FORM-7 [Regulation - 9]

Quarterly Progress Report for the Quarter ending June (2026)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/ Registration no. of the Partnership firm/LLP Identification number// Any other registration with MSME or Govt. Bodies	(CIN) U68200BR2024PTC068827	Name of the Promoter's Entity	Nandani and TBIPL Infra Pvt. Ltd.
Address of the Promoter's Entity :	Flat No. 304, Saket Plaza Apartment Jamal Road, P.S. GandhiMaidan, Patna, Patna, Bihar, India, 803101		
Total Experience of the promoter in Real Estate sector	1		
Total Experience in Real Estate Sector after commencement of RERA.	0		
No. of Projects done before commencement of RERA	1. Residential	0	
	2. Commercial	0	
	3. Residential-cum-Commercial	0	
	4. Plotted project	0	
No. of Project done after commencement of RERA	1. Residential	0	
	2. Commercial	0	
	3. Residential-cum-Commercial	0	
	4. Plotted project	0	

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP198428070526311232E00	Name of Project	AMAN SKS HEIGHTS
Name of promoter	Nandani and TBIPL Infra Pvt. Ltd.	Project Address	Ashokpuri Road, Near Sai Vatika Phool Kunwar Palace Apartment, Balaji Nagar, New Tarchak, Danapur nizamat, Mobarakpur – Raghurampur, Patna – 801503 (Bihar)
Project Registration is valid upto	12/31/2032		
Starting date of Project	21-May-26		
Type of Project	1.Residential	Residential	
	2.Commercial		
	3.Residential- cum- Commercial		
	4. Plotted project		
Name of the Competent Authority which sanctioned the project map	DANAPUR NIZAMAT, PATNA		
Period of validity of map as granted by the Competent Authority concerned	6 YEARS 7 MONTH 10 DAYS		

III. DISCLOSURE OF BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment /Unit Type	Carpet Area (IN SQ. FT)	Total Number of sanctioned apartments/ unit-wise	Total Number of Apartments in Promoter's share –	Total Number of Apartments in Promoter's share –	Total Number of Apartments in Landowner's share	Total Number of Apartments in Landowner's share
vrindavan height's					Agreement for sale Executed		Agreement for sale Executed
	1- BHK	-	-	-	-	-	-
	2- BHK	1,858.74	25.00	13.00	-	12.00	-
	3- BHK	3,277.83	40.00	20.00	-	20.00	-
	4 -BHK and Over		-				
	Shop						-
	Office Space		-				
	Bunglow		-				
	Plots (In case of plots specific area of plot must be mentioned)						
		Total Carpet Area	5,136.57	50% of Total units	% of Total units	50% of Total units	% of Total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

The details of the Association of Allottees need to be provided in the proforma of Association of Allottees attached with this Form.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO. /OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allotees

Flat No. /Plot no. /Shop No./Etc. :

*Whether notices and reminder of cancellation has been served to the Promoter by Allottee/s

yes/ No

(B) Cancelled by Promoters

Flat No. /Plot no. /Shop No./Etc. :

*Whether notices and reminder of cancellation has been served to the Allottees by Serving

yes/ No

VI. DISCLOSURE OF BOOKED INVENTORY OF GARAGES/PARKING SPACE

Building Wise /Block Number	Total Number of Sanctioned Garages/ Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted
1		0%

VII. DETAILS OF BUILDING APPROVALS				
S. No.	Name of the Approval/ N.O.C./Permission/ Certificate	Issuing Authority	Validity up to	Attach Copy
1	Environment Clearance			
2	Fire N.O.C.		17.09.2025	
3	Airport Authority of India N.O.C.			
4	Water Supply Permission			
5	Other Approval(s), if any, Required for the Project.			

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately			
S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yy) Format
1	Excavation (if any)	35%	31 December 2032
2	Basements (if any)	0%	31 December 2032
3	Podiums (if any)	35%	31 December 2032
4	Plinth	35%	31 December 2032
5	Stilt Floor	0%	31 December 2032
6	Slabs of Super Structure	0%	31 December 2032
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31 December 2032
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	31 December 2032
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	31 December 2032
10	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	0%	31 December 2032
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	0%	31 December 2032
12	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	31 December 2032
13	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.	0%	31 December 2032
14	Overall Percentage of Actual Work Done and final completion date	7%	31 December 2032

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA

S. No.	Common Areas and Facilities	Proposed(Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy) Format
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	No	-	
2	Water Supply	Yes	-	31 December 2032
3	Sewerage (Chamber,Line, Septic Tank, STP)	Yes	-	31 December 2032
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/Rain Water Harvesting	no	-	
11	Energy Management	No	-	
12	Fire Protection and Fire Safety Requirements	Yes	-	31 December 2032
13	Closed Parking	Yes	-	31 December 2032
14	Open Parking	No	-	
15	Electrical Meter Room, Sub-Station, Receiving Station	yes	-	31 December 2032
16	Others (Option to Add More)	-	-	
17	Overall Percentage of Actual Work Done and final completion date	-	-	

