Chandra Sales (P) Ltd.

310, N. P. CENTRE, NEW DAK BUNGLOW ROAD
PATNA - 800 001

बिहार, पटना 7 सितम्बर 2022

Ref. .....

Date.....

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending Mar of **2024.**

I. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP35238-1/20/R-1320/2022.**	Name of Project/Phase of Registered Project	**Raj Prabha Apartment.**
Name of Promoter	**M/s Chandra Sales Pvt. Ltd.**	Project Address	**Imali Chowk, Old Dalsingsarai Road, Bela, Muzaffarpur, Bihar**
Name of Co-promoter	**N/A**		
Project Registration is valid up to	**31-12-2025**		
Starting date of Project or Phase of the Project	**01-01-2022**		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	**Residential-Cum-Commercial**	
Period of validity of map by the Competent Authority	**3 YEARS**		

For CHANDRA SALES PVT. LTD.

DIRECTOR

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Nos. of Apartment	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments Booked
Single Block	1. 1 BHK	**NIL**		**NIL**	1. NIL
	2. 2 BHK, (45% landowner area)	**22 Nos.**	**601, 654, 726**	**22 Nos.**	2. NIL
	3. 3 BHK (45% landowner area)	**30 Nos.**	**907, 923, 882, 923.**	**30 Nos.**	3. One
	4. Shop (45% landowner area)	**22 Nos.**	**544, 304, 296,176, 229, 329, 369, 557, 554, 309,303, 453, 460, 465, 305, 385, 246, 451.**	**22 Nos.**	4. Two
	5. Office (45% landowner area)	**13 Nos.**	**293, 251, 250, 217, 236, 238, 233, 232, 234, 210, 387,385**	**13 Nos.**	5. NIL

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted-**0** 2. Sold-**0**	
01	**52**		

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**	**N/A**	**N/A**	**N/A**

For CHANDRA SALES PVT. LTD.

DIRECTOR

2.	Fire N.O.C.	Office of the State Fire Officer-Cum- Director, Bihar, Patna	31.12.2020	15.01.2021	Attached
3.	Water Supply Permission	N/A	N/A	N/A	N/A
4.	NOC from Airport Authority of India	N/A	N/A	N/A	N/A
5.	Other Approval(s), if any, required for the Project.	N/A	N/A	N/A	N/A

V. Construction Progress of the Project

1. Plan Case No.**48-28/2021** (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)	100%
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	50%
6.	Slabs of Super Structure	60%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	05%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	00%

For CHANDRA SALES PVT. LTD.

DIRECTOR

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical	00%
	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.	

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	00%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	00%	

For CHANDRA SALES PVT. LTD.

DIRECTOR

4.	Storm Water Drains	YES	00%	
5.	Landscaping & Tree Planting	YES	00%	
6.	Street Lighting	YES	00%	
7.	Community Buildings	NO	———	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	———	
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	YES	00%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	00%	
16.	Others (Option to Add More)	NO	00%	
VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				

For CHANDRA SALES PVT. LTD.

DIRECTOR

		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	**12-04-2024**
	2.	Rear Elevation	**12-04-2024**
	3.	Side Elevation	**12-04-2024**
(B)		Photograph of each floor	**N/A**

VIII. Financial Progress of the Project

S. No.(1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.-**01741100003006**	**Rs 1,89,962/-**
2.	Estimated Cost of the Project including land cost at the start of the Project	**Rs. 176,520,000/-**
3.	Amount received during the Quarter	**Rs. 6,65,477.00**

For CHANDRA SALES PVT. LTD.

DIRECTOR

4.	Actual Cost Incurred during the Quarter	**Rs. 36,52,863.00**
5.	Net amount at end of the Quarter	**Rs. 00.00**
6.	Total expenditure on Project **till date**	**Rs. 3,68,04,024.00**
7.	Cumulative fund collected till the end of Quarter in question	**Rs.00.00**
8.	Cumulative expenditure done till the end of Quarter in question	**Rs. 3,68,04,024.00**

IX. Details of Mortgage or Charge if any created

X. MISCELLANEOUS

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

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

For CHANDRA SALES PVT. LTD.

DIRECTOR

Name: SACHIN CHANDRA

Date: 12-04-2024

Provisional Fire Clearance **(Above 15 Mtr. Height)**

Letter No. 75 /

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From.

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar. Abhishek Sharma
Regd.No.-CA93/16604

Patna Dt. 15/01/2021

Sub :- The views regarding Proposed Residential-cum-Commercial Building of above 15 mtr. In height to be constructed at Dist-Muzaffarpur.

Sir,

Please refer to your letter No.-00, dt.-31.12.2020 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a (LG+UG+8) (Total B/U area-7071.64 Sqmtr.), Proposed Residential-cum-Commercial Building, shall be constructed on 82 feet wide road belongs to Smt. Vaidehi Ranjan, W/o-Dr. Radan Ranjan & others, Khesra No.-74, Khata No-493, Thana No.-411, Thana-Mithanpura, Mauza-Kanhauli, Dist-Muzaffarpur.

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

i) Construction :

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
b) The floor area exceeds 750 m ² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) Open Space & Aproach :

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
e) In case of two staircase, one must be on outer wall.
f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) LIFT :-

a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m ².

b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.

c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.

d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.

e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

v) That active Fire protection system such as down comer system/wet rising system with landing valve and hose reel at each floor incorporated should be as per approved map. ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

vi) That an underground water tank & overhead water static tank should be made as per approved map. Should be made available before occupancy.

vii) That the internal finishing shall be non-combustible or class – I surface spread of flame.

viii) That electric cables must be shield at each floor with intumescent coating .

ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.

x) That the building must be constructed on at least should be made as per approved map and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong , the Architect / Passing authority shall be held responsible.

xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).

xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp.

Encl – As Above

Yours faithfully,

(Pankaj Sinha)
DIG HG & FS
Cum
State Fire Officer
Bihar, Patna





