

ANNEXURE-A

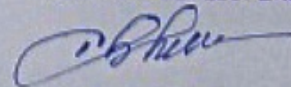
Quarterly Progress Report for quarter ending December of 2023 (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	DRERAP11052-1/48/R-1369/2022	Name of Project/Phase of Registered Project	JAGANNATH ENCLAVE
Name of Promoter	Abhishek Kumar Gautam	Project Address	Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S - Danapur, District Patna, within the Jurisdiction of Sub and Sadar Registry Office Danapur, under Thana No. 23 (Twenty Three), Tauzi No-18601, Khata No 67, Survey Plot No.418, Patna
Name of Co-promoter	Ajit Singh		
Project Registration is valid upto			
Starting date of Project or Phase of the Project			
Type of Project or 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			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type		Carpet Area	Total Number of Sanctioned Apartments
	1. 1BHK	- 1	265.08	One (1)
	2. 2BHK	- 9	6283.89	
	3. 3BHK	- N/a		
	4. Shop	- N/a		
	5. Bungalow	- N/a		
	6. Plot etc.	- N/a		
				1. Booked/ Allotted-4 2. Sold-4

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 4
JAGANNATH ENCLAVE	9	2. Sold	- 4

BUILD MAX DEVELOPERS PVT. LTD.



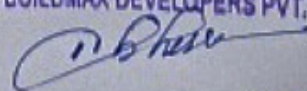
DIRECTOR

IV. Construction Progress of the Project

1. Building/Wing /Layout Number _____ (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)	N/A
2.	Basements (if any)	N/A
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	100%
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	100%
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 requirements as may be required to complete project as per specifications in Agreement of Sale. Any other activities.	90%

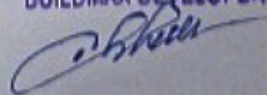
BUILDMAX DEVELOPERS PVT. LTD.



DIRECTOR

V. 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	N/A	N/A	
2.	Water Supply	Yes	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	N/A	
7.	Community Buildings	No	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	
9.	Solid Waste Management & Disposal	Yes	0%	
10.	Water Conservation / Rain Water Harvesting	N/A	N/A	
11.	Energy Management	N/A	N/A	
12.	Fire Protection and Fire Safety Requirements	No	N/A	
13.	Closed Parking	No	N/A	
14.	Open Parking	Yes	50%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	75%	
16.	Others (Option to Add More)	N/A	N/A	

BUILDMAX DEVELOPERS PVT. LTD.



DIRECTOR

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S.No.	Particulars
1.	Front Elevation. (Attached)
2.	Rear Elevation (Attached)
3.	Side Elevation (Attached)

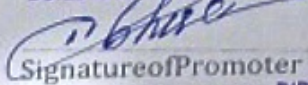
VII. Financial Progress of the Project		
S.No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	922020009107062
2.	Estimated Cost of the Project including land cost at the start of the Quarter	1,82,40,000/-
3.	Amount received during the Quarter	00
4.	Actual Cost incurred during the Quarter	10,90,472.00
5.	Net amount at end of the Quarter	72,367/-
6.	Total expenditure on Project till date	2,10,80,552/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	N/A

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

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.

BUILD MAX DEVELOPERS PVT. LTD.


Signature of Promoter

DIRECTOR

Name: **ABHISHEK KUMAR GAUTAM**

Date: **13/01/2024.**

**FORM-
7[REGULATION-
9]**

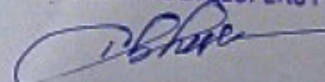
Quarterly Progress Report for quarter ending December of 2023 (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP11052-1/48/R-1369/2022	Name of Project/Phase of Registered Project	JAGANNATH ENCLAVE
Name of Promoter	Abhishek Kumar Gautam	Project Address	Mohalla- Judges Colony RPS More, Survey Mouza- Saguna, P.S - Danapur, District Patna, within the Jurisdiction of Sub and Sadar Registry Office Danapur, under Thana No. 23 (Twenty Three), Tauzi No-18601, Khata No.67, Survey Plot No.418, Patna
Name of Co-promoter	Ajit Singh		
Project Registration is valid upto			
Starting date of Project or Phase of the Project			
Type of Project or 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			

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. 1BHK - 1 2. 2BHK - 9 3. 3BHK - N/a 4. Shop - N/a 5. Bungalow - N/a 6. Plot etc. - N/a	265.08 6283.89		1. Booked/ Allotted - 3 2. Sold - 4

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
JAGANNATH ENCLAVE	9	1. Booked/Allotted - 2. Sold -	4 4

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IV. DETAILSOFBUILDINGAPPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

