

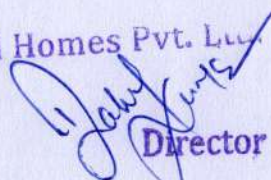
FORM-7
(REGULATION-9)

Quarterly Progress Report for quarter ending March/June/Sept/**December** of **DEC. 2023**

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00031-6/947/R-674/2019	Name of Project/Phase of Registered Project	7 PLANET
Name of Promoter	RAHUL KUMAR	Project Address	Behind Agriculture Collega, Bhupatipur, Opp. Old Mithapur Busstand, Sipara.
Name of Co-promoter	-		
Project Registration is valid up to	30-04-2024		
Starting date of Project or Phase of the Project	16-04-2019		
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	14-03-2022		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned Apartments	Total Number of Apartments -
BLOCK A & B	1. 1 BHK	-	0	148,630 SFT	1. Booked/ Allotted - 100 2. Sold -
	2. 2 BHK,	-	62		
	3. 3 BHK	-	86		
	4. LIG	-	16		
	5. EWS	-	46		

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

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IV. DETAILS OF BUILDING APPROVALS

S.No	Details of Approval/NOC/ Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No
1	NOC for Enviroment	N.A	NA		
1	Fire NOC	State Fire Officer	19/6/2017	12/7/2017	
1	Water Supply Permission		NA		
1	NOC from Airport Authority of India	NA	NA		
1	Other Approvals	N.A	NA		

V. Construction Progress of the Project

1. Building / Wing / Layout Number **BLOCK A** (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%
2.	Basements (if any)	N.A
3.	Podiums (if any)	N.A
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.	Internal Walls- 100% Internal Plaster- 100% Flooring- 93% Doors & Windows-41%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	Concealed Electrical- 100% Concealed Plumbing- 100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircases – 100% Liftwell – 100 % OHT- 100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External Plumbing- 98% External Plaster- 100% Elevation – 95% Terrace – 85% Bathroom W/Proofing- 100% Roof W/Proofing- 0%
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	FIRE VERTICAL PIPES INSTALLED CONNECTED TO THE OHT. -95% 70% back filling of the campus has been completed.

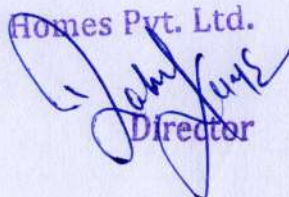
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	protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specifications in Agreement of Sale.	
	Any other activities.	

VI. Construction Progress of the Project		
1. Building / Wing / Layout Number BLOCK B (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)	100%
3.	Podiums (if any)	N.A
4.	Plinth	100%
5.	Stilt Floor	N.A
6.	Slabs of Super Structure	63%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal Walls- 11%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircases – 58% Liftwell – 55% OHT- 0 UWT- 0
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External Plumbing- 0 External Plaster- 0 Elevation – 45% Terrace – 0

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Director

11.	<p>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 may be required to complete project as per specifications in Agreement of Sale.</p> <p>Any other activities.</p>	Water Pump-01
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VII. 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	30	
2.	Water Supply	YES	10	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	10	Vendor - Thermax
4.	Storm Water Drains	YES	0	
5.	Landscaping & Tree Planting	YES	20%	
6.	Street Lighting	YES	0	
7.	Community Buildings	NO	-	
8.	Treatment and Disposal of Sewage and Sullage Water	AS PART OF STP		
9.	Solid Waste Management & Disposal	NO	-	
10.	Water Conservation / Rain Water Harvesting	YES	0	
11.	Energy Management	NO	-	
12.	Fire Protection and Fire Safety Requirements	YES	80%	

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13.	Closed Parking	YES	AVAILABLE IN BL-B	
14.	Open Parking	YES	0	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	
16.	Others (Option to Add More)			

Over All Project Completion: App 61% complete- Completion of BLOCK-A is 80% while BLOCK-B is at 24%. Block A is on time, while the over-all project is about 6 months behind schedule on account of operational & financial disruption during the two COVID lockdowns- March- June'20 & subsequently in April-June'21.

