FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending July-Sep of 2023
(Year)

I. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP33139-1/40/R-1574/2023
Name of Project/Phase of Registered Project	SHOBHA RESIDENCY
Name of Promoter	UNIVERSAL BUILDICON
Project Address	NEAR DONARCHOWK MAUZA DILAWARPUR, DIST-DARBHANGA(KHESRA/PLOT NO-407,413,414,415,696,705,706,707,708, KHATA NO-1,431,535, WARD NO-17, MOHALLA DILWARPUR DONAR)
Name of Co-promoter	NA
Project Registration is valid up to	31/08/2023
Starting date of Project or Phase of the Project	02/06/2023
Type of Project or Phase of the Project	Residential / Group Housing
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartment
Shobha Residency	2 BHK	870.00	1	1. Booked/Alloted- 0 2. Sold-
Shobha Residency	2 BHK	917.00	1	
Shobha Residency	1 BHK	538.00	1	
Shobha Residency	3 BHK	913.00	4	
Shobha Residency	3 BHK	956.00	4	
Shobha Residency	3 BHK	929.00	4	
Shobha Residency	3 BHK	985.00	4	
Shobha Residency	3 BHK	994.00	4	
Shobha Residency	3 BHK	858.00	4	

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III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	**Total Number of SanctionedGarages**	**Total Number of Garages:**	
Shobha Residency	No Garages available	1. **Booked/Allotted** - 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				
2.	Fire N.O.C.				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

V. Construction Progress of the Project

1. Plan Case Number- 184/22-23 (Shobha Residency) (To be added 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)	0%
3.	Podiums (if any)	NA
4.	Plinth	0%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%

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10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
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.	10%

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	50%	Pump Installed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / RainWater Harvesting	No		
11.	Energy Management	No		

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12.	Fire Protection and FireSafety Requirements	Yes	0%	
13.	Closed Parking	Yes	0%	
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to AddMore)	No		

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

VIII. Financial Progress of the Project		
S.No.	Particulars	Amount (in Rs.)
1	Project Account No.	922020002293834
2	Estimated Cost of the Project including land cost at the start of the Quarter **(In Lakh)**	Land cost= 00.00
		Cost of development= 450.00
3	Amount received during the Quarter	0.00/-
4	Actual Cost Incurred during the Quarter	37,500.00/-
5	Net amount at end of the Quarter	0.00/-
6	Total expenditure on Project till date	20,00,000.00/-
7	Cumulative fund collected till the end of Quarter in question	0.00/-
8	Cumulative expenditure done till the end of Quarter in question	20,00,000.00/-

