FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending December 2023

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP31647-1/182/R-1489/2022	Name of Project/Phase of Registered Project	RAGHU NANDAN DHYANMUKHI NIWAS
Name of Promoter	SKY DEVELOPERS	Project Address	OPP OF MAKKAH TOWER NEAR BELAL MASJID MAUZA SALEMPUR DUMRA THANA SHASTRI NAGAR SAMANPURA RAJA BAZAR
Name of Co-promoter			
Project Registration is valid up to	27/07/2027		
Starting date of Project or Phase of the Project	10/11/2022		
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	P.M.C	5 YEARS	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
				Total Number of sanctioned apartments	Total Number of Apartments -
RAGHU NANDAN DHYANMUKHI NIWAS BLOCK A G+5,BLOCK B B+G+5	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -	3BHK		22 FLATS BUILDER SHARE	1. Booked/ Allotted 06 2. Sold -00

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	06
RAGHU NANDAN DHYANMUKHI NIWAS BLOCK A G+5,BLOCK B B+G+5	21.5	2. Sold -	00

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	NA			
2.	Fire N.O.C.	YES			Filled with Application

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

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No.PMC,BPAS-0029/2020(To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done(As on date of the Certificate) BLOCK A	Percentage of Actual Work Done (As on Date) BLOCK B
1.	Excavation (if any)	100%	100%
2.	Basements (if any)	NA	100%
3.	Podiums (if any)	01 To 100%	100%
4.	Plinth	100	100%
5.	Stilt Floor	100%	-
6.	Slabs of Super Structure	3rd SLAB 100%WORK INPROGRESS	2nd slab 90% work in Progress
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00	00
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00	00
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	00	00
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00	00
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	OO	

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	00

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	00	
2.	Water Supply	YES	10%	PUMPED IS INSTALLED
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	00	
4.	Storm Water Drains	YES	00	
5.	Landscaping & Tree Planting	YES	00	
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	00	
9.	Solid Waste Management & Disposal	YES	00	
10.	Water Conservation / Rain Water Harvesting	YES	00	
11.	Energy Management	NO	-	
12.	Fire Protection and Fire Safety Requirements	YES	00	
13.	Closed Parking	YES	00	

14.	Open Parking	NO	-	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	00	
16.	Others (Option to Add More)	NA	-	

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.	922020039387393
2.	Estimated Cost of the Project including land cost at the start of the Project	1350 LAKH
3.	Amount received during the Quarter	34,34,078.98
4.	Actual Cost Incurred during the Quarter	43,27,950.00
5.	Net amount at end of the Quarter	NIL
6.	Total expenditure on Project **till date**	1,91,79,990.00
7.	Cumulative fund collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

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	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	00
2.	Agreement for Sale	01
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: FIROZ KHAN

Date: 14.01.2024

Saba & Co
Chartered Accountants

GF-1, Block-B, Royal Court Apartment,
Ashiyana Digha Road, Rajabazar, Patna 800 014,
E-Mail sabaandco@gmail.com
Phone No (0612), 2583611, 9470836343.

CERTIFICATE UNDER RERA

For the Project

Raghn Nandan Dhyanmuhi Niwas (Reg No BRERAP31647-1/12/R-1489/2022)
A project of M/S Sky Developers, Patna

Certificate regarding Amount withdrawn from the Axis Bank, Account No 922020039999242 (being designated Bank for this project) up to the quarter from 01.10.2023 to 31.12.2023 and Expenses incurred on Project being commensurate with the physical progress of the project

I have examined the books of account for the period from 1st Sep 2023 to 31st December 2023 of **Sky Developers,** Makah Tower, Samanpura Indrapuri, Patna 80014 for the purpose of verification the progress following under Real Estate (Regulation and Development) Act, 2016 of its Project **Raghu Nandan Dhyanmuhi Niwas, situated at Opp makah Tower, Hazratbelal Ki Masjid Road, Samanpura Rajabazar, Patna 800 014** and registered under Real Estate (Regulation and Development) Act, 2016 vide Registration No **Reg No BRERAP31647-1/12/R-1489/2022.** For the purpose of which I have obtained all the necessary information and explanation to the best of my knowledge and belief and on the basis of those information and explanation given to me I hereby certify the following:

Sl No	Particulars	Amount In Rs
1	Estimated cost of the project	13,50,00,000
2	Amount Received during the quarter 01.10.2023 to 31.12.2023 in 70 % Account maintained with Axis Bank.	34,34,078.98
3	Amount withdrawn from the 70 % Bank Account	27,74,944.70
3	Expenditure made on Raghunandan Dhyanmukhi Niwas the project during the quarter 01.10.2023 to 31.12.2023 is	43,27,950.00

The amount withdrawn during the quarter is 27,74,944.70 and expenditure made during the quarter is Rs 43,27,950/- and I hereby certify that the Physical Progress of the project **Raghu Nandan Dhyanmukhi Niwas** commensurate with expenditure of the Project **Raghu Nandan Dhyanmukhi Niwas.**

For Saba & Co
FRN : 010608C
Chartered Accountants

Place : Patna
Date : 08.01.2024
UDIN : **24073262BKELFT3419**

SABA & CO. PATNA CHARTERED ACCOUNTANTS

(Saba Mahmood)
Proprietor
M No : 073262

FORMNo.1
[*See*Regulation3]

