FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending December of 2023

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00076-1/908/R-620/2019	Name of Project/Phaseof Registered Project	METRO CITY
Name of Promoter	DIRECT SELL BUILDCON PRIVATE LIMITED	Project Address	NH 722 VILLAGE-KARJA, REWA ROAD MUZAFFARPUR BIHAR
Name of Co-promoter	N/A		
Project Registration is valid up to	05/11/2023		
Starting date of Project or Phaseof the Project	14/05/2019		
Type of Project or Phase of theProject	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Plotted project	
Period of validity of map by the Competent Authority			

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. Booked/ Allotted - 2. Sold -
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -	Plot			

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Direct Sell Buildcon Pvt Ltd.

Director

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
	N/A	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				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval (S), if any, required for the Project				

V. Construction Progress of the Project

1. Building / Wing / Layout Number_____(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)	N/A
2.	Basements (if any)	N/A
3.	Podiums (if any)	N/A
4.	Plinth	N/A
5.	Stilt Floor	N/A
6.	Slabs of Super Structure	N/A
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	N/A

Direct Sell Buildcon Pvt Ltd

Director

8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	N/A
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	N/A
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	N/A
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.	N/A

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			
2.	Water Supply			
3.	Sewerage (Chamber, Line, Septic Tank, STP)			
4.	Storm Water Drains			
5.	Landscaping & Tree Planting			
6.	Street Lighting			

Direct Sell Buildcon Pvt Ltd.

Director

7.	Community Buildings			
8.	Treatment and Disposal of Sewage and Sullage Water			
9.	Solid Waste Management & Disposal			
10.	Water Conservation / Rain Water Harvesting			
11.	Energy Management			
12.	Fire Protection and Fire Safety Requirements			
13.	Closed Parking			
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station			
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 the Certificate)	Details
1.	Internal Roads & Footpaths	YES	95%	
2.	Water Supply	NO		
3.	Sewerage Chambers Septic Tank	NO		
4.	Drains	NO		
5.	Parks, Landscaping and Tree Planning	YES	95%	
6.	Street Lighting	YES	95%	
7.	Disposal of sewage & Sullage Water	NO		

Direct Sell Buildcon Pvt. Ltd.

Director

8.	Water conservation/ Rain Water Harvesting	NO		
9.	Energy Management	NO		

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

VIII. Financial Progress of the Project		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	3734904761
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Amount received during the Quarter	69,29,696=00
4.	Actual Cost Incurred during the Quarter	31,29,655=00
5.	Net amount at end of the Quarter	65,76,339=00
6.	Total expenditure on Project **till date**	
7.	Cumulative fund Collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

IX. Details of Mortgage or Charge if any created

Direct Sell Buildcon Pvt. Ltd.

Director

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NO
2.	Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	09 (9)
2.	Agreement for Sale	0
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

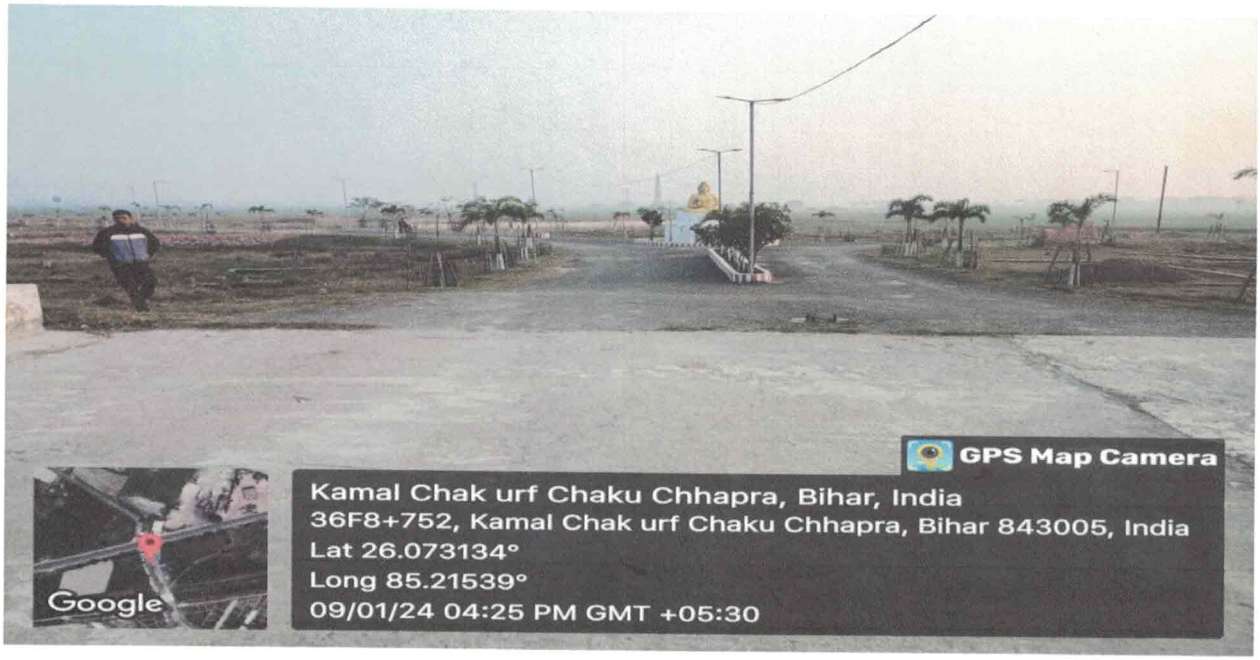
Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/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.

