FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending Dec 2023

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00019-4/54/R-1386/2022	Name of Project/Phase of Registered Project	Rosewood Towers
Name of Promoter	Deva Developers	Project Address	Deva Nagar Singhaul, Ulao, Begusarai
Name of Co-promoter	N.A	N.A	N.A
Project Registration is valid upto	08/02/2027		
Starting date of Project orPhase of the Project	28/04/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project		
Period of validity of map by the Competent Authority	31/12/2021 to 30/12/2024	Validity now extended from 3 to 5 years as per Govt. order	Validity now should be upto 30/12/2026

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-	N.A	N.A	
	2. 2 BHK, -	762	42 NOS	1. Booked- 14 Allotted - 14 2. Sold -
	3. 3 BHK –	934	42 NOS	1. Booked - 36 Allotted - 36 2. Sold -

	4. Shop – 5. Bungalow- 6. Plot etc. -	N.A N.A N.A		

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 -	
	N.A		

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 AnnexureNo.
1.	NOC for Environment		N.A		
2.	Fire N.O.C.	Director Cum State Fire officer, Bihar	29/10/2021	31/05/2022	
3.	Water SupplyPermission		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. **Tower A_**(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) Foundation	Levelling work completed Blinding completed Rod binding work of Foundation and column completed. Casting of foundation completed. Casting of column & soil filling completed
2.	Basements (if any)	N.A

3.	Podiums (if any)	N.A
4.	Plinth	Lift well work started Plinth beam casting completed
5.	Stilt Floor	Stilt Floor column casting work started Stilt floor column rod binding and casting completed
6.	Slabs of Super Structure	Beam shuttering, rod binding and casting completed First floor slab casting completed First floor column rod binding and casting Beam shuttering work completed Second floor slab casting completed Column rod binding and casting for next floor completed.
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Brickwork started for ground floor and first floor. Lintel casting completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	_____
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircase casting till first floor
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	_____
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.	_____ _____ _____ As per passed map _____

V. Construction Progress of the Project		
1. Plan Case No. **Tower B_**(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)	Levelling work completed Blinding completed Rod binding work of Foundation and column completed. Casting of foundation completed. Casting of column & soil filling started Column casting completed Lift base soiling and pcc work
2.	Basements (if any)	N.A
3.	Podiums (if any)	N.A
4.	Plinth	Beam rod binding and casting completed Soil filling work completed
5.	Stilt Floor	Stilt Floor and staircase rod binding and casting completed Lift wall rod binding and casting completed
6.	Slabs of Super Structure	_____
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	_____

8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	_____
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	_____
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	_____
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.	_____ _____ _____ _____ As per passed map _____

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 dateof the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	NIL	
2.	Water Supply	YES	NIL	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Sewerage line, Septic Tank, Soak pit	NIL	

4.	Storm Water Drains	YES	NIL	
5.	Landscaping & Tree Planting	YES	NIL	
6.	Street Lighting	YES	NIL	
7.	Community Buildings	N.A	N.A	
8.	Treatment and Disposal of Sewage and Sullage Water	N.A	N.A	
9.	Solid Waste Management& Disposal	N.A	N.A	
10.	Water Conservation / Rain Water Harvesting	YES	NIL	
11.	Energy Management	N.A	N.A	
12.	Fire Protection and FireSafety Requirements	YES	NIL	
13.	Closed Parking	N.A	NIL	
14.	Open Parking	YES. Covered	NIL	
15.	Electrical Meter Room,Sub-Station, ReceivingStation	YES. (Transformer, Bus Bar & Electrical Meter room)	NIL	
16.	Others (Option to Add More)	_____	_____	

VIA. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		Proposed Yes/No.	Percentage of Actual Work Done (As on date of certificate)	Details
1.	Internal Roads and foot paths	N.A		
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting		N.A	
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/RainWater Harvesting			
9.	Energy Management			

VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Photograph attached separately
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

VIII. Financial Progress of the Project		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. Canara Bank, Begusarai Current A/C No-120000826990	

2.	Estimated Cost of the Project including land cost at the start of the Project	Approx Rs. 50,00,00,000 (Land – Approx 15 Crs +)
3.	Amount received during the Quarter	Rs. 3,70,82,662
4.	Actual Cost Incurred during the Quarter	Rs. 1,57,64,748
5.	Net amount at end of the Quarter (in Current a/c & FD)	In Current A/C Rs. 2,15,527 In FD Rs. 40,00,000 Total Rs. 42,15,527
6.	Total expenditure on Project till date	Rs. 23,04,27,177
7.	Cumulative fund collected till the end of Quarterin question	Rs. 11,05,46,918
8.	Cumulative expenditure done till the end ofQuarter in question	Rs. 23,04,27,177

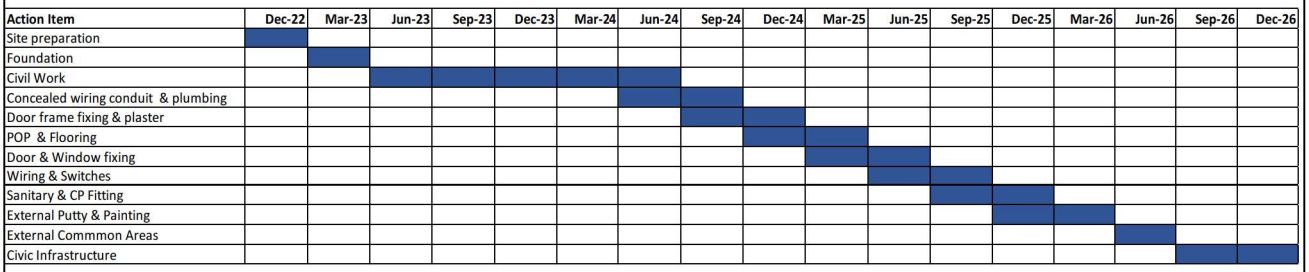
IX. Details of Mortgage or Charge if any created
N.A

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

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Whether the project in progress is as per time schedule or lagging behind?

Overall project progressing as per schedule.

Current Gantt chart as below.



Action Item	Dec-22	Mar-23	Jun-23	Sep-23	Dec-23	Mar-24	Jun-24	Sep-24	Dec-24	Mar-25	Jun-25	Sep-25	Dec-25	Mar-26	Jun-26	Sep-26	Dec-26
Site preparation	■																
Foundation		■															
Civil Work			■	■	■	■	■										
Concealed wiring conduit & plumbing							■	■									
Door frame fixing & plaster								■	■								
POP & Flooring									■	■							
Door & Window fixing										■	■						
Wiring & Switches											■	■					
Sanitary & CP Fitting												■	■				
External Putty & Painting													■	■			
External Commmon Areas															■		
Civic Infrastructure																■	■

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:

Bharat Bhushan Deva