FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending December of 2023 (year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP000178-4/1187/R-953/2020	Name of Project/Phase of Registered Project	M. K. TOWER
Name of Promoter	Rudra Constructions	Project Address	Mahadev Asthan More, Gurugovind Singh Link Path, Patna City.
Name of Co-promoter			
Project Registration is valid up to	31/08/2025		
Starting date of Project or Phase of the Project	10/02/2020		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential cum Commercial	
Period of validity of map by the Competent Authority	30/08/2024		

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. -	2BHK 3BHK	18376 SFT	48	1. Booked/ Allotted-21 2. Sold -4

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	67
	67	1. Booked/Allotted -	21
		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	N/A			
2.	Fire N.O.C.	State Fire Officer Bihar Patna		08/04/2019	

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

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. PMAA/PRN/NASEERPUR-B-G+04/25/2022 (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)	YES 100%
2.	Basements (if any)	YES 100%
3.	Podiums (if any)	NO
4.	Plinth	YES 100%
5.	Stilt Floor	YES 100 %
6.	Slabs of Super Structure	YES 100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	YES 100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	YES 70%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	YES 65%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	YES 70%
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	YES 45%

	requirements as me 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	40%	
2.	Water Supply	YES	40%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	45%	
4.	Storm Water Drains	YES	40%	
5.	Landscaping & Tree Planting	YES	40%	
6.	Street Lighting	YES	40%	
7.	Community Buildings	YES	30%	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	30%	
9.	Solid Waste Management & Disposal	YES	30%	
10.	Water Conservation / Rain Water Harvesting	YES	30%	
11.	Energy Management	YES	30%	
12.	Fire Protection and Fire Safety Requirements	YES	30%	
13.	Closed Parking	YES	30%	

14.	Open Parking	YES	10%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO	N/A	
16.	Others (Option to Add More)	NO	N/A	

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	ATTACHED
	2.	Rear Elevation	ATTACHED

	3.	Side Elevation	ATTACHED
(B)		Photograph of each floor	

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	39083356995
2.	Estimated Cost of the Project including land cost at the start of the Project	870 LAC
3.	Amount received during the Quarter	57,67,740.00
4.	Actual Cost Incurred during the Quarter	6,29,325.00
5.	Net amount at end of the Quarter	51,38,415.00
6.	Total expenditure on Project **till date**	5,55,95,238.80
7.	Cumulative fund collected till the end of Quarter in question	9,05,80,813.50
8.	Cumulative expenditure done till the end of Quarter in question	5,55,95,238.8

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	219/22
2.	Name of Parties	Plaintiff- Narendra Kumar Defendants- Sunaina Devi & Others
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	4
2.	Agreement for Sale	1
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 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: 13/01/2024