

FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending **December** of 2023 (Year)

I.PARTICULARSOFPROJECT			
Project Registration Number	BRERAP22546-1/1094/R-1301/2022	Name of Project/Phase of Registered Project	PUSHPANJALI RATNA TOWER
Name of Promoter	PUSHPANJALI INFRAHOMES LLP	Project Address	PLOT NO. 669, 672 & 675 KHATA NO. 177, MOTIHARI TOWN, AHIYAPUR, MUZAFFARPUR
Name of Co-promoter	N.A		
Project Registration is valid upto	15.04.2023		
Starting date of Projector Phase of the Project	15.03.2022		
Type of Project or Phase of the Project	1. Residential-cum-Commercial		
Period of validity of map by the Competent Authority	3 YEARS		

II.DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments-
	1.2BHK,	- 14	8540.00		1.Booked/ Allotted -
		35	3208.00		FLAT - 4
	2.3BHK	- 12	4219.00		OFFICE - 1
	3.Shop	- 6	4051.00		2.Sold - NILL
	4. Office	-			

III.DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 4
	49	2. Sold	- NILL

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	Not required			
2.	Fire N.O.C	Already filed with application			
3.	Water Supply Permission	Own water supply through TUBE WELL			
4.	NOC from Airport Authority of India	Not required (Project does not fall under preview of NOC from Airport Authority of India)			
5.	Other Approval(S), if any, required for the Project	Not required			

V. Construction Progress of the Project

1. Building /Wing /Layout Number_____ (To be added 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)	COMPLETED (100%)
2.	Basements(if any)	YES (100%)
3.	Podiums(if any)	NO
4.	Plinth	COMPLETED (100%)
5.	Stilt Floor	COMPLETED (100%)
6.	Slabs of Super Structure	Work-in-progress (100%)
7.	Internal walls, Internal Plaster, Floorings, Door sand Windows within Flats/Premises.	Work-in-progress (Internal wall – 89% Internal plaster – 75% Flooring – 20%)
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Work-in-progress (40%)

9.	Staircases, Lifts Wells and Lobbies at each Floor level, Over head and Underground Water Tanks.	Work-in-progress (90%)
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	Not yet started (35%)
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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	To be commenced soon (0%)

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	No		
2.	Water Supply	Yes	50 %	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	50%	
4.	Storm Water Drains	Yes	50%	
5.	Landscaping & Tree Planting	After completion of structure		
6.	Street Lighting	N.A		
7.	Community Buildings	N.A		
8.	Treatment and Disposal of Sewage and Sullage Water	N.A		
9.	Solid Waste Management & Disposal	N.A		

10.	Water Conservation/Rain Water Harvesting	Yes		
11.	Energy Management	N.A		
12.	Fire Protection and Fire Safety Requirements	Yes	0%	
13.	Closed Parking	Yes	70%	
14.	Open Parking	Yes		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes		
16.	Others (Option to Add More)			

VI. AN EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
1.	Internal Roads & Footpaths	N.A	Not Plotted Development	
2.	Water Supply	N.A	Not Plotted Development	
3.	Sewerage Chambers Septic Tank	N.A	Not Plotted Development	
4.	Drains	N.A	Not Plotted Development	
5.	Parks, Landscaping and Tree Planning	N.A	Not Plotted Development	
6.	Street Lighting	N.A	Not Plotted Development	
7.	Disposal of sewage & Sullage Water	N.A	Not Plotted Development	
8.	Water conservation/Rain Water Harvesting	N.A	Not Plotted Development	
9.	Energy Management	N.A	Not Plotted Development	

VII. GEO TAGGED AND DATE PHOTO GRAPH 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	N.A

VIII. Financial Progress of the Project		
S.No.	Particulars	Amount(InRs.)
(1)	(2)	(3)
1.	Project Account No.	917020037279753
2.	Estimated Cost of the Project including land cost at the start of the Project	20,00,00,000.00
3.	Amount received during the Quarter	24,00,000/-
4.	Actual Cost Incurred during the Quarter	30,88,836.15
5.	Net amount at end of the Quarter	(6,88,836.15)
6.	Total expenditure on Project till date	6,67,58,898.34
7.	Cumulative fund Collected till the end of Quarter in question	1,61,02,199.00
8.	Cumulative expenditure done till the end of Quarter in question	6,67,58,898.34

IX. Details of Mortgage or Charge if any created
Not any kind of Mortgage created with any Institution/party/individual

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	
2.	Agreement for Sale	

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Structure work completed and finishing work is in progress. Work completion percentage 85% (approx)

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.

For, PUSHPANJALI INFRAHOMES LLP

For, PUSHPANJALI INFRAHOMES LLP

Signature of _____

DESIGNATED PARTNER



DESIGNATED PARTNER

Promoter Name: PUSHPANJALI INFRAHOMES LLP

Date: 15/01/2024

