

FORM-7
(REGULATION-9)

Quarterly Progress Report for quarter ending **March/June/Sept/December of MAR.2024**

I. PARTICULARS OF PROJECT

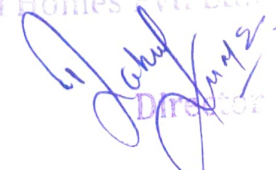
Project Registration Number	BRERAP00031-6/947/R-674/2019	Name of Project/Phase of Registered Project	7 PLANET
Name of Promoter	RAHUL KUMAR	Project Address	Behind Agriculture Collega, Bhupatipur, Opp. Old Mithapur Busstand, Sipara.
Name of Co-promoter	-		
Project Registration is valid up to	30-04-2024		
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 - 101 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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Director

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- 10%
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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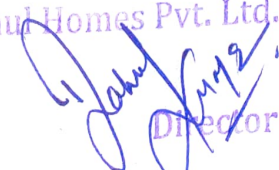
[Signature]
Director

	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	66%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal Walls- 35%
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 - 66% Liftwell - 60% 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

Anshul Homes Pvt. Ltd.

 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	15	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	10	Vendor - Thermax
4.	Storm Water Drains	YES	5	
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%	

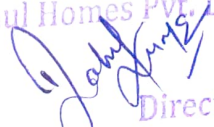
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13.	Closed Parking	YES	AVAILABLE IN BL-B	
14.	Open Parking	YES	0	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	
16.	Others (Option to Add More)			

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.

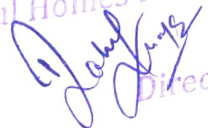
S.NO	NAME	DURAT ION	START	FINISH	REMARKS
	BLOCK-B	533 DAYS	WIP	30-09-24	
1	ALL RCC WORKS	180 DAYS	WIP	18-09-23	
2	ROOF RCC WORKS	30 DAYS	19-09-23	19-10-23	
3	W/PROOFING	1 DAY	20-03-23	20-03-23	
4	ROOF	30 DAYS	15-11-23	21-12-23	
5	B/ROOMS	1 DAY	20-03-23	20-03-23	
6	BRICK WORK	225 DAYS	30-04-23	24-12-23	
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	9258555
4.	Actual Cost Incurred during the Quarter	5218544
5.	Net amount at end of the Quarter	17855
6.	Total expenditure on Project till date	148562296
7.	Cumulative Fund Collected till the end of quarter in question	22959449
8.	Cumulative Expenditure done till end of quarter in question	148562296

Anshul Homes Pvt. Ltd.

 Director

VIII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	
A	N.A

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	80

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 : 15-04-2024

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Progress Report

F.Y: 2023-24 QTR - 4 (JAN-MAR)

7 PLANET

Opening Balance	Amount Recived through booking	current liability	Amount Spent		Closing Balance
2,499.00	92,58,554.55	(40,24,655.00)	52,18,544.00		17,854.55

Anshul Homes Pvt. Ltd.

Rahul Kumar
Director



(CA. PRANAY KUMAR)
PARTNER

MEM.NO.-433157
UDIN-24433157BKEMGK2736

(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	9258555
4	Actual cost during the Quarter	5218544
5	Net Amount at end of the Quarter	17855
6	Total Expenditure on Project till date	148562296
7	Cumulative Fund collected till the end of Quarter in question	22959449
8	Cumulative Expenditure done till the end of Quarter in question	148562296

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	80

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-Apr-24

FOR VIVEKANAND ASHISH PRANAY & CO.

CHARTERED ACCOUNTANTS



(CA. PRANAY KUMAR)

PARTNER

MEM.NO.-433157

UDIN-24433157BKEMGK2736

ENGINEER'S CERTIFICATE

Date: 16-04-2024

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) NAVRATNA 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. 14,47,22,628 (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. 21,12,77,372 (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:

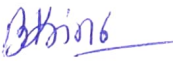
TABLE-A

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.	14,33,53,684
03	Work done in Percentage (as Percentage of the estimated cost)	42.39%
04	Balance Cost to be incurred (Based on Estimated Cost)	19,48,46,316

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)	13,68,944
03	Work done in Percentage (as Percentage of the estimated cost)	7.69%
04	Balance Cost to be Incurred (Based on Estimated Cost)	1,64,31,056
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

ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of
Money from Designated Account)

Date: 16-04-2024

To,
The Rahul Kumar
89-B, Patliputra colony, opt- Notredame academy,
Patna -800013

Subject: Certificate of Percentage of Work executed in the project
Having 02 No. of Building(s) Block-A & B Wing(s) of the Phase 1 (Single Phase)
bearing the registration no. [Bihar RERA Registration Number] BRERAP00031-6/947/R-
674/2019 and being developed on the Plot bearing CS No...../ KhataNo.- 02, 03, 04 & 05, Plot No.
507(P), 509(P), 513(P), 515(P) & 516(P) demarcated by its boundaries (latitude and longitude of
the end points) of the land 25.5779165N, 85.1310386E situated in Patna, Village-Sipara, Block-
Phulwarisharif, Division-Patna, District-Patna, PIN-800020 Admeasuring 6081.072 sq.mts., area
being developed by the Promoter Anshul Homes Pvt. Ltd.

