FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending Jul-Sep 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= 11** 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- 17%	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		

- **<u>Note:- Association of Allotte not be made because, booking percentage not exceeds 50% yet.</u>**

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	**80%**	**20-06-2025**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**5%**	**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.	**27%**	**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**

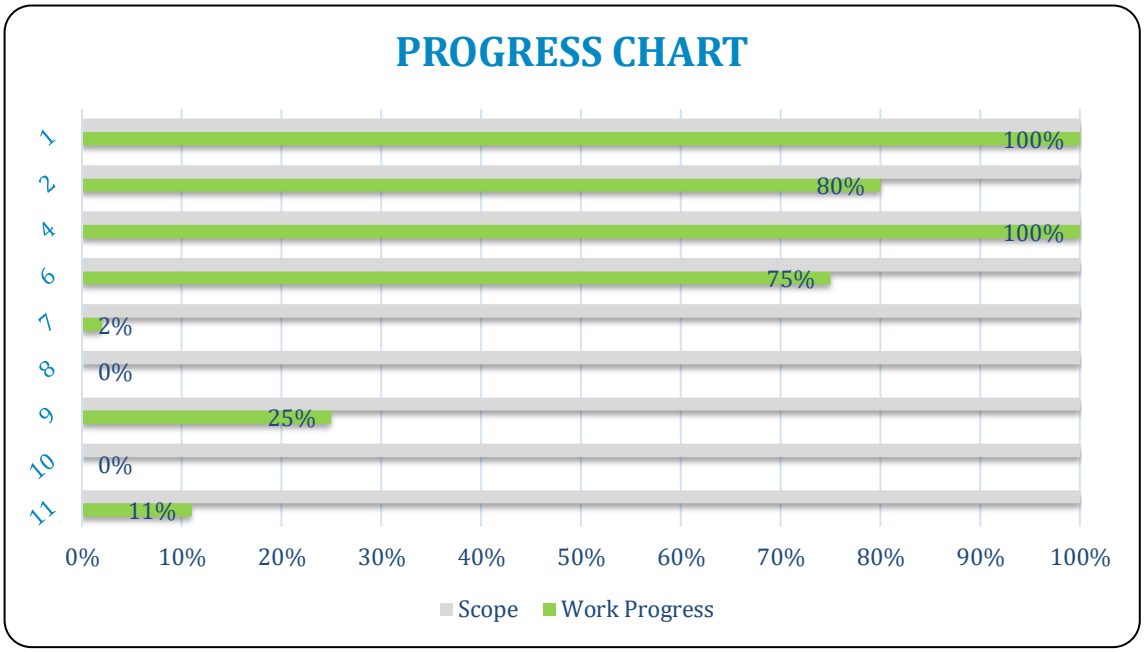
X. Financial Progress of the Project

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	26,60,000.00/-
7	Net amount at end of the Quarter	0.00/-
8	Total expenditure on Project **till date**	2,45,61,718.00/- **(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	2,45,61,718.00/- **(Excluding Land Cost)**

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any
HDFC CC- 70,00,000/- HDFC TL- 29,00,000/-

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	0
2.	Agreement for Sale	07
3.	No. of possessions given to allottees	0

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



XIV. UNITS ALLOCATION DETAILS

Apartment Type	Total Number of sanctioned apartments	Details of allotment made so far with Flat number/ Bungalow - Plot etc		Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
		Allotte Name	Flat No.	
3 BHK	3	1 Kanishka Jha	Shop No.-114	**No any**
3 BHK	3	2 Manish Jaju	Flat No.-405	
3 BHK	3	3 Nirmal Jain	Flat No.-402	
2 BHK	3	4 Mangilal Charoria	Flat No.-301	
2 BHK	3	5 Bablu Bhagat	Shop No.-105	
2 BHK	3	6 Amit & Rupa Bhagat	Shop No.-101, 103	
SHOP	2	7 Dheeraj Kumar	Shop No.-102	
SHOP	12	8 Rajkumar Agrawal	Shop No.-103	
SHOP	2	9 Amit Sharaf	Flat no.-502	

XIV. UNITS ALLOCATION DETAILS

Apartment Type	Total Number of sanctioned apartments	Details of allotment made so far with Flat number/ Bungalow - Plot etc		Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
		Allotte Name	Flat No.	
SHOP	4	10 Suresh Jaiswal	Shop No.-106	
SHOP	12			
SHOP	2			