S.NO	NAME	DURATION	START	FINISH	REMARKS
	BLOCK-B	533 DAYS	WIP	30-09-24	
1	ALL RCC WORKS	180 DAYS	WIP	18-09-23	
2	ROOF RCC WORKS	30 DAYS	19-09-23	19-10-23	
3	W/PROOFING	1 DAY	20-03-23	20-03-23	
4	ROOF	30 DAYS	15-11-23	21-12-23	
5	B/ROOMS	1 DAY	20-03-23	20-03-23	
6	BRICK WORK	225 DAYS	30-04-23	24-12-23	
7	PLASTER	180 DAYS	11-09-23	23-03-24	
8	WATER SUPPLY	250 DAYS	01-06-23	21-12-24	
9	ELECTRICAL CONCEALED	250 DAYS	01-06-23	21-12-24	
10	DRAINAGE	300 DAYS	15-06-23	28-04-24	
11	PUTTY & PAINT	275 DAYS	15-12-23	27-09-24	
12	FLOORING	180 DAYS	01-12-23	04-06-24	
13	DOORS & WINDOWS	150 DAYS	01-02-24	03-07-24	
14	WIRING	120 DAYS	01-04-24	30-07-24	
15	FINISHING	71 DAYS	15-07-24	30-09-24	
16	BUILDING SERVICES	338 DAYS	05-10-23	30-09-24	

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SL. NO.	NAME	DURATION	START	FINISH	REMARKS
	BLOCK-A	355 DAYS	WIP	28-03-24	
16	W/PROOFING ROOF	20 DAYS	25-03-23	14-04-23	
17	WATER SUPPLY	60 DAYS	10-04-23	10-06-23	RING LINE ON ROOF & CONNECTION
18	DRAINAGE	45 DAYS	05-05-23	18-06-23	
19	PUTTY & PAINT	200 DAYS	WIP	19-10-23	
20	FLOORING	300 DAYS	WIP	30-01-24	
21	DOORS & WINDOWS	300 DAYS	10-04-23	20-02-24	
22	WIRING	150 DAYS	15-06-23	19-11-23	
23	FINISHING	150 DAYS	15-10-23	28-03-24	
24	BUILDING SERVICES	150 DAYS	05-10-23	15-03-24	INCLUDES STP, EL, MECHANICAL SERVICES.

VIII. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING

S. No.	Particulars
1.	Front Elevation.
2.	Rear Elevation
3.	Side Elevation

IX. Financial Progress of the Project

S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	751101010050092
2.	Estimated Cost of the Project including land cost at the start of the Quarter	356,000,000
3.	Amount received during the Quarter	286,038
4.	Actual Cost Incurred during the Quarter	1,378,876
5.	Net amount at end of the Quarter	2499
6.	Total expenditure on Project till date	143,343,752
7.	Cumulative Fund Collected till the end of quarter in question	135,700,894
8.	Cumulative Expenditure done till end of quarter in question	143,343,752

Anshul Homes Pvt. Ltd.

Director

VIII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

A	N.A
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VIII. MISCELLANEOUS

A	List of Legal Cases (if any)	
1.	Case No.	NIL
2.	Name of Parties	NIL
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	79

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.

Anshul Homes Pvt. Ltd.

Signature of Promoter

Director

Name: RAHUL KUMAR

Date : 11th JAN.'24

CHARTERED ACCOUNTANT'S CERTIFICATE

ANSHUL HOMES PRIVATE LIMITED
89B, PATLIPUTRA COLONY, PATNA, BIHAR

Progress Report

F.Y: 2023-24 QTR - 3 (OCT-DEC)

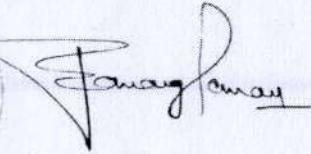
7 PLANET

Opening Balance	Amount Recived through booking	current liability	Amount Spent		Closing Balance
304762	286038	790575	1378876		2499

Anshul Homes Pvt. Ltd.


