FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending December of 2023 / 3nd Quarter

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00105-1/29/R-90/2018	Name of Project/Phase of Registered Project	Rooftech Royal Garden Phase-1
Name of Promoter	Rooftech Developers Pvt. Ltd. (Shakir Ajaz)	Project Address	Janipur, Patna
Name of Co-promoter			
Project Registration is valid up to	MAY, 2023	(applied for extension as per SOP)	
Starting date of Project or Phase of the Project	July, 2018		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Block 'A' – Residential-cum-Commercial Block 'B' – 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 - 00 2. 2 BHK - 00 3. 3 BHK - 00 4. Shop - 00 5. Bungalow - 6. Plot etc. -		80 + 20 Shops	1. Booked/ Allotted- 00 2. Sold -24

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	00
2	80	2. Sold -	24

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.				

IV. CONSTRUCTION PROGRESS OF THE PROJECT

Building/Wing / Layout Number 2 (To beaded for each Building/Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	
		Block A	Block B
1.	Excavation (if any)	100%	100%
2.	Basements (if any)		
3.	Podiums (if any)		
4.	Plinth	100%	100%
5.	Stilt Floor	100%	50%
6.	Slabs of Super Structure	100%	18%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	85%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	60%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	45%	5%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	25%	

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 me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	5%	

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	Yes		
2.	Water Supply	Yes	45%	Boring work completed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes		
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	Yes		
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	5%	
13.	Closed Parking	Yes	5%	
14.	Open Parking	Yes		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to Add More)			

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	Attached

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	751101010050054
2.	Estimated Cost of the Project including land cost at the start of the Project	135000000.00
3.	Amount received during the Quarter	3646000.00
4.	Actual Cost Incurred during the Quarter	1214072.73
5.	Net amount at end of the Quarter	2434267.35
6.	Total expenditure on Project **till date**	43700467.74
7.	Cumulative fund collected till the end of Quarter in question	48905051.10
8.	Cumulative expenditure done till the end of Quarter in question	43700467.74

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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

KOOPTECH DEVELOPERS PVT. LTD.

Director

Signature of Promoter

Name: SHAKIRA

Date: 15/02/202