XV. BROCHURE /Prospectus:- Attached Below

XVI Grievance Redressal Officer

Name :- Amar Nath Tiwary

Contact No :- 9431230200

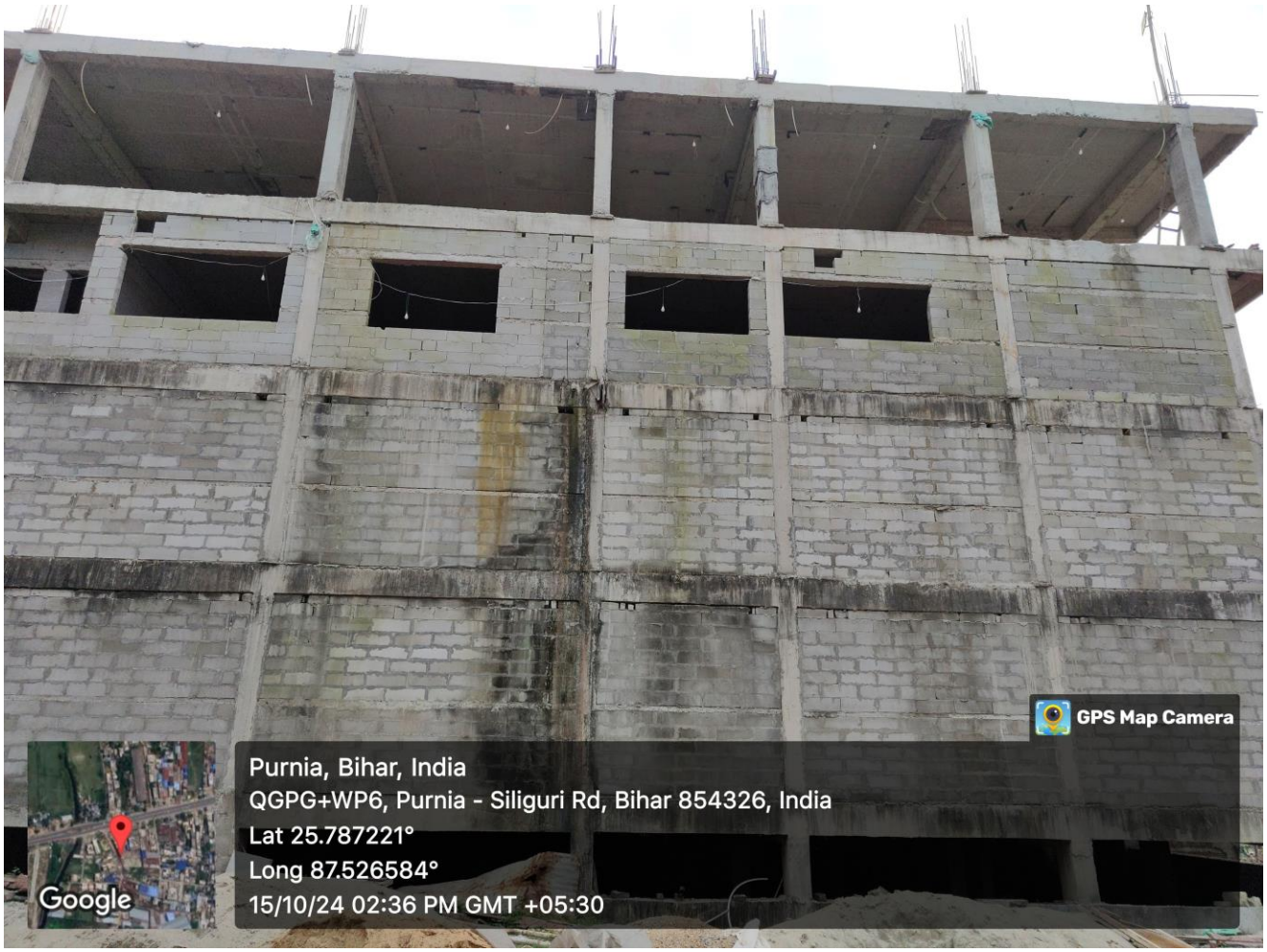
Email id :-

Address :- TIWARY TOWER, AMAR NATH TIWARY, S/O LATE BIBHUTI NATH TIWARY, AT-GULABBAGH, PURNEA.

Project Site Photographs




GPS Map Camera
Purnia, Bihar, India
QGPG+WP6, Purnia - Siliguri Rd, Bihar 854326, India
Lat 25.787221°
Long 87.526584°
15/10/24 02:37 PM GMT +05:30
Google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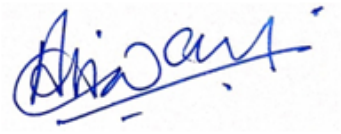
15/10/24 02:36 PM GMT +05:30
Google



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.