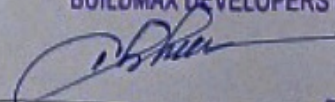
S.No.	Name of the Approval/ N.O.C./Permission/ Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as A nnexure No.
1.	NOC for Environment	NA			
2.	Fire N.O.C.	NA			
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.	NA			

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be added for each Building/Wing)

S. No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done (A son 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	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorin gs, Doors and Windows within Flats/Pr emises.	100%
8.	Sanitary Fittings within the Flat/P remises, Electrical Fittings within t he Flat/Premises	100%
9.	Staircases, Lifts Wells and Lobbies at ea ch Floor level, Overhead and Undergro und Water Tanks.	100%
10.	External plumbing and external plast er, elevation, completion of terraces with waterproofing of the Building/Wing.	100%

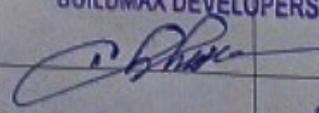
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DIRECTOR

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 requirements as may be required to complete project as per Specification in Agreement of Sale.	90%
	Any other activities.	

VI. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

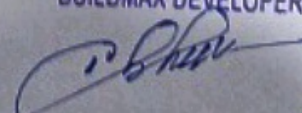
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	N/A	N/A	
2.	Water Supply	Yes	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	N/A	
7.	Community Buildings	No	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	
9.	Solid Waste Management & Disposal	Yes	0%	
10.	Water Conservation / Rain Water Harvesting	N/A	N/A	BUILDMAX DEVELOPERS PVT. LTD.
11.	Energy Management	N/A	N/A	 DIRECTOR

12.	FireProtectionandFireSafetyRequirements	No	N/A	
13.	ClosedParking	No	N/A	
14.	OpenParking	Yes	50%	
15.	ElectricalMeterRoom,Sub-Station,ReceivingStation	Yes	75%	
16.	Others(OptiontoAddMore)	N/A	N/A	

VI AEXTERNALANDINTERNALDEVELOPMENTWORKSINCASE OF PLOTTEDDEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGEOF ACTUALWORK DONE(Asondate ofcertificate)	Details
1.	Internal Roads and footpaths	N/A	N/A	
2.	WaterSupply	Yes	100%	
3.	SewerageChambersSeptic Tank	Yes	100%	
4.	Drains	Yes	0%	
5.	Parks,LandScapingandTreePlanting	Yes	0%	
6.	StreetLighting	N/A	N/A	
7.	Disposal of sewage & sullagewater	Yes	0%	
8.	Waterconservation/RainWaterHarvesting	N/A	N/A	
9.	EnergyManagement	N/A	N/A	

BUILDMAX DEVELOPERS PVT. LTD.



DIRECTOR

VII. GEOTAGGED 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.	922020009107062
2.	Estimated Cost of the Project including land cost at the start of the Project	1,82,40,000/-
3.	Amount received during the Quarter	00
4.	Actual Cost Incurred during the Quarter	10,90,472.00
5.	Net amount at end of the Quarter	72,367/-
6.	Total expenditure on Project till date	2,10,80,552/-
7.	Cumulative fund collected till the end of Quarter in question	2,31,70,996/-
8.	Cumulative expenditure done till the end of Quarter in question	2,10,80,552/-

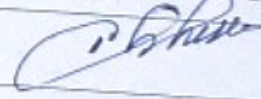
IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

N/A

X. MISCELLANEOUS

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

BUILD MAX DEVELOPERS PVT. LTD.


DIRECTOR

2.	Agreement for Sale	
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Whether the project in progress is as per times 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 herefrom. 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 purpose this undertaking may serve.

BUILDMAX DEVELOPERS PVT. LTD.



DIRECTOR

Signature of Promoter

Name: Date 13/01/2024.
: ABHISHEK KUMAR GAUTAM

JAGANNATH ENCLAVE

Developers:- M/S BUILDMAX DEVELOPERS PVT. LTD.,

Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S.- Danapur, District Patna, within the Jurisdiction of Sub and Sadar Registry Office Danapur, under Thana No. 23 (Twenty Three), Tauzi