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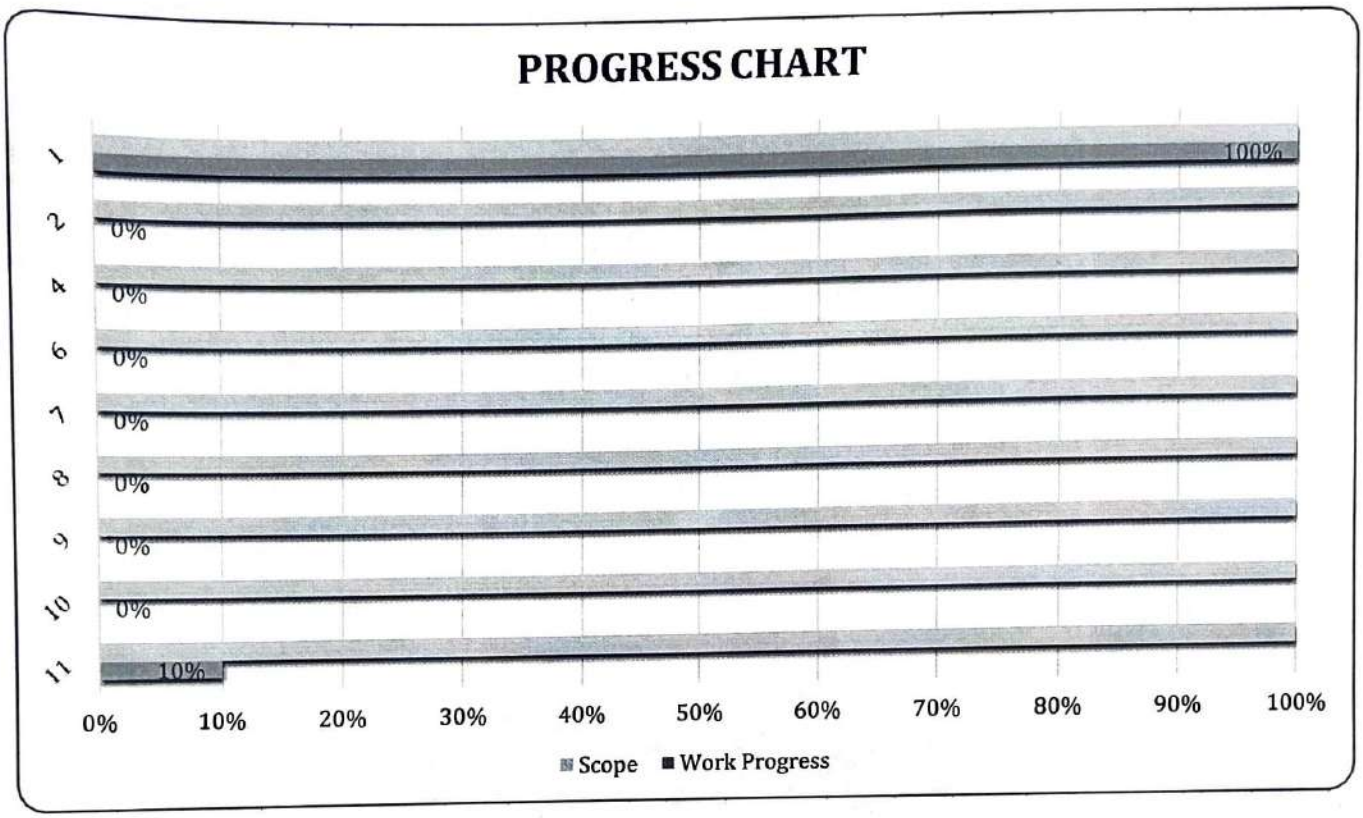
IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
B	Sale/Agreement for Saleduring 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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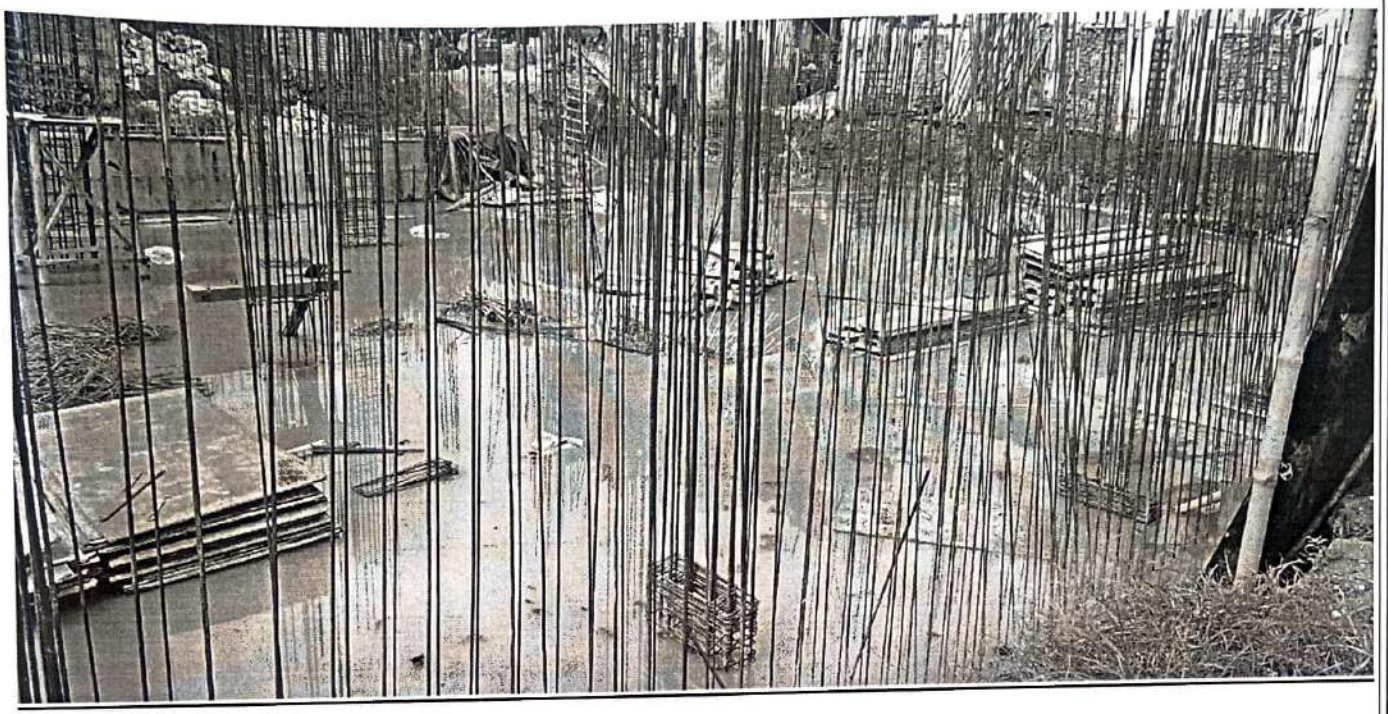
Partner



