FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending Apr-Jun of 2024 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	GSTIN:- 10ADZPT3822F1ZE
Firm Address:	S/o Bibhuti Nath Tiwary, Near Madhubani Chowk, Purnea Kishanganj, 854301
Total Experience of promoter in Real Estate Sector	1 Years
Total Experience in Real Estate After Implementation of RERA	1 Years
No of Project done Before Implementation of RERA	No Any
No of Project done After Implementation of RERA	1. Tiwary Tower

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP42755-1/162/R-1460/2022
Name of Project/Phase of Registered Project	TIWARY TOWER
Name of Promoter	AMAR NATH TIWARY.
Project Address	AMAR NATH TIWARY, S/O LATE BIBHUTI NATH TIWARY, AT- GULABBAGH KHATA NO.- 467, HOLD NO.- 301/817, KHESRA NO.- 1479 PART, 1511/2196 PART, THANA NO.- 100/1, MAUZA-ABDULANAGAR, DISTRICT- PURNEA
Name of Co-promoter	NA
Project Registration is valid up to	29/07/2027
Starting date of Project or Phase of the Project	01/09/2022
Type of Project or Phase of the Project	Mixed Development (residential and commercial)
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share – 65	Total Number of Apartments in Landowner's share-
Tiwary Tower	3 BHK	1350.00	3	1. **Booked/Allotted= 13** 2. **Sold= 00**	**No any land owner promoter is also land owner**
Tiwary Tower	3 BHK	1430.00	3		
Tiwary Tower	3 BHK	1241.00	3		
Tiwary Tower	2 BHK	1108.00	3		
Tiwary Tower	2 BHK	1094.00	3		
Tiwary Tower	2 BHK	812.00	3	Percentage of booking- 20%	Percentage of booking- Not Applicable.
Tiwary Tower	SHOP	200.00	2		
Tiwary Tower	SHOP	280.00	12		
Tiwary Tower	SHOP	327.00	2		
Tiwary Tower	SHOP	372.00	4		
Tiwary Tower	SHOP	288.00	12		
Tiwary Tower	SHOP	206.00	2		

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of SanctionedGarages	Total Number of Garages:	
Tiwary Tower	No Garages available	1. **Booked/Allotted -** 2. **Sold -**	

V. 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.				

VI. Construction Progress of the Project

1. Approval No.- BPA/00045/2022-23 (Tiwary 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)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	**100%**	**Completed**
2.	Basements (if any)	**90%**	**Completed**
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**NA**	
6.	Slabs of Super Structure	**75%**	**20-06-2025**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**2%**	**20-12-2025**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**20-05-2026**
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**25%**	**20-12-2025**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**20-10-2026**

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.	**11%**	**20-04-2027**

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)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Yes	50%	20-10-2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	20-10-2026
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	Yes	0%	20-10-2026
13.	Closed Parking	Yes	50%	20-10-2026
14.	Open Parking	No		

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

VIII. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT
Not Applicable because our project is Residential/Group Housing.

IX. 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**

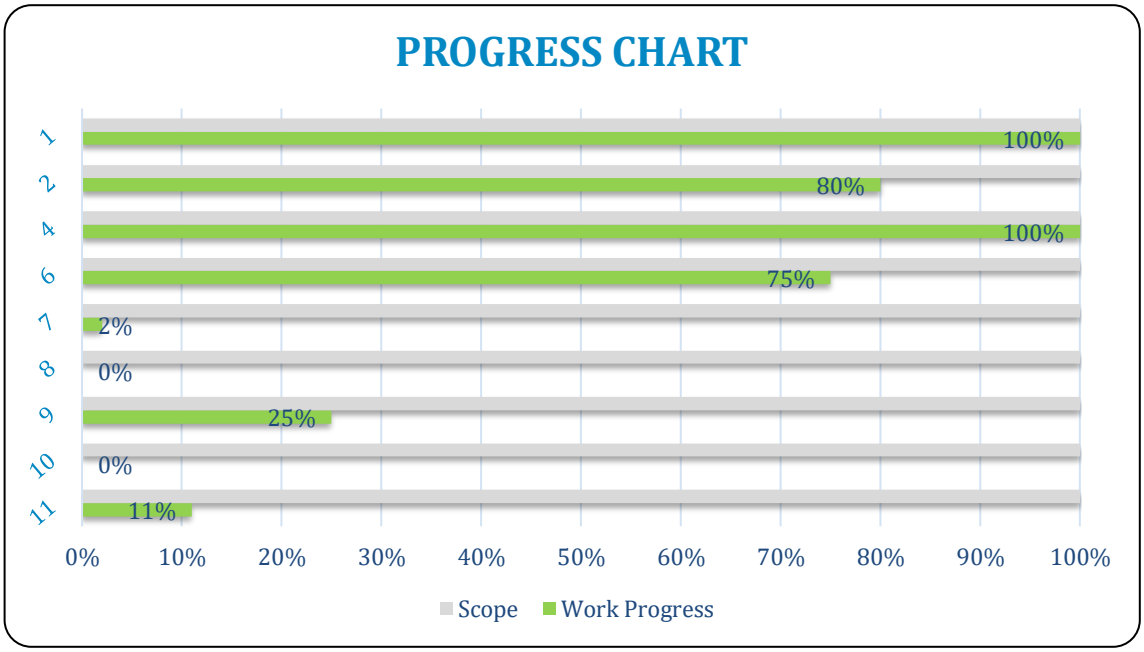
X. Financial Progress of the Project

S.No.	Particulars	Amount (in Rs.)
1	Project Account No.	922020040972030
2	Estimated Cost of the Project including land cost atthe start of the Project	700.00/- **(In Lakh)**
3	Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)	100.00/-
4	Any Variation in Development Cost which is declared at the start of the Project	No Any
5	Amount received during the Quarter	0.00/-
6	Actual Cost Incurred during the Quarter	7,00,000.00/-
7	Net amount at end of the Quarter	1,000.10/-
8	Total expenditure on Project **till date**	2,19,01,718.00/- **(Excluding Land Cost)**
9	Cumulative fund collected till the end of Quarter in question	73,00,000.00/-
10	Cumulative expenditure done till the end of Quarter in question	2,19,01,718.00/- **(Excluding Land Cost)**

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	No Any
2.	Name of Parties	No Any
3.	No of Execution Cases against this project Case No. Name of Parties	No Any
4.	No of Suo - Moto cases against this project Case No. Name of Parties	No Any
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	No Any
B	Sale/Agreement for Saleduring the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	07

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



Project Site Photographs





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
AMAR NATH TIWARY.