No-18601, Khata No.67, Survey Plot No.418, **Patna**

RERA NO. – BRERAP11052-1/48/R-1369/2022

Quarterly Report from 01/10/2023 to 31/12/2023

1.	Quarterly up-to-date status of project (Physical and Financial)	
	Status of the project: -	JAGNNATH ENCLAVE, DANAPUR, PATNA
A	Status of construction of each building with photographs	<ul style="list-style-type: none"> • Other finishing work is in progress.
B	Status of construction of each Floor with photographs	Attached
C	Status of construction of internal infrastructure and common areas with photographs	Attached
D	Details of the fund received through booking or other means (equity, loan etc), money spent, balance available, the proposed plan for sourcing the funds etc	a) Amount received from booking of Flat Rs. 00 b) Money spent on materials on ab mentioned Construction works is Rs. 3,23,700.00 c) Money spent on contractors on ab mentioned Construction works is Rs. 7,81,252.00 d) Other administrative Expenses is Rs. 1,04,372.00 e) Balance available is Rs. 62,368.00 f) Proposed Plan for Sourcing the Fund by Raising Capital through Equity & fr Booking of Flats.
2.	Quarterly up-to-date list of number and types of apartments or plots, as the case may be, booked	
A	List of number and type of apartments or plots, booked (Opening balance, booked during the quarter and closing balance):	Op. Booking =04 Booked during the quarter =0 Cl. Booking = 04
B	List of number of garages (Covered only) booked (Opening balance, booked during the quarter and closing balance):	Op. Booking = Booked during the quarter =0 Cl. Booking =
3.	Quarterly up-to-date list of approvals taken and the approvals which are pending subsequent to commencement certificate	N.A.
	Status of approvals: -	
A	Approvals received during the quarter	-

B	Approvals applied and expected date of receipt	-
C	Approvals to be applied and date planned for application	-
D	Modifications, amendment or revisions, if any, issued by the competent authority with regard to any sanctioned plans, layout plans, specifications, license, permit or approval for the project	-

This certificate is being issued on specific request of MS/ BUILDMAX DEVELOPERS PVT. LTD. for RERA compliance. The certification is based on the information and records produced before me and are true to the best of my knowledge and belief.

For Gupta Sachdeva & Co
Chartered Accountants
FRN – 006706N

Shishir

SHISHIR KUMAR
Partner
MRN – 421815

Place: Patna
Date: 11/01/2024



FORM No. I
[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)

Date 01.01.2024

To,

BUILD MAX
DEVELOPERS PVT LTD
2nd Floor, Plot no - 05, Shiv shambhu Nagar
Near Laddu Gopal Sweets, Ashiana Digha
Road, Patna - 800014

Subject:- Certificate of Percentage of Work executed in the project having 1-No. of Building(s) 1- Wing(s) of the Phase-1 bearing the Registration No. BRERAP11052-1/48/R-1369/2022 and being developed on the Khata No. 67, Plot No. 418 demarcated by its boundaries (latitude and longitude of the endpoints) of the lands situated in Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S.- Danapur, District Patna admeasuring- 358.43 sq.mts., area being developed by the Promoter-BUILD MAX DEVELOPERS PVT LTD.

Sir,

I/We AJIT SINGH have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of execution of Work of the JAGANNATH ENCLAVE.
----- Building(s) / ----- Wing(s) of the ----- Phase of the Project,
Situating on the plot bearing C.S.no. / Survey No. / Plot No. 418 • Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S.- Danapur, District Patna admeasuring -358.43 sq.mts., area being developed by the Promoter - BUILD MAX DEVELOPERS PVT LTD.
of --

1. Following technical professionals are appointed by Owner/Promoter:-

- (i) M/s/Shri/Smt AJIT SINGH as L.S./Architect;
- (ii) M/s/Shri/Smt ER. BRAJESH KUMAR SINHA as Structural Consultant
- (iii) M/s/Shri/ Smt. PRASHANT GAURAV as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s/Shri/Smt VIKRAM 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

under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of then to rephase is detailed in Table

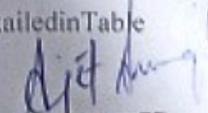
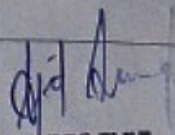

AJIT SINGH
ARCHITECT
EMP. No.-CA/2012/56055
UDHD, BIHAR

TABLE-A

IV. Construction Progress of the Project		
1. Building/Wing /Layout Number _____		(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)	N/A
2.	Basements (if any)	N/A
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC, Electrical fittings, Mechanical Equipment, compliance to condition of environment/CRZNOC, 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 complete project as per specifications in Agreement of Sale. Any other activities.	90%


AJIT SINGH
 ARCHITECT
 EMP. No.-CA/2012/56055
 UDHD, BIHAR

V. 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	N/A	N/A	
2.	Water Supply	Yes	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	N/A	
7.	Community Buildings	No	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	
9.	Solid Waste Management & Disposal	Yes	0%	
10.	Water Conservation/Rain Water Harvesting	N/A	N/A	
11.	Energy Management	N/A	N/A	
12.	Fire Protection and Fire Safety Requirements	No	N/A	
13.	Closed Parking	No	N/A	
14.	Open Parking	Yes	75%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	50%	
16.	Others (Option to Add More)	N/A	N/A	

Yours Faithfully,

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

Registration No./License No

AJIT SINGH
ARCHITECT
BMB No.-CA/2012/56055
UDHD, BIHAR