

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending **DECEMBER of 2023** (year)

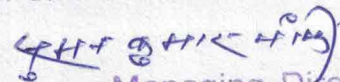
I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00615-2/99/R-1421/2022	Name of Project/Phase of Registered Project	MANJU SHRI BALBHADRA APARTMENT
Name of Promoter	S.M.ENGICON PVT. LTD.	Project Address	PATNA MASAUHRI ROAD, NEAR ISBT, MAUZA PAHARI
Name of Co-promoter	N/A		
Project Registration is valid up to	15/05/2026		
Starting date of Project or Phase of the Project	24/06/2022		
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	29/07/2025		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments
	1. 1 BHK -			
	2. 2 BHK, - 4		2820	
	3. 3 BHK - 20		17724	24
	4. Shop -			
	5. Bungalow -			
	6. Plot etc. -			
				1. Booked/ Allotted- 3
				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	- 1
		2. Sold	- 3
	24		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.
1.	NOC for Environment				
2.	Fire N.O.C.				

For S.M. ENGICON PVT LTD


 Managing Director

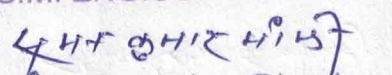
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be filled 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)	0%
4.	Plinth	100%
5.	Stilt Floor	N/A
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	80%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	30%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10%
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	Water Pump, Electric Connection with fitting only in construction Area and remaining works are at 0%

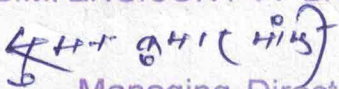
For S.M. ENGICON PVT LTD


Managing Director

	requirements as may be required to complete project as per Specifications in Agreement of Sale.	
	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	YES	0%	
2.	Water Supply	YES	0.005%	Self Boring (100%)
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0-1.	
4.	Storm Water Drains	YES	0-1.	
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	YES	0-1.	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0-1.	
9.	Solid Waste Management & Disposal	YES	0-1.	
10.	Water Conservation / Rain Water Harvesting	YES	0-1.	
11.	Energy Management	YES	0-1.	
12.	Fire Protection and Fire Safety Requirements	YES	0-1.	
13.	Closed Parking	YES	0-1.	

For S.M. ENGICON PVT LTD


Managing Director

14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0.1.	
16.	Others (Option to Add More)	NO		

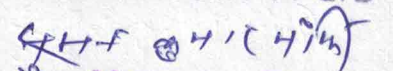
VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

VII. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	

For S.M. ENGICON PVT LTD


Managing Director

	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.	922020020920729
2.	Estimated Cost of the Project including land cost at the start of the Project	6.13 Crore
3.	Amount received during the Quarter	31,49,000.00
4.	Actual Cost Incurred during the Quarter	55,34,096.80
5.	Net amount at end of the Quarter	1,23,825.00
6.	Total expenditure on Project till date 31 ST DECEMBER- 2023	2,62,33,978.52
7.	Cumulative fund collected till the end of Quarter in question	1,91,48,976.40
8.	Cumulative expenditure done till the end of Quarter in question	0.00

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

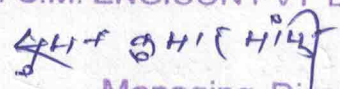
X. MISCELLANEOUS

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	NIL
2.	Agreement for Sale	NIL

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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For S.M. ENGICON PVT LTD


Managing Director

Undertaking:

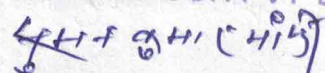
I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Signature of Promoter

Name:

Date:

For S.M. ENGICON PVT LTD



Managing Director

FORM NO.1
[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 :

To,
S.M. Engicon Pvt Ltd
MIG 308, Kankarbagh Colony,
Patna-800020.

Sir,

Subject: Certificate of Percentage of Work executed in the project.

Having -1 No. of Building of the Phase bearing the registration no. [Bihar RERA Registration Number] - BRERAP00615-2/99/R-1421/2022 and being developed on the plot bearing CS No: 1563/Khata No: 304, Keshra/Plot No : 1563(P), demarcated by its boundaries (latitude and longitude of the end points) of the land 25.5878° N & 85.1328° E, situated in Village - Masaurahi Road Near ISBT, District : Patna, Area measuring 2270.63 sq.mts. being developed by the promoter S.M. Engicon Pvt Ltd.

I, We Amit Kumar have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the Manju Shri Balbhadra Apartment Building of the Phase of the Project, Situated on the plot bearing C.S. No./Survey No./Plot No.- 1563(P), of Village - Masaurahi Road, District : Patna, area measuring 2270.63 sq.mts. are being developed by [Promoter's Name] S.M. Engicon Pvt Ltd.

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

(i) M/s/Shri/Smt. Amit Kumar as L.S. / Architect.

Based on site Inspection, with respect to reach 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 BRERAP00615-2/99/R-1421/2022 Under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

Building Manju Shri Balbhadra Apartment (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	100%
3.	Number of Podiums	0%
4.	Stilt Floor	N/A
5.	Number of Slabs of Super Structure	100%
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	80%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	30%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	50%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10%
10.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, 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.	Water Pump, Electric Connection with fitting only in construction Area and remaining works are at 0%

TABLE-B

Internal and External Development Work in respect of the entire Registered Phase.

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-Paths	YES		
2	Water Supply	YES		Self Boring

3	Sewerage (Chamber, lines, Septic Tank, STP)	YES		
4	Storm Water Drains	YES		
5	Landscaping & Tree Planting.	NO		
6	Street Lighting	YES		
7	Community Buildings	NO		
8	Treatment and disposal of sewage and Sullagewater	YES		
9	Solid Waste management & Disposal.	NO		
10	Water conservation, Rain water harvesting.	YES		
11	Energy management	YES		
12	Fire protection and fire safety requirements	YES		
13	Electrical meter room, sub-station, receiving station.	YES		
14	Others (Option to Add more).	NO		

Yours Faithfully,

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

(Registration No./license No)

Manu shai Baidharya Apartment

