FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending year **December of 2023**

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP04054-2/65/R- 1379/2022	Name of Project/Phase of Registered Project	Ram Jiwan Apartment
Name of Promoter	Metroplex Homes Pvt. Ltd.	Project Address	Plot No. 722, Opposite Ganga Hospital, Govindpur AIIMS Road, P.S-Khagaul,
Name of Co-promoter	N/A		
Project Registration is valid up to	15.03.2026		
Starting date of Project or Phase of the Project	13.04.2022		
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. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -	12 15	5784 sq. ft. 11670 sq. ft	27 (Flats)	1. Booked/ Allotted - 10 2. Sold - Nil

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	10
1	27	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.

Metroplex Homes Pvt. Ltd.

Director

1.	NOC for Environment				
2.	Fire N.O.C	OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA	09/03/2021	20/03/2021	
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 1 (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% Completed
2.	Basements (if any)	75% Completed
3.	Podiums (if any)	N.A
4.	Plinth	N.A
5.	Stilt Floor	N.A
6.	Slabs of Super Structure	96% Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	10% 2nd Floor Brick Work
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Not Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Not Completed

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Director

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.	Not Completed

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	100%	Self-Boring
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	Nil	
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 / Rain Water Harvesting	No		
11.	Energy Management	No		

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Director

12.	Fire Protection and Fire Safety Requirements	Yes		
13.	Closed Parking	Yes		
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	N/A		
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	N/A		
2.	Water Supply	N/A		
3.	Sewerage Chambers Septic Tank	N/A		
4.	Drains	N/A		
5.	Parks, Landscaping and Tree Planning	N/A		
6.	Street Lighting	N/A		
7.	Disposal of sewage & Sullage Water	N/A		
8.	Water conservation/ Rain Water Harvesting	N/A		
9.	Energy Management	N/A		

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)

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Director

(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.	0745160793
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs 2,82,00,000/-
3.	Amount received during the Quarter	Rs 47,34,609.00/-
4.	Actual Cost Incurred during the Quarter	Rs 17,30,528.00/-
5.	Net amount at end of the Quarter	Rs 32,54,514.51/-
6.	Total expenditure on Project **till date**	Rs 2,48,25,116.27/-
7.	Cumulative fund Collected till the end of Quarter in question	Rs 2,96,30,336.00/-
8.	Cumulative expenditure done till the end of Quarter in question	Rs 2,48,25,116.27/-

IX. Details of Mortgage or Charge if any created
N/A

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	N/A
2.	Name of Parties	N/A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	Nil
2.	Agreement for Sale	10
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

Metropolex (Hames) Pvt. Ltd.

Director

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.

Metroplex Homes Pvt. Ltd.

Director

Signature of Promoter

Name: Tipu Sultan

Date: 13/01/2024

ENGINEER CERTIFICATE

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

To
The Metroplex Homes Pvt. Ltd.
House No-77, Jamuna Apartment, Boring Road,
Gandhi Nagar, SK Puri, Patna - 800001,

Subject: -Certificate of Percentage of Completion of Construction Work of project **Ram Jiwan Apartment** No. of Building(s)/ **1** Wing(s)/_____ of the Phase of the Project RERA Registration Number **BRERAP04054-2/65/R-1379/2022** situated on the Plot No. **722P** bearing C.N. No/CTS No./Survey no./ Final Plot no _____demarcated by its boundaries (latitude and longitude of the end points)_____ to the North to the South_____ to the East_____ to the West of village **Danapur** taluka_____District **Patna** PIN **801505** admeasuring **1462.45 sq.mts.** area being developed by **Metroplex Homes Pvt. Ltd.**[Promoter's Name] as on **31/12/2023**

Sir,

I/We **Md Shible** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA No **BRERAP04054-2/65/R-1379/2022**, being Building(s)/ **1** Wing(s)_____of the No./Survey no. / Final Plot no_____ District of Village Danapur talauka_____District Patna PIN 801505 admeasuring **1462.45 sq. mts.** area being developed by **Metroplex Homes Pvt. Ltd.** [Owner/Promoter] as on **31/12/2023**

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

(i) M/s/Shri/Smt **Ajit Singh** as L.S. / Architect

(ii) M/s /Shrii Smt **Ghulam Rabbani** as Structural Consultant

(iii) M/s /Shri / Smt **Ajit Singh** as MEP Consultant

(iv) M/s /Shri / Smt **Md Shible** as Site Engineer

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Rs _____ quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs **2,82,00,000/-** (total of Table A & B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the_____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs **2,05,86,000**/- (Total of Table A & B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from_____(planning Authority) is estimated at Rs **76,14,000**/- (Total of Table A & B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

MD SHIBLE
Project Engineer
Signature of Engineer

TABLE A

Building /Wing bearing Number **1** or called **Ram Jiwan Apartment**

(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the buildings/wings as on **13/04/2022** date of registration is	Rs **2,82,00,000**/-
2	Cost incurred as on **31/12/2023** (based on the Estimated cost)	Rs **2,05,86,000**/-
3	Work done in percentage (as percentage of the estimated cost)	**73%**
4	Balance Cost to be Incurred (Based on Estimated Cost	Rs **76,14,000**/-
5	Cost incurred on Additional/Extra Items as on _____not included in the estimated Cost	Rs_____/-