Sir,
I/ We Navratna Raghuvanshi have undertaken assignment as Architect / Licensed Surveyor of certifying
Percentage of execution of Work of the Project 7 Planet, 02 Building(s) Block-A & B of the 1 Phase
(Single phase) of the Project, situated on the plot bearing C.S. no...../ Survey No...../ Plot No. 507(P),
509(P), 513(P), 515(P) & 516(P) of Village-Sipara, Block-Phulwarisharif, division-Patna, District-Patna
PIN-800020, Admeasuring 6081.072 sq.mts. area being developed by [Promoter Anshul Homes Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter: —

- (i) M/s/Shri/Smt. Ar. Navratna Raghuvanshi as L.S. / Architect;
- (ii) M/s /Shri / Smt. SCON Consultants as Structural Consultant
- (iii) M/s /Shri / Smt. ————— as
- (iv) Mechanical/Electrical/Plumbing Consultant (MEP)
- (v) M/s /Shri / Smt. Site Engineer Ziaul Haque as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate
Project, I certify that as on the date of this certificate, the Percentage of Work done for each of
the building/Wing of the Real Estate Project as registered vide number BRERAP00031-6/947/R-
674/2019 under Bihar RERA is as per table A herein below. The percentage of the work executed with
respect to
each of the activity of the entire phase is detailed in Table B.

AR. NAVRATNA RAGHUVANSHI
UDHD EMP NO - AR/00818
COA - CA/2013/58586

TABLE-A (Block-A)

Building /Wing Number 02 (to be prepared separately for each Building /Wing of the Project)

Sr.No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	NA
3	Number of Podiums	Number of Podiums 01-90%
4	Stilt Floor	NA
5	Number of Slabs of Super Structure	Number of Slabs-08 WORK 100%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	INTERNAL WAALS & INTERNAL PLASTER 100% FLOORING 90% DOORS & WINDOWS 40% Premises, Doors and Windows to each of the Flat/Premises 0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	Sanitary Fittings within the Flat/Premises -0% Electrical Fittings within the Flat/Premises-30%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	external plumbing-80% external plaster-100% completion of terraces with waterproofing of the Building/Wing-80%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/ Completion Certificate.	Free Vertical Pipes Installed Connected to the OTH.-95% 70% back filling of the campus has been completed.

AR NAVRATNA RAGHUVANSHI
UDHD EMP NO -AR/00818
COA.-CA/2013/58586

TABLE-A (Block-B)
Building /Wing Number 02 (to be prepared separately for each Building /Wing of the Project)

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	Number of Basement01-100%
3	Number of Podiums	Number of Podiums -01-90%
4	Stilt Floor	NA
5	Number of Slabs of Super Structure	Number of Slabs-09 WORK DONE 66%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	Internal Walls-35% 5%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	Staircase- 66% Liftwell- 60%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	5%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/ Completion Certificate.	0% Elevation- 45%


 AR. NAVRATNA RAGHIVANSHI
 UDHD EMP NO-AR/00818
 COA.-CA/2013/58586

TABLE-B
Internal and External Development Works in respect of the entire Registered Phase.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths.	YES	30%	
2	Water Supply	YES	15%	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	0%	
4	Storm Water Drains		5%	
5	Landscaping & Tree Planting.	YES	20%	
6	Street Lighting	YES	20%	
7	Community Buildings	NO		
8	Treatment and disposal of sewage and sullage water	YES (AS PART OF STP)	0%	
9	Solid Waste management & Disposal.	YES	0%	
10	Water conservation, Rain water harvesting.	YES	0%	
11	Energy management			
12	Fire protection and fire safety requirements	YES	30%	
13	Electrical meter room, sub-station, receiving station.			
14	Others (Option to Add more).			

Raghu

Yours Faithfully,
Signature & Name (IN BLOCK LETTERS) of L.S/ Architect
(Registration No./License No.)

AR. NAVRATNA RAGHUVANSHI
UDHD EMP NO -AR/00818
COA.-CA/2013/58586



AR NAVRATNA RAGHUVANSHI
UDHD EMP NO. ARV00818
COA-CA/2013/58586



AR NAVRATNA RAGHINI A/S
JDHD EMP NO. 41100818
COA-CA/2013/58566



AR. NAVRATNARAGHIVANSHI
UDHD EMP NO. 11000818
COA-CA/2013/58586