FORM-7[REGULATION-9]

Quarterlyprogressreportforquarter ending Oct to Dec-2023 of(2023-2024)

I. PARTICULARSOFPROJECT			
ProjectRegistrationNumber	BRERAP21050-3/144/R-1255/2021	NameofProject/Phase ofRegisteredProject	
NameofPromoter	JAI PRAKASH SINHA	ProjectAddress	
NameofCo-promoter	PUSHPARAJ		
ProjectRegistrationis validupto	15-10-2026		
StartingdateofProjectorPhaseoftheProject	31-12-2021		
TypeofProjectorPhaseofthePro ject	1. Residential 2. Commercial 3. Residential-cum-Commercial4,Plottedproject	BAIKUNTH NIWAS (Residential-Cum-Commercial) AIIMS-Digha Nahar Road, Patna	
Periodofvalidityofmapbythe CompetentAuthority	Valid 3 years from approval date & take also 2 years extension		

II. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS					
Building/Block Number	ApartmentType		Carpet Area	TotalNumberofsanctionedapartments	TotalNumberof Apartments-
Baikunth Niwas	1. 1BHK - 2. 2BHK,- 3. 3BHK - 4. Shop - 5. Bungalow- 6. Plotetc. -	NA NA 70 76	80980 sqft 25406 sqft	70	1. Booked/ Allotted - 04/05 2. Sold -0

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES			
Building/BlockNumber	TotalNumberofSanctionedGarages	TotalNumberofGarages:	02
		1. Booked/Allotted -	
Baikunth Niwas	90	2. Sold -	0

IV. DETAILSOFBUILDINGAPPROVALS (IfalreadyfiledalongwithRegistrationApplication,thenthereisnoneedoffurtherfiling)					
S.No.	NameoftheApproval/ N.O.C./Permission/ Certificate	Issuing Authority	Applied Date	Issuance Date	EnclosedasAnnexureNo.
1.	NOCforEnvironment	NA	NA	NA	NA
2.	FireN.O.C.	YES	20-01-2021	29-01-2021	190

3.	WaterSupplyPermission	NA			
4.	NOCfromAirportAuthority ofIndia	NA			
5.	OtherApproval(s),ifany, requiredfortheProject.	NA			

V. CONSTRUCTIONPROGRESSOF THEPROJECT		
1. PlanCaseNo._____(TobeadedforeachBuilding/Wing)		
S. No. (1)	Tasks/Activity(2)	PercentageofActualWorkDone(A son date of the Certificate)(3)
1.	Excavation(ifany)	100%
2.	Basements(if any)	100%
3.	Podiums(ifany)	NA
4.	Plinth	100%
5.	StiltFloor	NA
6.	SlabsofSuperStructure	30%
7.	Internalwalls,InternalPlaster,Floorings,DoorsandWindowswithinFlats/Premises.	0%
8.	SanitaryFittingswithintheFlat/Premises,ElectricalFittingswithintheFlat/Premises	0%
9.	Staircases,LiftsWellsandLobbiesateachFloorlevel,OverheadandUndergroundWaterTanks.	0%
10.	Externalplumbingandexternalplaster,elevation,completion ofterraceswithwaterproofingofthe Building/Wing.	0%
11.	InstallationofLifts,waterpumps,FireFightingFittingsandEquipment asperCFONOC,Electricalfittings,Mechanical Equipment, compliance to conditionsofenvironment/CRZNOC, Finishingtoentrancelobby/s,plinthprotection,pavingofareasappurtenanttoBuilding/Wing, CompoundWallandallother	0%

	requirements as me be required tocompleteprojectasperSpecificatio nsinAgreement ofSale. Anyotheractivities.	0%

VI. AMENITIESANDCOMMONAREAANDEXTERNALINFRASTRUCTURE DEVELOPMENTWORKS				
S. No.	CommonAreasandFacilities	Proposed(Yes/No)	Percentageofactual WorkDone(As ondate oftheCertificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	InternalRoads&Footpaths	YES	0%	
2.	WaterSupply	YES	0%	
3.	Sewerage(Chamber,Li ne,SepticTank,STP)	YES	0%	
4.	StormWaterDrains	NO	0%	
5.	Landscaping&TreePlanting	YES	0%	
6.	StreetLighting	NO	0%	
7.	CommunityBuildings	NO	0%	
8.	TreatmentandDisposal ofSewageandSullageWater	NO	0%	
9.	Solid Waste Management &Disposal	YES	0%	
10.	Water Conservation / RainWaterHarvesting	YES	0%	
11.	EnergyManagement	YES	0%	
12.	FireProtectionandFireS afetyRequirements	YES	0%	
13.	ClosedParking	YES	0%	

14.	OpenParking	NO	0%	
15.	ElectricalMeterRoom,Sub-Station,ReceivingStation	YES	0%	
16.	Others(OptiontoAddMore)			

VI AEXTERNALANDINTERNALDEVELOPMENTWORKSINCASE OF PLOTTEDDEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGEOF ACTUALWORK DONE(Asondate ofcertificate)	Details
1.	Internal Roads and footpaths	YES	0%	
2.	WaterSupply	YES	0%	
3.	SewerageChambersSeptic Tank	YES	0%	
4	Drains	YES	0%	
5.	Parks,LandScapingandTreePlanting	YES	0%	
6.	StreetLighting	NO	0%	
7.	Disposal of sewage & sullagewater	NO	0%	
8.	Waterconservation/RainWaterHarvesting	YES	0%	
9.	EnergyManagement	YES	0%	

VII. GEOTAGGEDANDDATEPHOTOGRAPHOF(EACHBLOCK)OFTHE PROJECT

(A)	Sr.No.		
	1.	FrontElevation	ATTACHED
	2.	RearElevation	ATTACHED

	3.	SideElevation	ATTACHED
(B)		Photographofeachfloor	ATTACHED

VIII. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	ProjectAccount No.	259470837209
2.	EstimatedCostoftheProjectincludinglandcostat thestartoftheProject	
3.	AmountreceivedduringtheQuarter	Rs. 38,50,000.00
4.	ActualCostIncurredduringtheQuarter	Rs. 42,80,200.00
5.	NetamountatendoftheQuarter	Rs-
6.	TotalexpenditureonProject**tilldate**	Rs-5,43,42,735.00
7.	Cumulativefundcollectedtilltheendofquarterinquestio n	Rs-1,83,01,000.00
8.	Cumulativeexpendituredonetilltheendofquarter inquestion	Rs-5,43,42,735.00

IX. DETAILSOFMORTGAGEORCHARGEIFANYCREATED

X. MISCELLANEOUS		
A	ListofLegalCases(ifany)	NA
1.	CaseNo.	NA
2.	NameofParties	NA
B	Sale/AgreementforSale duringtheQuarter	
1.	SaleDeed	0
2.	AgreementforSale	0
XI. PERCENTAGEOFWORKALONGWITHMILESTONECHART		
Weathertheprojectinprogressisaspertimescheduleorlaggingbehind?		

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above aretrue to the best of my knowledge and nothing material has been concealed herefrom.I am/we are executing this undertaking to attest to the truth of all theforegoing and to apprise the Authority of such facts as mentioned as well as forwhateverotherlegalpurposesthisundertakingmayserve.

SignatureofPromoter

for Kanika Steels [redacted] Pvt. Ltd.

[redacted]

Name: JAI PRAKASH SINHA

Date: 02/01/2024