ARCHITECT'SCERTIFICATE
(Tobesubmittedatthe timeofRegistration ofOngoingProjectandforwithdrawalofMoneyfromDesignatedAccount)

Date : 04.01.2024

To,

_____
Sky Developers

Sub:- certificate of Percentage of work executed (April 2022 to March 2023) in the project "Raghu Nandan Dhyanmukhi Niwas" having 02 (Two) No. of Building bearing the registration no. [Bihar RERA Registration Number] BRERAP31647-1/182/R-1489/2022 and being developed on the plot bearing khata no.147/247, plot no.- 259 &260, demarcated by its Latitute (N) 25.611442', Longitute (E) 85.08'4796' of the land situated Belal Masjid Samanpura Raja Bazar,Mauza-Salempur Dumra, P.S- Shastri nagar , Dist – Patna 14 , , ad measuring 1960.90 Sq.mts. area being developed by the Promoter Sky Developers

Sir,
I Pankaj Kr. Karn have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of execution of Work of the Raghu Nandan Dhyanmukhi Niwas Project,Situated on the plot bearing PlotNo.259&260, khata no- 147/247 of Village Raja Bazar road,District- Patna PIN 800014 admeasuring 1960.60 sq.mts.area being developed by sky developers

1. FollowingtechnicalprofessionalsareappointedbyOwner/Promoter:—
   (i) M/s/Shri/Smt. Er. Pankaj Kr. Karn as L.S./Architect/ Technical Person
   (ii) M/s/Shri/ Smt.Amrender Kr. As StructuralConsultant
   (iii)M/s/Shri/Smt.————————————
   asMechanical/Electrical/Plumbing Consultant(MEP)
   (iv)M/s/Shri/ Bansi dhar singh as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real EstateProject,I certify that ason the date of this certificate, the Percentage of Work done for each ofthebuilding/WingoftheRealEstateProjectasregistered*vide*number
_____under
Bihar RERA is as per table A herein below. The percentage of the work executed with respect toeachoftheactivityoftheentirephaseisdetailedinTableB.

TABLE-A

Building/WingNumber A & B (to be preparedseparatelyforeachBuilding/Wing of the Project)

Sr.No.	Tasks/Activity	Percentage of work done Block-A	Block-B
1	Excavation	100%	100%
2	Number of Basement(s)andPlinth	NIL	100%
3	Number of Podiums	01 TO 100%	100%
4	Stilt Floor	100%	--
5	Number of Slabs of Super Structure	3rd SLAB 100% Work In Progress	2nd SLAB 90% Work In Progress
6	InternalWalls,InternalPlaster,Flooringswithin Flats/Premises,DoorsandWindows toeachoftheFlat/Premises.	NO	NO
7	SanitaryFittingswithintheFlat/Premises, ElectricalFittingswithintheFlat/Premises.	NO	NO

8	Staircases,LiftsWellsandLobbiesateachFloorlevelconnectingStaircases and Lifts, OverheadandUndergroundWaterTanks.	2nd to 3rd	Gr to 1st
9	Theexternalplumbingandexternalplaster,elevation, completion of terraces with waterproofingoftheBuilding/Wing.	NO	NO
10	Installationoflifts,waterpumps,FireFighting Fittings and Equipment as per NOCfromtheconcerneddepartment,Electrical fittingstocommonAreas,electro,mechanicalequipment,Compliancetoconditionsofenvironment/CRZNOC,finishingtoentrancelobby/s,plinthprotection,pavingofareasappurtenanttoBuilding/Wing,CompoundWallandallotherrequirementsasmayberequiredto obtainOccupation/CompletionCertificate.	NO	NO

TABLE-B

Internaland ExternalDevelopmentWorksinrespectoftheentireRegistered Phase.

Sr.No.	Commonareasand Facilities,Amenities	Proposed (Yes/No)	Percentageof Workdone		Details
1	InternalRoads&Foot-paths.	YES	0.00%	0.00%	
2	WaterSupply	YES	0.00%	0.00%	
3	Sewerage (chamber, lines,SepticTank,STP)	YES	0.00%	0.00%	
4	StormWaterDrains	YES	0.00%	0.00%	
5	Landscaping & Tree Planting.	YES	0.00%	0.00%	
6	StreetLighting	YES	0.00%	0.00%	
7	CommunityBuildings	-	-	-	
8	Treatmentanddisposal of sewage and sullage water	NO	-	-	
9	Solid Waste Management & Disposal.	YES	0.00%	0.00%	
10	Water conservation, Rainwaterharvesting.	YES	0.00%	0.00%	
11	Energymanagement	YES	0.00%	0.00%	
12	Fireprotectionandfire Safetyrequirements	YES	0.00%	0.00%	
13	Electrical meterroom, sub-station, receiving station.	YES	0.00%	0.00%	
14	Others(OptiontoAdd more).				

Er. Pankaj Kr. Karn
(Engineer)
EMP No.-ER/10/2018
PATNA MUNICIPIAL CORPORATIONA

YoursFaithfully,

Signature&Name(**ER.PANKAJ KR.KARN**)of L.S/ Architect(RegistrationNo./License No-**ER/10/2018**)