Registration No. : BRERA42755-1/162/R-1460/2022

RERA APPROVED

TIWARY TOWER

GULAB BAGH

EXCLUSIVE COMMERCIAL PREMISES
AND
PREMIUM 2/3 BHK RESIDENTIAL APARTMENTS



Developer :
Amar Nath Tiwary

TIWARY TOWER

A scintillating experience of wholesome luxury awaits you and your family at Tiwary Tower. Introducing the luxurious apartments and exclusive shopping arcade at Gulab Bagh, Purnea, a place of great comfort, luxury and bliss in an independent universe that's tailor-made for you and your family.

The new generation architetural design and construction redefine smart living to make your life comfortable. Stunning 12 apartments & 40 commercial premises on a 9000 sqft. expanse with carefully integrated lifestyle amenities & features, all set to make every day exciting.



Features

- Attractive Architectural Design
- Eye Catching Elevation
- Prime & Easy Accessable Location
- Vaastu Compliant Design
- 5' Wide Staircase with Stainless Steel railing
- 12 Nos. - 2 & 3 BHK Apartments

- 40 Nos. Commercial Shops
- 9000 Sq.ft. Open Commercial Space on 2nd Floor
- Ample Open Space for Light & Ventilation
- Power Backup for Common Area
- Solar Panels for Power
- 2 Nos. Lifts of Reputed Brand
- Covered Private Parking (On extra Payment)





- 24x7 Water Supply with Iron Filter Plant
- CCTV Camera Survillance
- High Boundary Wall
- Smoke Detector
- Complete Fire Fighting System
- Round the clock Security Guards
- Separate Room for Security Guards

Flat - 401 / 501

Bedroom - 3
Wash Room - 3
Balcony - 3

Carpet Area - 1350 sq.ft.
Built-up Area - 1594 sq.ft.
Super Built-up - 1856 sq.ft.

