sold - Nil
	SHOP	275	02 UNIT	Booked – Nil Sold - Nil
	SHOP	407	02 UNIT	Booked – Nil Sold - Nil
	SHOP	193	02 UNIT	Booked – Nil Sold - Nil
	SHOP	244	02 UNIT	Booked – Nil Sold - Nil
	SHOP	170	02 UNIT	Booked – Nil Sold - Nil
	SHOP	164	10 UNIT	Booked – 01 Sold - Nil
	SHOP	255	02 UNIT	Booked – 01 Sold - Nil
	SHOP	210	02 UNIT	Booked – 02 Sold - Nil
	SHOP	226	02 UNIT	Booked – Nil Sold - Nil
	SHOP	280	02 UNIT	Booked – Nil Sold - Nil

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES (BUILDER PROPORTION)		
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:
FLATS	18 (Eighteen)	Booked-08, Sold- NIL

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	N/A	-	-	-
2.	Fire N.O.C	State Fire Officer-Cum-Director, Patna, Bihar			Annexure -A
3.	Water Supply Permission	N/A	-	-	-
4.	N.O.C from Airport Authority of India	N/A	-	-	-
5.	Other Approval(s), if any, required for the Project	N/A	-	-	-

V. Construction Progress of the Project

Residential cum-Commercial Building (To beaded for each Building/ Wing)

Sl. No.	Tasks /Activity	Percentage of Actual Work Done (As on Date of the Certificate)
1.	Excavation (if any)	100%
2.	Basement (if any)	100%
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 the Flats/ Premises.	100%
8.	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat/Premises	90%
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.	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 as per specifications in Agreement of sale. Any other activities	work in progress

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VI. Amenities and Common Area and External Infrastructure Development Works				
Sl 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	Work in progress	
2	Water Supply	YES	85%	
3	Sewerage (Chamber, Line, Septic Tank, STP)	YES	Work in progress(Final Stage)	
4	Storm Water Drains	YES	Work in Progress	
5	Landscaping & Tree Planting	YES	Work in Progress	
6	Street Lighting	YES	Work in Progress	
7	Community Buildings	NO	N/A	
8	Treatment & Disposal of Sewage & Sullage Water	NO	N/A	
9	Solid Waste Management & Disposal	NO	N/A	
10	Water Conservation / Rain Water Harvesting	YES	Work in progress	
11	Energy Management	NO	N/A	
12	Fire Protection & Fire Safety Requirements	YES	Work in progress	
13	Closed Parking	YES	100%	
14	Open Parking	NO	N/A	
15	Electrical Meter Room, Sub-Station, Receiving Station	YES	Work in progress.	
16	Others (Option to Add More)	NO	N/A	