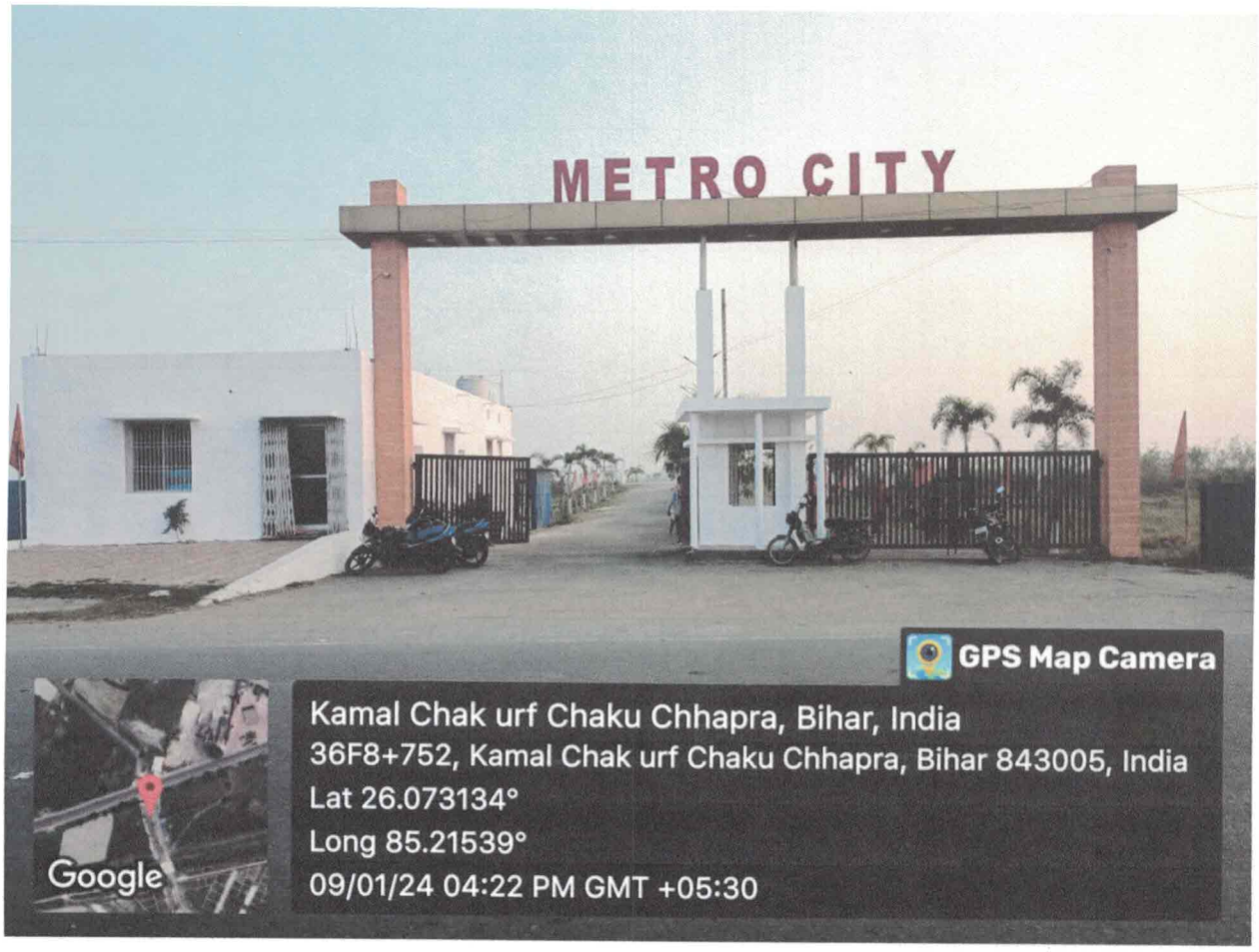
Signature of Promoter Direct Sell Buildcon Pvt. Ltd.

Name: Director

Date:



PROJECT NAME – METRO CITY





PROJECT NAME – METRO CITY