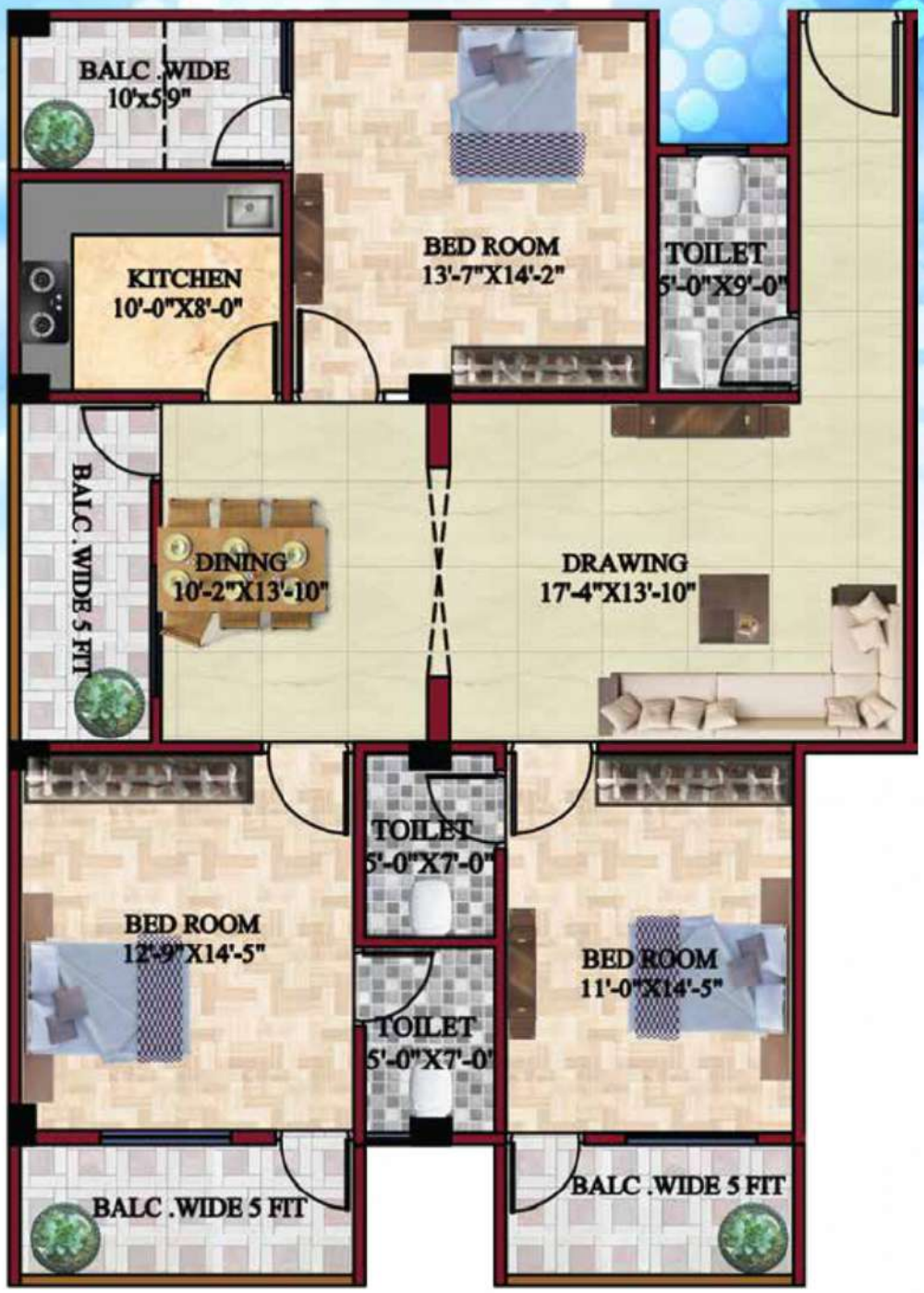




Flat - 402 / 502

Bedroom - 3
Wash Room - 3
Balcony - 4

Carpet Area - 1430 sq.ft.
Built-up Area - 1649 sq.ft.
Super Built-up - 1911 sq.ft.





Flat - 403 / 503

Bedroom - 2
Wash Room - 2
Balcony - 2

Carpet Area - 812 sq.ft.
Built-up Area - 917 sq.ft.
Super Built-up - 1179 sq.ft.





Flat - 404 / 504

Bedroom - 2
Wash Room - 2
Balcony - 1

Carpet Area - 1094 sq.ft.
Built-up Area - 1192 sq.ft.
Super Built-up - 1454 sq.ft.





Flat - 405 / 505

Bedroom - 3
Wash Room - 3
Balcony - 4

Carpet Area - 1241 sq.ft.
Built-up Area - 1444 sq.ft.
Super Built-up - 1706 sq.ft.





