FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending Oct-Dec of 2023 (Year)

I. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP52453-1/130/R-1274/2022
Name of Project/Phase of Registered Project	NIRANJAN TOWER
Name of Promoter	ANAND ELEVATION PRIVATE LIMITED
Project Address	MOHALLA- RAPATGANJ ADAMPUR, AT- ANANDI BABU LANE, ANCHAL- JAGDISHPUR, DIST- BHAGALPUR, HOLDING NO- 01, IN WARD NO- 22, KHATA NO- 946, KHESRA NO- 758, KA, KHA, GA, GHA, CH, BHAGALPUR, UNDER MUNICIPAL CORPORATION, BIHAR, DIST.- BHAGALPUR, BIHAR
Name of Co-promoter	NA
Project Registration is valid up to	03/02/2024
Starting date of Project or Phase of the Project	10/09/2021
Type of Project or Phase of the Project	Residential/Group Housing
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartment
Niranjan Tower	3 BHK	710.09	3	1. Booked- 01 2. Sold-
Niranjan Tower	2 BHK	574.90	3	
Niranjan Tower	2 BHK	575.00	3	

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of SanctionedGarages	Total Number of Garages:	
Niranjan Tower	No Garages available	1. Booked/Allotted - 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				
2.	Fire N.O.C.				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

V. Construction Progress of the Project

1. Plan Approval Number-237/BMC/MAP 20-21 (Niranjan Tower) (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)	**100%**
2.	Basements (if any)	**NA**
3.	Podiums (if any)	**NA**
4.	Plinth	**100%**
5.	Stilt Floor	**100%**
6.	Slabs of Super Structure	**100%**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**95%**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**95%**
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**95%**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**95%**

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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	**90%**

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	90%	Pump Installed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	90%	
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / RainWater Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and FireSafety Requirements	No		
13.	Closed Parking	Yes	95%	

14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to AddMore)	No		

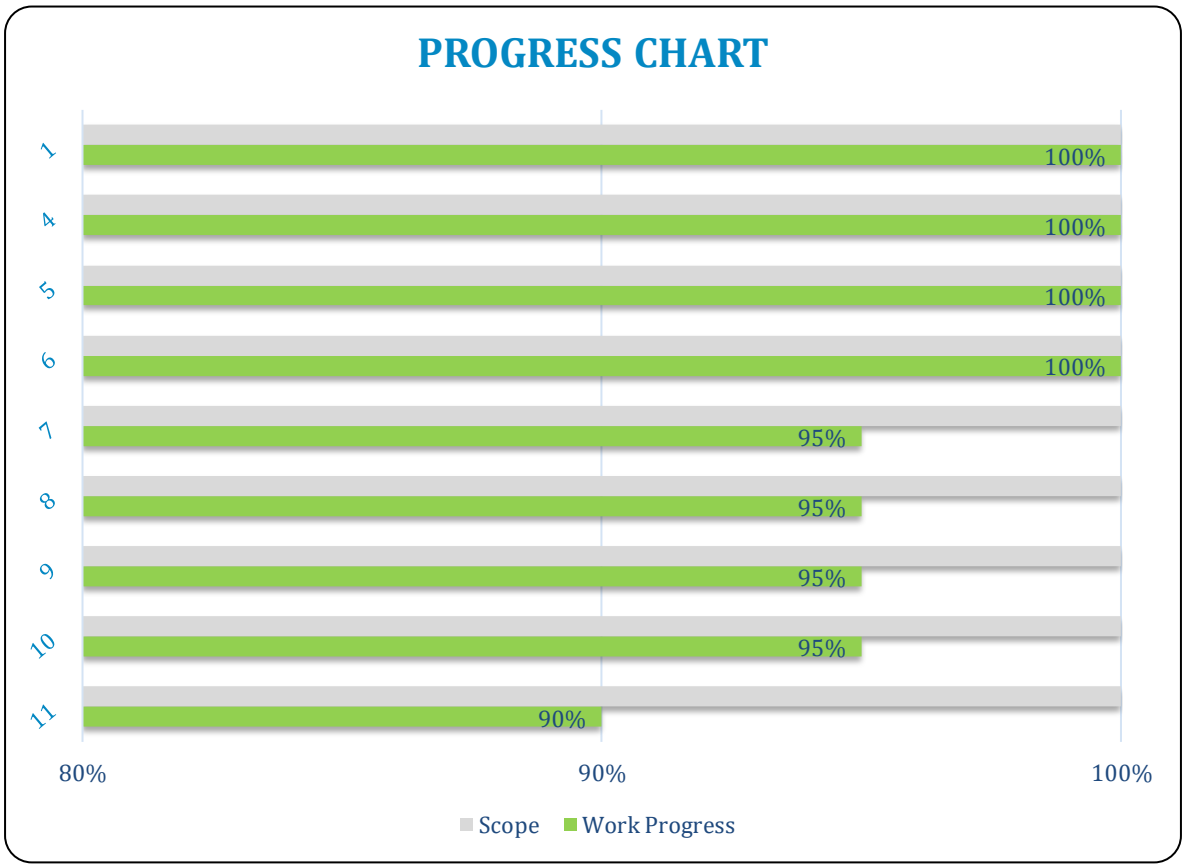
VII. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	S.No.	Particulars
	1.	Front Elevation.- Attached Below
	2.	Rear Elevation- Attached Below
	3.	Side Elevation- Attached Below
(B)		Photograph of each floor

VIII. Financial Progress of the Project		
S.No.	**Particulars**	**Amount (in Rs.)**
1	Project Account No.	40404611549
2	Estimated Cost of the Project including land cost at the start of the Quarter	95.00/- **(In Lakh)**
3	Amount received during the Quarter	27,98,950.00/-
4	Actual Cost Incurred during the Quarter	3,73,65,538.00/-
5	Net amount at end of the Quarter	6, 37,638.00/-
6	Total expenditure on Project **till date**	
7	Cumulative fund collected till the end of Quarter in question	
8	Cumulative expenditure done till the end of Quarter in question	

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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

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



Project Site Photographs

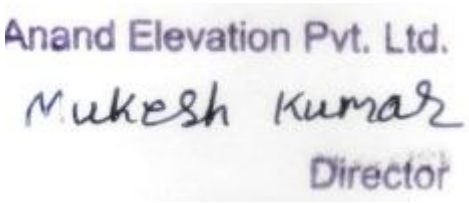


Side Elevation



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.



Signature of Promoter
Anand Elevation Private Limited
Date :