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	NO	-	-
2.	Water Supply	yes	-	31 December 2032
3.	Sewerage Chambers Septic Tank	yes	-	31 December 2032
4.	Drains	yes	-	31 December 2032
5.	Parks, Land Scaping and Tree Planting	NO	-	-
6.	Street Lighting	NO	-	-
7.	Disposal of sewage & sullage water	NO	-	-
8.	Water conservation/Rain Water Harvesting	NO	-	-
9.	Energy Management	yes	-	31/12/2032

XI. FINANCIAL PROGRESS OF THE PROJECT

Particulars	Amount (In Rs.)
Project Account No.	HDFC BANK A/C NO. 0935 (100%) , HDFC BANK A/C NO. 2801 (30%) , HDFC BANK NO. 1000 (70%)
Estimated Cost of the Project including Land Cost at the start of the Project	132,082,400.00
Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	111,131,200.00
Any Variation in Development Cost which is declared at the start of the Project.	-
Amount received during the Quarter	0.00
Actual Cost Incurred during the Quarter	15,200,000.00
Net amount at end of the Quarter	0.00
Total expenditure on Project till date	15,200,000.00
Cumulative fund collected till the end of Quarter in question	0.00
Cumulative expenditure done till the end of Quarter in question	15,200,000.00
Percentage of Expenditure incurred of the total Estimated development cost of the project.	7.00

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

(A) By Bank

(B) By Lenders /etc.

XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT

The photograph must have date.

(A)	SR. No.		
	1.	Photographs showing Front Elevation	ATTACHED
	2.	Photographs showing Rear Elevation	ATTACHED
	3.	Photographs showing Side Elevation (Both sides)	ATTACHED
	4.	Photograph of each floor showing the progress of interior works	
	5.	Photograph of Common Areas (Staircase, Lift Area,Terrace, Parking, etc.)	
(B)	SR. No.		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	

XIV. MISCELLANEOUS

A	List of Legal Cases (if any) - Against project / promoter	
1	(a) Case No.	
	(b) Name of Parties	
	Order Passed, if Yes , Whether complied (Yes/No)	
2	No. of Execution Cases against this project	
	(a) Case No.	
	(b) Name of Parties	
	Order Passed, if Yes , Whether complied (Yes/No)	
3	No. of Suo - Moto cases against this project	
	(a) Case No.	
	(b) Name of Parties	
	Order Passed, if Yes , Whether complied (Yes/No)	
4	No. of Certificate cases /PDR cases against this project	
	(a) Case No.	
	(b) Name of Parties	
	Order Passed, if Yes , Whether complied (Yes/No)	

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Whether the project is in progress as per time schedule or lagging behind? Yes

b. If yes, whether it would be completed on the completion date fixed as per RC. Yes

c. If No, then Reason for delay:

XVI. BROCHURE /Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7

XVII. Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance

Name:	FIROZ IMAM
Contact No:	9835804590
Email ID:	NANDANIANDTBIPL@GMAIL.COM
Address:	ROAD NO-1,INDRAPURI,B V COLLEGE PATNA

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 . I am/we are executing this undertaking to attest to the truth of all the foregoing Information 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
FIROZ IMAM
DIRECTOR, NANDANI AND TBIPL PVT. LTD.

PLACE : PATNA
Date : 02/08/2025

Quarterly Progress Report for the Quarter ending from 01/04/2025 to 30/06/2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/ Registration no. of the Partnership firm/LLP Identification number// Any other registration with MSME or Govt. Bodies	(CIN) U68200BR2024PTC068827	Name of the Promoter's Entity	Nandani and TBIPL Infra Pvt. Ltd.
Address of the Promoter's Entity :	Flat No. 304, Saket Plaza Apartment Jamal Road, P.S. GandhiMaidan, Patna, Patna, Bihar, India, 803101		
II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP198428070526311232E00	Name of Project	AMAN SKS HEIGHTS
Name of promoter	Nandani and TBIPL Infra Pvt. Ltd.	Project Address	[illegible] Vatika Phool Kunwar Palace Apartment, Balaji Nagar, New
Project Registration is valid upto	12/31/2032		
Starting date of Project	17.08.2022		
Type of Project	1.Residential 2.Commercial 3.Residential- cum- Commercial 4. Plotted project	Residential	
EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA			

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yy) Format
1	Excavation (if any)	100%	20 April 2026
2	Basements (if any)	100%	20 April 2026
3	Podiums (if any)	100%	20 April 2026
4	Plinth	100%	20 April 2026
5	Stilt Floor	75%	20 April 2026
6	Slabs of Super Structure	75%	20 April 2026
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	20%	20 April 2026
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	20 April 2026
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	20 April 2026
10	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	0%	20 April 2026
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	0%	20 April 2026
12	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	20 April 2026
13	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.	10%	20 April 2026
14	Overall Percentage of Actual Work Done and final completion date	45%	20 April 2026

PLACE : PATNA
Date : 02/08/2025

NEYAZAHMED
DIRECTOR, DIN- 06977315