MD SHABLE
Project Engineer
Signature of Engineer

ARCHITECT'S CERTIFICATE

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

To
The Metroplex Homes Pvt. Ltd.
House No-77, Jamuna Apartment, Boring Road,
Gandhi Nagar, SK Puri, Patna - 800001,

Subject: -Certificate of Percentage of Completion of Construction Work of project **Ram Jiwan Apartment** No. of Building(s)/ **1** Wing(s)/_____ of the Phase of the Project RERA Registration Number **BRERAP04054-2/65/R-1379/2022** situated on the Plot No. **722P** bearing C.N. No/CTS No./Survey no./ Final Plot no _____demarcated by its boundaries (latitude and longitude of the end points)_____ to the North to the South_____ to the East_____ to the West of village **Danapur** taluka_____District **Patna** PIN **801505** admeasuring **1462.45 sq.mts.** area being developed by **Metroplex Homes Pvt. Ltd.** [Promoter's Name]

Sir,

I/ We **Ajit Singh** have undertaken assignment as Architect/Licensed Surveyor of certifying **73 %** Percentage of Completion of Construction Work of the project **Ram Jiwan Apartment** Building(s)/ **1** Wing(s) of_____Phase of the Project, situated on the plot no. **722P** bearing C.N. No/CTS No./Survey no.l Final Plot no_____of village **Danapur** taluka _____ District **Patna** PIN **801505** admeasuring **1462.45 sq .mts.** area being developed by **Metroplex Homes Pvt. Ltd.** [Promoter's Name] as on **31-12-2023**

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

(i) M/s/Shri/Smt **Ajit Singh** as L.S. / Architect
(ii) M/s /Shrii Smt **Ghulam Rabbani** as Structural Consultant
(iii) M/s /Shri / Smt **Ajit Singh** as MEP Consultant
(iv) M/s /Shri / Smt **Md Shible** 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 **BRERAP04054-2/65/R-1379/2022** under RERA is as pertable a herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Table A

Building /Wing Number 1 (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	_____number of Basement(s) and Plinth	75 % (Basement)
3	_____number of Podiums	N.A
4	Stilt Floor	N.A
5	5 number of Slabs of super structure	96%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	10% 2nd Floor Brick Work
7	Sanitary Fittings within the Flat /Premises Electrical Fittings within the Flat /Premises	Nil
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	10% (Only Staircases)
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings,	Nil
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, 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	Nil

Table B

Internal & External Development Works in Respect of the entire Registered Phase.

S No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Foothpaths	No	-	-
2	Water Supply	Yes	100%	Self-Boring
3	Sewerage (chamber, Septic Tank, STP) lines	Yes	Nil	-
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, Rain water harvesting	No	-	-
11	Energy management	No	-	-
12	Fire protection and fire safety requirements	Yes	Nil	-
13	Electrical meter room, sub-station, receiving station	No	-	-
14	Others (Option to Add more)	-	-	-

Yours Faithfully

AJIT SINGH
ARCHITECT
C.O.A. DELHI, Reg. No. CA/2012/56055

Ajit Singh

(Empanelment No. -.....)

M.I.HUSSAIN & CO
CHARTERED ACCOUNTANTS
C/O – TALAT BANO, AMIR COTTAGE, RAMNA ROAD, PATNA – 800001 (BIHAR)

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending DECEMBER of 2023

I.	PARTICULARS OF PROJECT		
Project Registration Number	BRERAP04054-2/65/R-1379/2022	Name of Project	RAM JIWAN APARTMENT
Name of Promoter	**METROPLEX HOMES PVT LTD**		
Name of Co-promoter	N/A	Project Address	Plot No-722, Opposite Ganga Hospital,Govindpur, Aiims Road, PS-Khagaul, Danapur, Patna
Project Registration is valid up to	15-03-2026		
Starting date of Project	10-03-2022		
Type of Project	RESIDENCIAL / GROUP HOUSING		
Period of validity of map by the Competent Authority		12-02-2025	

VIII.	FINANCIAL PROGRESS OF THE PROJECT	
S. No.	**Particulars**	**Amount (In Rs.)**
1.	Project Account No. & Other Bank	**KOTAK A/C - 0745160793**
2.	Estimated Cost of the Project at the start of the Quarter	**2,82,00,000.00**
3.	Amount received during the Quarter	**47,34,609.00**
4.	Actual Cost Incurred during the Quarter	**17,30,528.60**
5.	Net amount at end of the Quarter	**32,54,514.51**
6.	Total expenditure on Project **Till Date**	**2,48,25,116.27**
7.	Cumulative fund collected till the end of Quarter	**2,96,30,336.00**
8.	Cumulative expenditure done till the end of Quarter	**2,48,25,116.27**

This is to Certify that details of Amount Received and Cost incurred on the Project during the quarter from 01.10.2023 to 31.12.2023 is on the basis of books of accounts maintained. The developer has been operating from the designated Bank account (as per RERA Certificate).

Metroplex Homes Pvt. Ltd.

Director
TIPU SULTAN
Director, DIN -08298590

M.I. Hussain & Co. 2009 Chartered Accountants

For M.I.Hussain & CO.
Chartered Accountants
FRN – 326811E

(CA. Mohammad Imam Hussain)
Proprietor
M.No: 066920

Place: Patna
Date:- 11/01/2024

UDIN: 24066920BKDM1X6568