

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of SEPTEMBER-23
(year)

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAPS1751/927/R-668/2019	Name of Project/Phase of Registered Project	"VISHWANATH COMPLEX"
Name of Promoter	Apex Planners & Developers (P) Ltd	Project Address	Bahadur pur Subhansang Kheera/Plot No-804805(P)
Name of Co-promoter	JV Max Uptown Developer		Khatra No-236,246 Thana No-10
Project Registration is valid up to	07/10/2024		Mauza - Bahadurpur Sub Division/District - Patna
Starting date of Project or Phase of the Project	09/10/2021		
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 from passing dated (20/2/2019)		

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. G1-01 2. G1-04 3. 4th floor	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop ✓ - 5. Bungalow - 6. Plot etc. -	1. 183.40 (sqft) 2. 352.67 (sqft) 3. 256687 (sqft)		1. Booked/Allotted - 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

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

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 -			Letter No.
2.	Fire N.O.C.	Office of the State Fire Officer - Cum - Director, Bihar, Patna		08/11/2017	3774

3.	Water Supply Permission	Proposed			
4.	NOC from Airport Authority of India	Yes	NOCID-PAT/EAST/B1		
5.	Other Approval(s), if any, required for the Project.	-NA-	090116/170126		

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P/Bahadurpur- (To beaded for each Building / Wing) PCN+B+G+7/354/2016		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	Completed
2.	Basements (if any)	Two Basement Completed on dated 04/11/2022
3.	Podiums (if any)	-NA-
4.	Plinth	Completed
5.	Stilt Floor	-NA-
6.	Slabs of Super Structure	G+5th dated - 27/2/2023
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	-No-
8.	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat/ Premises	-No-
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	-No-
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	-No-
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	-No-

requirements as may be required to complete project as per Specifications in Agreement of Sale.	Boundary wall work is going on.
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		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes		
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	proposed Tree Planting		
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	Yes		
9.	Solid Waste Management & Disposal	Yes		
10.	Water Conservation / Rain Water Harvesting	Yes		
11.	Energy Management	Yes		
12.	Fire Protection and Fire Safety Requirements	Yes		
13.	Closed Parking	No		

14.	Open Parking	-No-		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes		
16.	Others (Option to Add More)	No		

VI A 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	proposed		
2.	Water Supply	proposed		
3.	Sewerage Chambers Septic Tank	proposed		
4	Drains	proposed		
5.	Parks, Land Scaping and Tree Planting	proposed		
6.	Street Lighting	No		
7.	Disposal of sewage & sullage water	Yes		
8.	Water conservation/ Rain Water Harvesting	Yes		
9.	Energy Management	Yes		

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

(A)	Sr. No.		
	1.	Front Elevation	proposed
	2.	Rear Elevation	proposed

	3.	Side Elevation	proposed
(B)		Photograph of each floor	Yes

VIII. FINANCIAL PROGRESS OF THE PROJECT

S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	Indian Overseas Bank, Boring Road, Patna A/C No - 220002000000301, IFSC - IOBA0002200
2.	Estimated Cost of the Project including land cost at the start of the Project	Land on Conversion. Estimated Cost: Rs 8.00 Crore
3.	Amount received during the Quarter	30,00,000 = 00
4.	Actual Cost Incurred during the Quarter (Including on A/C payment to Suppliers)	25,07,732 = 64
5.	Net amount at end of the Quarter (In Bank)	533,774 = 06
6.	Total expenditure on Project till date	4,46,04,499 = 75
7.	Cumulative fund collected till the end of Quarter in question	3,83,19,680 = 00
8.	Cumulative expenditure done till the end of Quarter in question	4,46,04,499 = 75

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

- No -

X. MISCELLANEOUS

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

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?
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Schedule

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 Apex Planners & Developers (P) Ltd.
"JV"

MAA UGRATARA DEVELOPER
(VISHWANATH COMPLEX)

Signature of Promoter

Name: *Sanjay K. Sule*
Partner

Date: 09/10/2023

00 = 000,00,00

F2 = 200,00,00

P8 = 100,00,00

FP = 200,00,00

00 = 000,00,00

FP = 200,00,00