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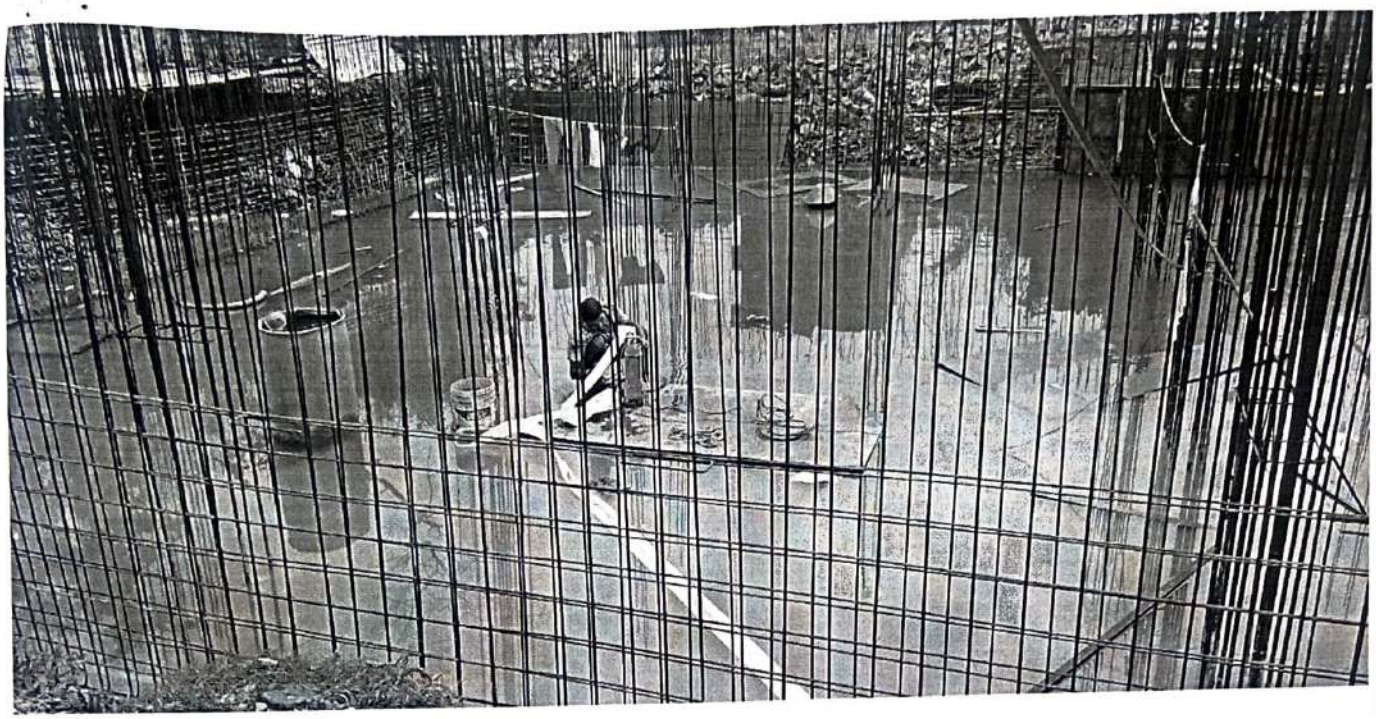
Project Site Photographs
Front Elevation





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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 cancealed 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

Shobha Residency

UNIVERSAL BUILDICON

Director

Date: 27/10/23

Partner

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Partner