Director
Rahul Kumar
Director




(CA. PRANAY KUMAR)
PARTNER
MEM.NO.-433157
UDIN-24433157BKEMEQ5782

(1)	2	3
1	Project Account No.	751101010050092
2	Estimated Cost of the Project including land cost at the start of the quarter	356000000
3	Amount received during the Quarter	286038
4	Actual cost during the Quarter	1378876
5	Net Amount at end of the Quarter	2499
6	Total Expenditure on Project till date	143343752
7	Cumulative Fund collected till the end of Quarter in question	135700894
8	Cumulative Expenditure done till the end of Quarter in question	143343752

VIII. MISCELLANEOUS

A	List of Legal Cases (If any)	
1	Case No.	NIL
2	Name of parties	NIL
B	Sale/ Agreement for sale during the quarter	
1	Sale Deed	NIL
2	Agreement for Sale	79

Undertaking :

I/We solemnly affirm, declare and undertake that all the detail atated above are true to the best of my/Our acknowledge 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 serves

Signature of Promoter

Anshul Homes Pvt. Ltd.

Name: RAHUL KUMAR

Date : 15-Jan-24

Director

FOR VIVEKANAND ASHISH PRANAY & CO.
CHARTERED ACCOUNTANTS



[Handwritten Signature]

(CA. PRANAY KUMAR)
PARTNER

MEM.NO.-433157
UDIN-24433157BKEMEQ5782

ENGINEER'S CERTIFICATE

Date: 12/01/2024

To,

Anshul Homes Pvt. Ltd.

Plot No. – 89B, Patliputra Colony

Patna, Bihar-800013

Subject: Certificate of cost incurred for Development of the group housing project “7 PLANET” [State RERA Registration Number: BRERAP00031-6/947/R-674/2019 situated on the plot bearing final plot nos.- 507(P), 509(P), 513(P), 515(P), & 516(P) at Mauza-Sipara, District-Patna demarcated by its boundaries (latitude-(25.5779165 and longitude-85.1310386 of the end points) admeasuring 6081.072 sqm area are being developed by Anshul Homes Pvt. Ltd.

Ref: State RERA Registration Number: BRERAP00031-6/947/R-674/2019

Sir,

I SCON Consultants Pvt. Ltd., undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under State RERA, situated on the Plot bearing C.N. No./CTS No./Survey No./Final Plot Nos.- 507(P), 509(P), 513(P), 515(P), & 516(P) at Mauza-Sipara, District-Patna of division-Phulwarisharif, Village-Sipara, District-Patna, PIN-800020 admeasuring 6081.072 sqm area are being developed by Anshul Homes Pvt. Ltd.

- 1) Following technical professionals are appointed by Owner / Promoter :-
 - a) NAVRATAN RAGHUVANSHI AS ARCHITECT
 - b) SCON CONSULTANTS AS STRUCTURAL CONSULTANT
 - c) QUANTITY SURVEYOR
 - d) ELECTRICAL CONSULTANT
 - e) PLUMBING CONSULTANT
 - f) SHUBHAM CONSULTANT AS SOIL GEO-TECH CONSULTANT
- 2) We have estimated the cost of Civil. MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the project as per the specification mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Developers / Consultants. The assumption of the cost of material, labour & other inputs made by the Developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.
- 3) We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs-356,000,000 (Total of Table A and 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

from the PMC being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

- 4) The Estimated Cost incurred till date is calculated as Rs. 143,343,752 (Total of Table A and 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 of the subject project to obtain Occupation Certificate / Completion Certificate from PMAA (Planning Authority) is estimated at Rs 212,656,248 (Total of Table A and B).
- 6) I certify that the Cost of the Civil, MEP and Allied works for the aforesaid Project as Completed on the date of this certificate is as given in Table A and B are as below:

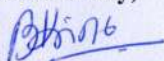
TABLE-A

Sl. No.	Particulars	Amount (in Rs)
01	Total Estimated cost of the building as on date of Registration.	338,200,000
02	Cost incurred as on date (Based on Estimated Cost) excluding land cost.	142,043,752
03	Work done in Percentage (as Percentage of the estimated cost)	42%
04	Balance Cost to be incurred (Based on Estimated Cost)	196,156,248

TABLE-B

Sl. No.	Common Area and Facilities Amenities	Amount (in Rs)
01	Total Estimated cost of the Internal & External Development Works including amenities and facilities in the layout as on date of Registration is	17,800,000
02	Cost incurred as on (based on the Estimated Cost)	1,300,000
03	Work done in Percentage (as Percentage of the estimated cost)	7%
04	Balance Cost to be Incurred (Based on Estimated Cost)	16,500,000
05	Cost Incurred on Additional / Extra items as on not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully,



BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar