FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending Sept. **2023**

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP35557-2/86/R-1172/2021	Name of Project/Phase of Registered Project	PANCHAM LAL ENCLAVE
Name of Promoter	Subhgrih Estate Developers Pvt. Ltd.	Project Address	SHEIKHPURA, AIRPORT, PATNA, BIHAR
Name of Co-promoter			
Project Registration is valid upto	01/06/2024		
Starting date of Projector Phase of the Project	27/07/2021		
Type of Projector 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	2 YEAR 10 MONTH		

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
PANCHAM LAL ENCLAVE	1. 1BHK - 2. 2BHK,- 3. 3BHK - 4. Shop - 5. Bungalow- 6. Plotetc. -		13792	1	1. Booked/ Allotted - 4 2. Sold- Nil

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	16
		1. Booked/Allotted -	4
PANCHAM LAL ENCLAVE	16	2. 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	NA			
2.	Fire N.O.C.				

3.	Water Supply Permission	**NA**
4.	NOC from Airport Authority of India	Already submitted with registration application
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)	**100%**
2.	Basements (if any)	**N/A**
3.	Podiums (if any)	**N/A**
4.	Plinth	**100%**
5.	Stilt Floor	**90%**
6.	Slabs of Super Structure	**100%**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**25%**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**80%**
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	**0%**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	**10%**

	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**	**N/A**	
2.	Water Supply	**YES**	**20%**	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	**YES**	**0%**	
4.	Storm Water Drains	**YES**	**0%**	
5.	Landscaping & Tree Planting	**YES**	**20%**	
6.	Street Lighting	**YES**	**0%**	
7.	Community Buildings	**NO**	**0%**	
8.	Treatment and Disposal of Sewage and Sullage Water	**NO**	**0%**	
9.	Solid Waste Management & Disposal	**NO**	**0%**	
10.	Water Conservation / Rain Water Harvesting	**YES**	**0%**	
11.	Energy Management	**YES**	**0%**	
12.	Fire Protection and Fire Safety Requirements	**YES**	**0%**	
13.	Closed Parking	**YES**	**70%**	

14.	Open Parking	**NO**		
15.	Electrical Meter Room, Sub-Station, Receiving Station	**YES**	**10%**	
16.	Others (Option to Add More)			

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			
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**		
(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.	ICICI Bank, Exhibition Road A/C No.625905051794
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs.2,85,52,240/-
3.	Amount received during the Quarter	Opening Balance at the beginning of the QTR– Rs. 5,91,766.44/- Received during the QTR Rs. 4,95,000.00/- --- Total Rs. 10,86,766.44/-
4.	Actual Cost Incurred during the Quarter	Rs. 6,91,245.27/-
5.	Net amount at end of the Quarter	Rs. 3,95,521.17/-
6.	Total expenditure on Project **till date**	Rs. 1,44,25,588.83/-
7.	Cumulative fund collected till the end of Quarter in question	Rs. 1,46,71,110.00/-
8.	Cumulative expenditure done till the end of Quarter in question	Rs. 1,44,25,588.83/-

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NIL
2.	Name of Parties	
B	Sale/Agreement for Sale During the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	4
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.

SUBHGRIH ESTATE DEVELOPERS PVT. LTD.

Jitendra kumar Sinha

Director

Signature of Promoter

Name: Jitendra kr. Sinha

Date:

FORM NO. 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

To,
Subhgrih Estate Developers Pvt. Ltd.,
Janpara House, Opposite Mahavir Mandir
Khazanchi Road, PO - Bankipur P.S - Pirbahore
Patna 800004

Subject : Certificate of Percentage of Work executed in the project having Panchm Lal Enclave No. of Building(s)/ 01 Wing(s) of the Phase 01 bearing the registration No. BRERAP35557-2/86/R-1172/2021 and being developed on the Plot bearing CS No…../ Thana No. 09/ Khata No. 71, 72, 460 /Survey No. ……../ Plot No. 1744,1738,1739 Demarcated by its boundaries (latitude…….. and longitude…… of the end points) of the land situated in Village Sheikhpura Block Patna Sadar Division Patna District Patna PIN 800014 admeasuring 818.49 sq. mts., area being developed by the Promoter [Name] Subhgrih Estate Developers Pvt. Ltd.

Sir,

I, Umashankar Kumar have undertaken assignment as Architect/ Licensed Surveyor of certifying Percentage of execution of Work of the Pancham Lal Enclave Building(s)/…01… Wing(s) of the 01 Phase of the Project, situated on the plot bearing C.S. No……./ Khata No. 71, 72, 460 Survey No…… /Plot No 1744, 1738, 1739 of Village Sheikhpura Block Patna Sadar division Patna District Patna PIN 800014 admeasuring 818.49 sq. mts. area being developed by [Promoter's Name] Subhgrih Estate Devloper Pvt. Ltd.

1. Following technical professionals are appointed by Owner/Promoter:-
   (i) M/s /Shri/Smt Umashankar Kumar as L.S./Architect;
   (ii) M/s/Shri/Smt Sushil Kumar As Structural Consultant
   (iii) M/s/Shri/Smt Jitendra Kumar As Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) M/s/Shri/Smt Dhananjay Kumar as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number BRERAP35557-2/86/R-1172/2021 Under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE- A

Building/Wing Number ……. (to be prepared separately for each Building/Wing of the project)

Sr. No.	Tasks/Activity	Percentage of work done
01	Excavation	100%
02	Number of Basement(s) and Plinth	Plinth, 100%
03	Number of Podiums	NA
04	Stilt Floor	90%
05	Number of Slabs of Super Structure	5 Nos., 100%
06	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	25%
07	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
08	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	80%
09	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
10	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/ Completion Certificate.	10%

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-paths	No	NA	NA
2	Water Supply	Yes	20%	Bore well done
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	
4	Storm Water Drains	No		
5	Landscaping & Tree Planting	Yes	20%	
6	Street Lighting	Yes	0%	
7	Community Buildings	No		
8	Treatment and disposal of sewage and sullage water	No		
9	Solid Waste management & Disposal.	No		
10	Water conservation, Rain water harvesting.	Yes	0%	
11	Energy management	Yes		
12	Fire protection and fire safety requirements	Yes	0%	
13	Electrical meter room, Sub-Station, receiving station.	Yes	10%	
14	Others (Option to Add more).			

Yours Faithfully,

AR. Umashankar Kumar
Registered Architect
Reg. No. CA/2011/54023

Signature & Name (IN BLOCK LETTERS) of L.S. Architect

Registration No./License No CA/2011/54023)

Transaction Inquiry

A/c. ID	625905051787	CCY/SOL ID	INR/0259
A/c. Name	SUBHGRIH ESTATE DEVELOPERS PRIVATE LIMITED		
General Ledger Subhead Code	05051	Balance	2,38,550.17 Cr
Opening Balance	4,38,053.53 Cr	Closing Balance	2,38,550.17 Cr
Float Balance	0.00 Cr	Funds in Clearing	0.00 Cr
Available Amt.	2,38,550.17 Cr	Effective Available Amt.	2,38,550.17 Cr
Customer Status	CLS25 CLASSIC PLUS 25K	A/c. Opening Date	25-03-2021
A/c. Status	A Active	A/c. Status Date	02-03-2023
Purge Date	24-03-2021		
Address	JANPARA HOUSE OPPOSITE MAHAVIR MANDIR KHAZANCHI ROAD DO BANKIPUR PS PIRBAHORE		
City	PTN PATNA	State	BR BIHAR
Country	IN INDIA	Postal Code	800004
Phone Type	COMMPH1	Telex No.	
Phone No.	+91()7004457021		
Email ID Type	COMMEML		
Email ID	DIRECTOR@SUBHGRIH.COM		

General Ledger Date	Value Date	Instrument No.	Withdrawal Amt.	Deposit Amt.	Balance	Narrative
25-09-2023	25-09-2023	******	1,00,000.00 Dr		2,38,550.17 Cr	NEFT:000139762316/PUNB02916001/
25-09-2023	25-09-2023	******	1,00,000.00 Dr		3,38,550.17 Cr	NEFT:000139761066/KKBK0001366/
22-09-2023	22-09-2023		5.59 Dr		4,38,550.17 Cr	NEFT Chg Aug-23+GST
22-09-2023	22-09-2023		29.50 Dr		4,38,555.76 Cr	Mob alrt Chg Aug-23+GST
13-09-2023	13-09-2023			1,48,500.00 Cr	4,38,585.26 Cr	TRNF FRM 625905051794
29-08-2023	29-08-2023		29.50 Dr		2,90,085.26 Cr	Mob alrt Chg Jul-23+GST
24-08-2023	24-08-2023	******	52,500.00 Dr		2,90,114.76 Cr	NEFT:000138785510/SBIN0015997/J
11-08-2023	11-08-2023		5.59 Dr		3,42,614.76 Cr	NEFT Chg Jun-23+GST
10-08-2023	10-08-2023		29.50 Dr		3,42,620.35 Cr	Mob alrt Chg Jun-23+GST
28-07-2023	28-07-2023		29.50 Dr		3,42,649.85 Cr	Mob alrt Chg May-23+GST
07-07-2023	07-07-2023		5.59 Dr		3,42,679.35 Cr	NEFT Chg Apr-23+GST

Transaction Inquiry

06-06-2023	06-06-2023	******	35,000.00 Dr		3,19,052.00 Cr NEFT:000136230285/SBIN0003560/V
06-06-2023	06-06-2023	******	35,000.00 Dr		3,54,052.00 Cr NEFT:000136229830/BKID0004408/JI
25-05-2023	25-05-2023	******	52,500.00 Dr		3,89,052.00 Cr NEFT:000135863096/SBIN0015997/J.
03-05-2023	03-05-2023	******	35,000.00 Dr		4,41,552.00 Cr NEFT:000135120554/UBIN0804185/R
29-04-2023	29-04-2023			35,000.00 Cr	4,76,552.00 Cr NEFT-RETURN-000135010979-RIZW, ACCOUNT DOES
29-04-2023	29-04-2023	******	35,000.00 Dr		4,41,552.00 Cr NEFT:000135010793/BKID0004408/JI
29-04-2023	29-04-2023	******	35,000.00 Dr		4,76,552.00 Cr NEFT:000135010979/UBIN0804185/R
29-04-2023	29-04-2023	******	70,000.00 Dr		5,11,552.00 Cr NEFT:000135011071/SBIN0003560/V
29-04-2023	29-04-2023	******	64,600.00 Dr		5,81,552.00 Cr NEFT:000135011437/BARB0GOLARD
29-04-2023	29-04-2023	******	75,864.00 Dr		6,46,152.00 Cr NEFT:000135011657/RBIS0GSTPMT/
21-04-2023	21-04-2023			6,93,000.00 Cr	7,22,016.00 Cr TRNF FRM 625905051794
04-04-2023	04-04-2023	******	77,544.00 Dr		29,016.00 Cr NEFT:000134137521/RBIS0GSTPMT/

Transaction Inquiry

Transaction Inquiry

A/c. ID	625905051799	CCY/SOL ID	INR/6259
A/c. Name	SUBHGRIH ESTATE DEVELOPERS PVT LTD PANCHAM LAL ENCLAVE RERA RETENTION A/C		
General Ledger Subhead Code	20051	Balance	1,56,971.00 Cr
Opening Balance	1,06,560.00 Cr	Closing Balance	1,56,971.00 Cr
Float Balance	0.00 Cr	Funds in Clearing	0.00 Cr
Available Amt.	1,56,971.00 Cr	Effective Available Amt.	1,56,971.00 Cr
Customer Status	REALN REAL ESTATE CURRENT ACCOUNT	A/c. Opening Date	25-03-2021
A/c. Status	A Active	A/c. Status Date	20-03-2023
Purge Date	25-03-2021		
Address	JANPARA HOUSE OPPOSITE MAHAVIR MANDIR KHAZANCHI ROAD PO BANKIPUR PS DIRBAMORE		
City	PTN PATNA	State	BR BIHAR
Country	IN INDIA	Postal Code	800004
Phone Type	COMMPH1	Telex No.	
Phone No.	+910700445702 1		
Email ID Type	COMMEML		
Email ID	DIRECTOR@SUBHGRIH.COM		