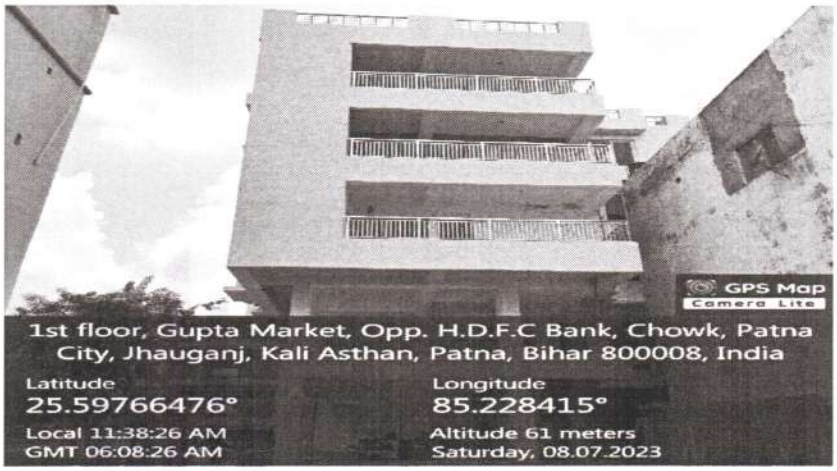
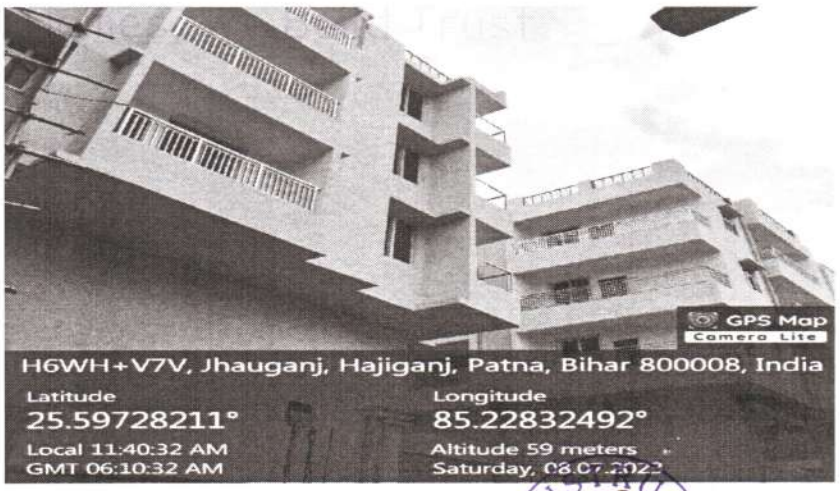
VII. An EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO	PERCENTAGE OF ACTUAL WORK DONE (As on date of Certificate)	DETAILS
1	Internal Roads and foot paths	NO	-	
2	Water Supply	NO	-	
3	Sewerage Chambers Septic Tank	NO	-	
4	Drains	NO	-	
5	Parks, Land Scaping 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	-	

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VIII. GEO TAGGED AND DATE PHOTOGRAPHS OF THE CITY MALL OF THE COMMERCIAL BUILDING (Elevations)

Sl. No.	Particulars
1.	Front Elevation: 
2.	Rear Elevation: 
3.	Side Elevation: 

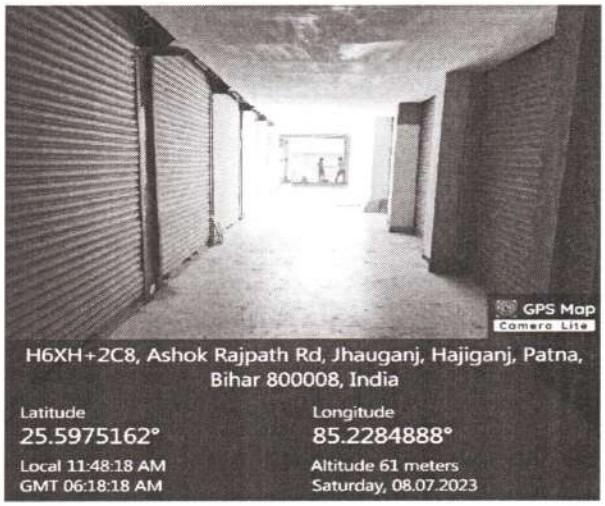
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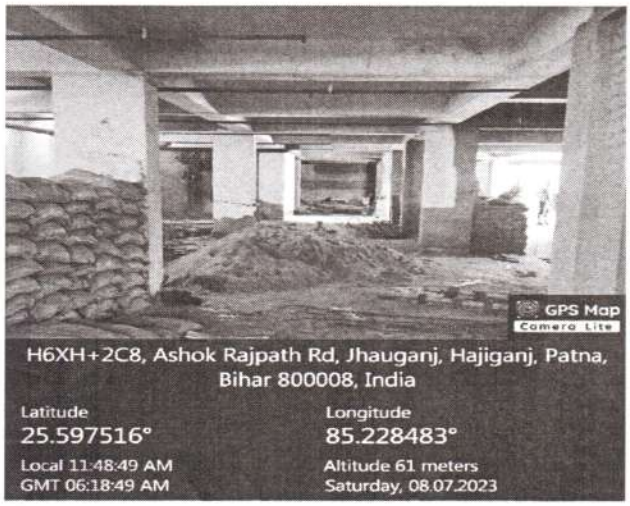
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IX. GEO TAGGED AND DATE PHOTOGRAPHS OF THE CITY MALL OF THE COMMERCIAL BUILDING (Each Floor)

