Omm Realtors Pvt. Ltd.
Building Dreams

CIN : U45202BR2019PTC043054

Date: 12.04.2024

To,

The Chairman

Real Estate Regulatory Authority

Bihar, Patna

Sub: Submission of Quarterly Report of Fourth Quarter (2023-24) i.e. 01.01.2024 to 31.03.2024 of "Shyam Shanti Estates" Plot No. 197(P), 198(P), Khata No. 51,73, Thana No. 20, Mauza – Ranipur Chakmilki, Patna, BRERA Registration No. BRERAP84240-1/212-1511/2022.

Dear Sir,

With reference to the above-mentioned subject and as per the requirement of quarterly report compliance, we are submitting herewith the quarterly project report for the Fourth Quarter (2023-2024) for the Project Named "Shyam Shanti Estates" Located at Plot No. 197(P), 198(P), Khata No. 51,73, Thana No. 20, Mauza – Ranipur Chakmilki Patna.

A details quarterly report of the project is attached along with letter as Form -7

Kindly acknowledge the receipt of the same.

Thanking You

OMM REALTORS PVT. LTD.

DIRECTOR

Gyan Mani

(Director)

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March of 2024

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP84240-1212/R-1511/2022	Name of Project/Phase of Registered Project	SHYAM SHANTI ESTATES
Name of Promoter	OMM REALTORS PVT. LTD	Project Address	Plot No. 179(P), 198(P), Khata No. 51,73, Thana No.20 Mauza- Ranipur Chakmilki, Patna.
Name of Co-promoter			
Project Registration is valid up to	27-10-2027		
Starting date of Project or Phase of the Project	27-12-2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	COMMERCIAL CUM RESIDENTIAL	
Period of validity of map by the Competent Authority		07.06.2027	

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 COMMERCIAL BLOCK B RESIDENTIAL BLOCK C RESIDENTIAL	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -		71	1. Booked/ Allotted - 08 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	08
3	96	2. Sold -	

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	N/A			
2.	Fire N.O.C.	State Fire Services Bihar Patna		11.04.2022	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.				

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V. CONSTRUCTION PROGRESS OF THE PROJECT		
1. Plan Case No. **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)	100%
3.	Podiums (if any)	0%
4.	Plinth	100%
5.	Stilt Floor	50%
6.	Slabs of Super Structure	20%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%
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.	10%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	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 protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%
	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

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V. CONSTRUCTION PROGRESS OF THE PROJECT		
1. Plan Case No. **Block B** (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)	0%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	20%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%
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.	10%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	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 protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%
	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

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V. CONSTRUCTION PROGRESS OF THE PROJECT		
1. Plan Case No. **Block C** (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)	0%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	25%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%
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.	10%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	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 protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%
	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	OMM REALTORS PVT. LTD. DIRECTOR

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	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
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	0%	
13.	Closed Parking	Yes	0%	
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	
16.	Others (Option to Add More)	No		

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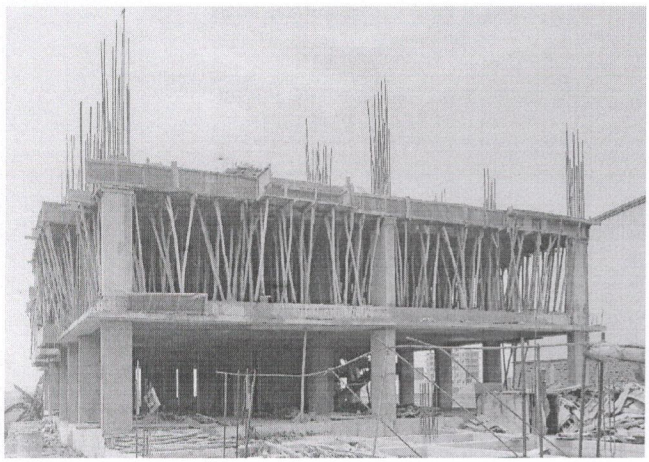
VI	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

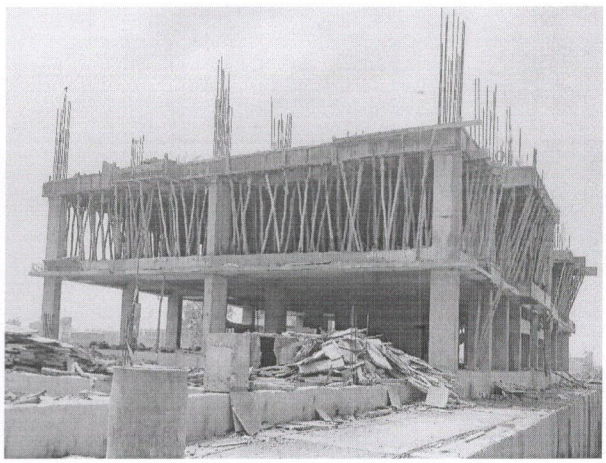
VII.	GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