General Ledger Date	Value Date	Instrument No	Withdrawal Amt	Deposit Amt	Balance	Narrative
25-09-2023	25-09-2023	******	2,00,000.00 Dr		1,56,971.00 Cr	RTGS ICICR52023092500361639/BKI
21-09-2023	21-09-2023	******	52,500.00 Dr		3,56,971.00 Cr	NEFT 000139679586/SBIN0015997/J.
13-09-2023	13-09-2023			3,46,500.00 Cr	4,09,471.00 Cr	TRNF FRM 625905051794
24-08-2023	24-08-2023	******	28,700.00 Dr		62,971.00 Cr	NEFT 000138785842/BARB0GOLARD
14-08-2023	14-08-2023	******	60,681.00 Dr		91,671.00 Cr	TRF/SARV SYSTEM AND COMMUNIC
02-08-2023	02-08-2023	******	30,200.00 Dr		1,42,352.00 Cr	NEFT 000138060070/BARB0GOLARD
26-07-2023	26-07-2023	******	52,500.00 Dr		1,72,552.00 Cr	NEFT 000137845901/SBIN0015997/J.
24-07-2023	24-07-2023	******	24,000.00 Dr		2,25,052.00 Cr	CLG/U S PRASAD AND CO/HDF
06-06-2023	06-06-2023	******	35,000.00 Dr		2,49,052.00 Cr	NEFT 000136231201/SBIN0003560/A
06-06-2023	06-06-2023	******	35,000.00 Dr		2,84,052.00 Cr	NEFT 000136230776/UBIN0804185/R

08-07-2023	08-07-2023		29.50 Dr		3,42,684.94 Cr Mob alrt Chg Apr-23+GST
26-06-2023	26-06-2023		29.50 Dr		3,42,714.44 Cr Mob alrt Chg Mar-23+GST
23-06-2023	23-06-2023	******	52,500.00 Dr		3,42,743.94 Cr NEFT:000136820536/SBIN0015997/J.
29-05-2023	29-05-2023		5.59 Dr		3,95,243.94 Cr NEFT Chg Feb-23+GST
29-05-2023	29-05-2023		29.50 Dr		3,95,249.53 Cr Mob alrt Chg Feb-23+GST
16-05-2023	16-05-2023		29.50 Dr		3,95,279.03 Cr Mob alrt Chg Jan-23+GST
21-04-2023	21-04-2023			2,97,000.00 Cr	3,95,308.53 Cr TRNF FRM 625905051794
20-04-2023	20-04-2023	******	50,000.00 Dr		98,308.53 Cr NEFT:000134688835/SBIN0015997/ja
05-04-2023	05-04-2023	******	2,89,745.00 Dr		1,48,308.53 Cr CLG/MAGADHIRONPRIVATELIMI/INB

Transaction Inquiry

Help !

A/c. ID	625905051794	CCY/SOL ID	INR/6259
A/c. Name	SUBHGRIH ESTATE DEVELOPERS PRIVATE LIMITED PANCHAMLAL ENCLAVE RERA COLLECTION AC		
		Balance	0.00 Cr
General Ledger Subhead Code	05051	Closing Balance	0.00 Cr
Opening Balance	0.00 Cr	Funds in Clearing	0.00 Cr
Float Balance	0.00 Cr	Effective Available Amt.	0.00 Cr
Available Amt.	0.00 Cr	A/c. Opening Date	29-03-2021
Customer Status	RERA1 RERA DESIGNATED ACCOUNT	A/c. Status Date	02-03-2023
A/c. Status	A Active		
Purge Date	28-03-2021		
Address	JANPARA HOUSE OPP.MAHAVIR MANDIR. KHAZANCHI ROAD,PO BANKIPUR PS PIRBAHORE		
City	PTN PATNA	State	BR BIHAR
Country	IN INDIA	Postal Code	800004
Phone Type	COMMPH1	Telex No.	
Phone No.	+91)7004669100		
Email ID Type	COMMEML		
Email ID	DIRECTOR@SUBHGRIH.COM		

General Ledger Date	Value Date	Instrument No	Withdrawal Amt	Deposit Amt	Balance	Narrative
13-09-2023	13-09-2023		4,95,000.00 Dr		0.00 Cr	TRNF TO 625905051788/6259050517
13-09-2023	13-09-2023			4,95,000.00 Cr	4,95,000.00 Cr	BIL/INFT/CIH3713080/Subhgrih Estat
21-04-2023	21-04-2023		9,90,000.00 Dr		0.00 Cr	TRNF TO 625905051788/6259050517
21-04-2023	21-04-2023			4,95,000.00 Cr	9,90,000.00 Cr	RTGS-BARBR52023042100862437-NAVIN KUMAR SINGH-4310
21-04-2023	21-04-2023			4,95,000.00 Cr	4,95,000.00 Cr	RTGS-BARBR52023042100861651-NAVIN KUMAR SINGH-4310





