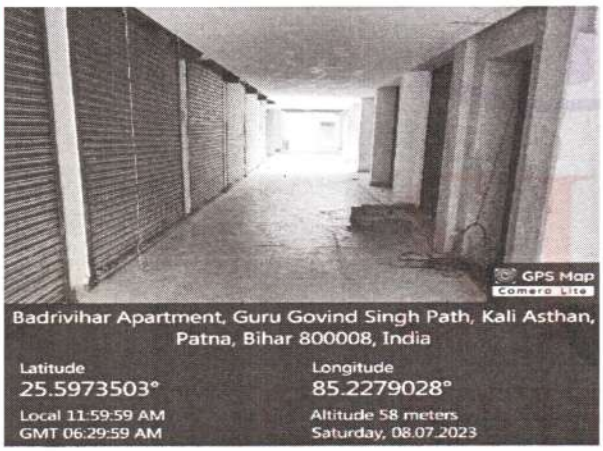
Ground Floor:



Basement:



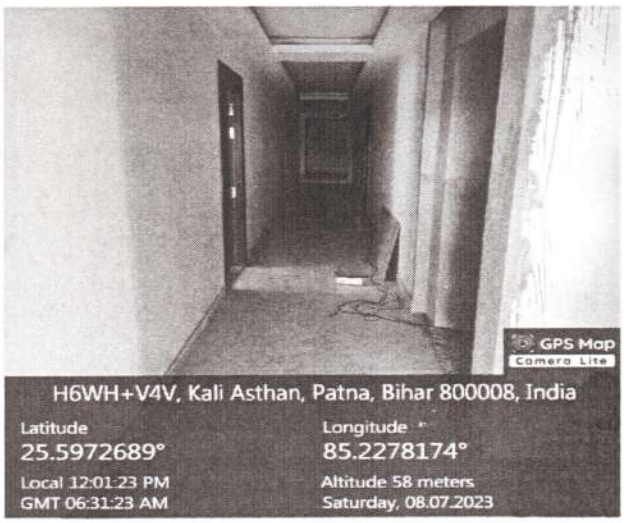
First Floor:



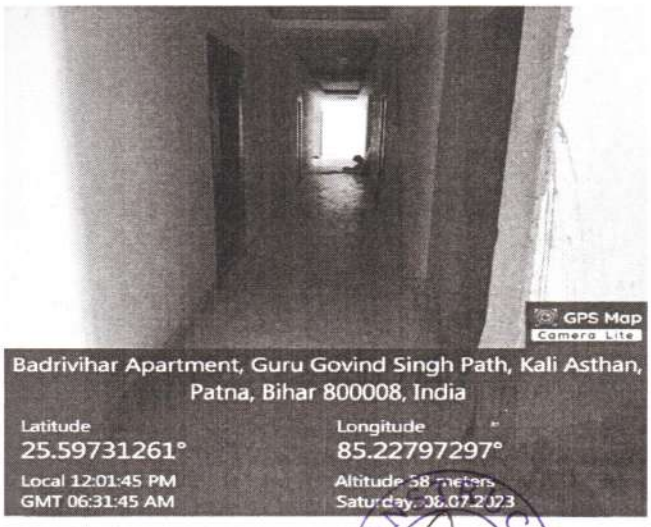
Second Floor:



Third Floor:



Fourth Floor:



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X. Financial Progress of the Project		
Sl. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	**919020062226621**
2.	Estimated Cost of the Project including Land Cost at the start of the Quarter including Land Owner & Builder Proportion	12,00,00,000 Approx.
3.	Amount Received During the Quarter	₹34,86,000/-
4.	Actual Cost Incurred during the Quarter	₹01,05,21,726/-
5.	Net Amount at the End of the Quarter	₹10,49,077/-
6.	Total Expenditure on Project **till date**	₹05,92,10,483/-
7.	Cumulative fund collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	₹05,92,10,483/-

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

XIII. PERCENTAGE OF WORKS ALONG WITH MILESTONE CHART
Whether the project in progress is as per time schedule or lagging behind?
Project Progress is on time.

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

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.

SITA CONSTRUCTIONS
Shishir Kumar
Partner

Signature of Promoter

Name: -SHISHIR KUMAR
Date: - 13.07.2023

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