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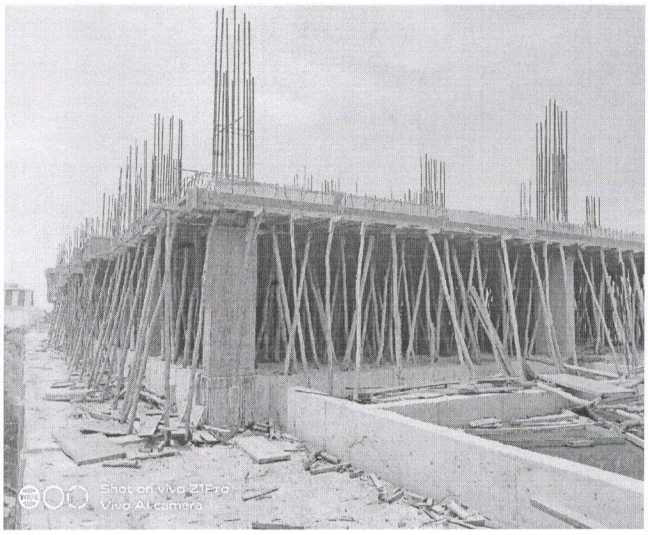
DIRECTOR

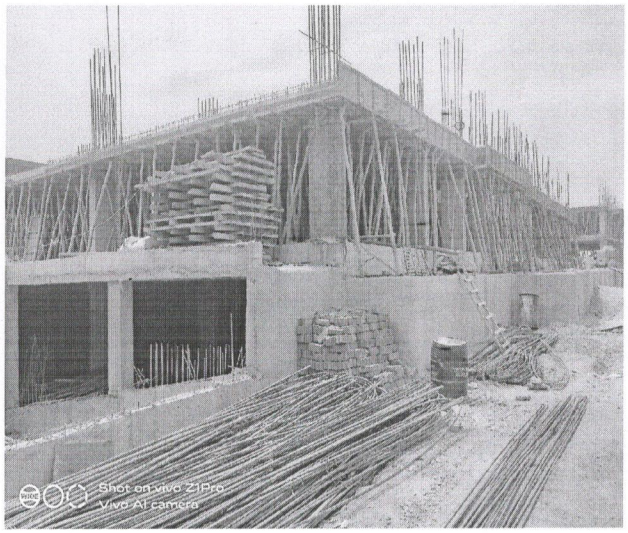
BLOCK C





BLOCK B

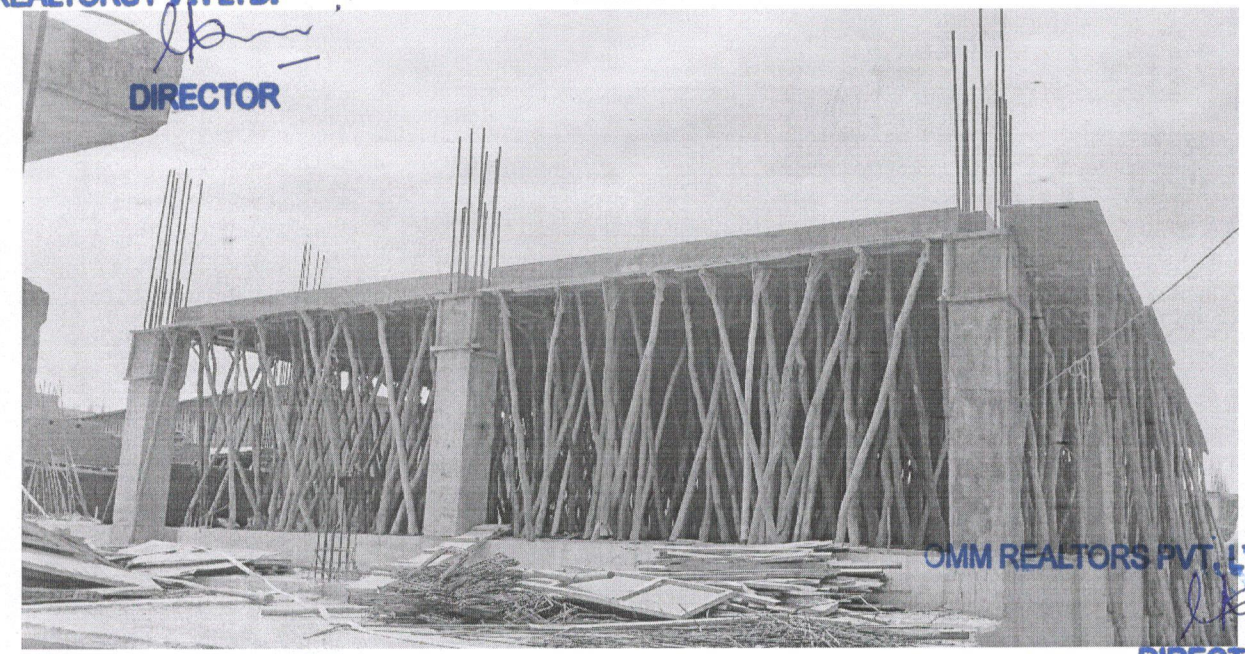




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BLOCK A



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VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	148402000001434
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 19,56,53,000/-
3.	Amount received during the Quarter	Rs. 46,10,000/-
4.	Actual Cost Incurred during the Quarter	Rs. 1,48,82,071/-
5.	Net amount at end of the Quarter	Rs. -1,02,72,071/-
6.	Total expenditure on Project **till date**	Rs. 7,40,29,310/-
7.	Cumulative fund collected till the end of Quarter in question	Rs. 3,12,39,541/-
8.	Cumulative expenditure done till the end of Quarter in question	Rs. 7,40,29,310/-

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any) No	
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	No
2.	Agreement for Sale	8
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

OMM REALTORS PVT. LTD.

DIRECTOR

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.

OMM REALTORS PVT. LTD.

DIRECTOR

Signature of Promoter

Name: Gyan Mani

Date: 12.04.2024