Flat - 406 / 506

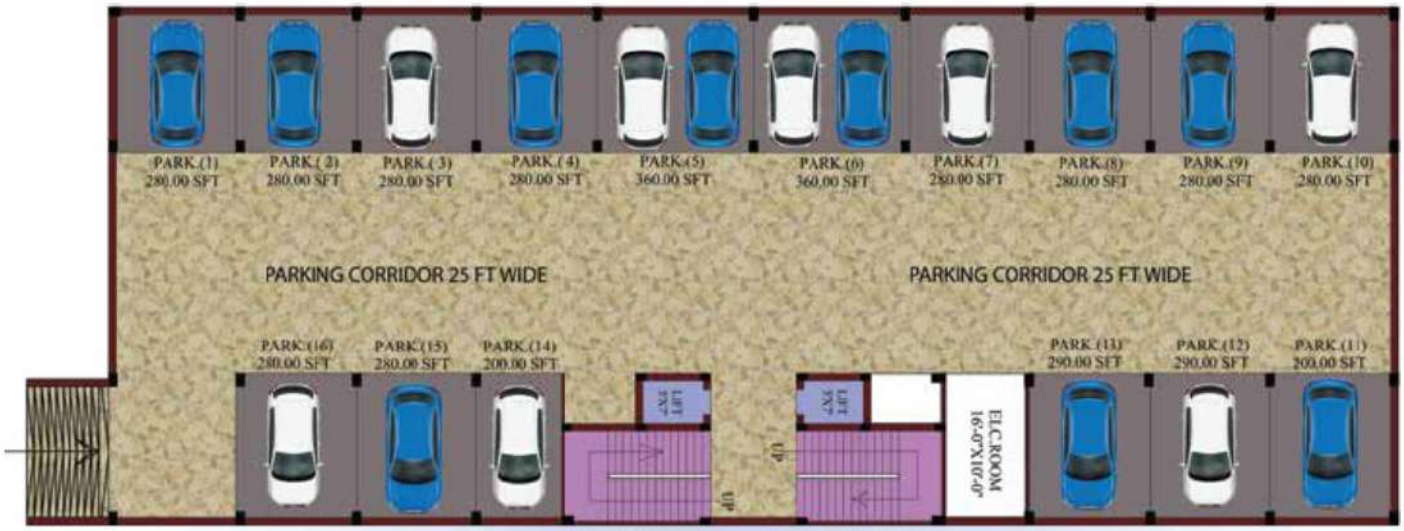
Bedroom - 2
Wash Room - 2
Balcony - 2

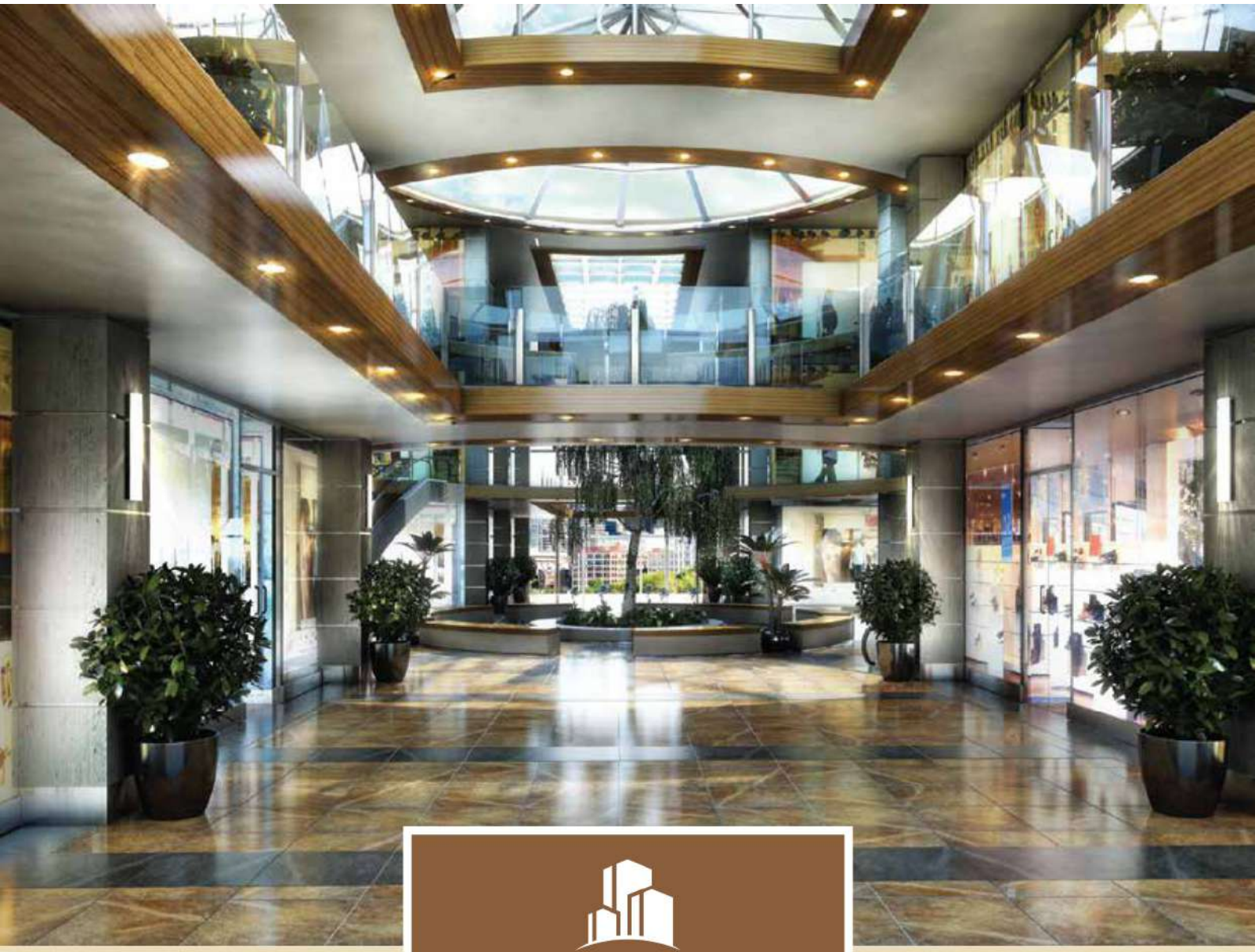
Carpet Area - 1108 sq.ft.
Built-up Area - 1266 sq.ft.
Super Built-up - 1528 sq.ft.





Layout of Parking Space at the Basement





TIWARY TOWER

GULAB BAGH

A whole new shopping excerience in the heart of the city...

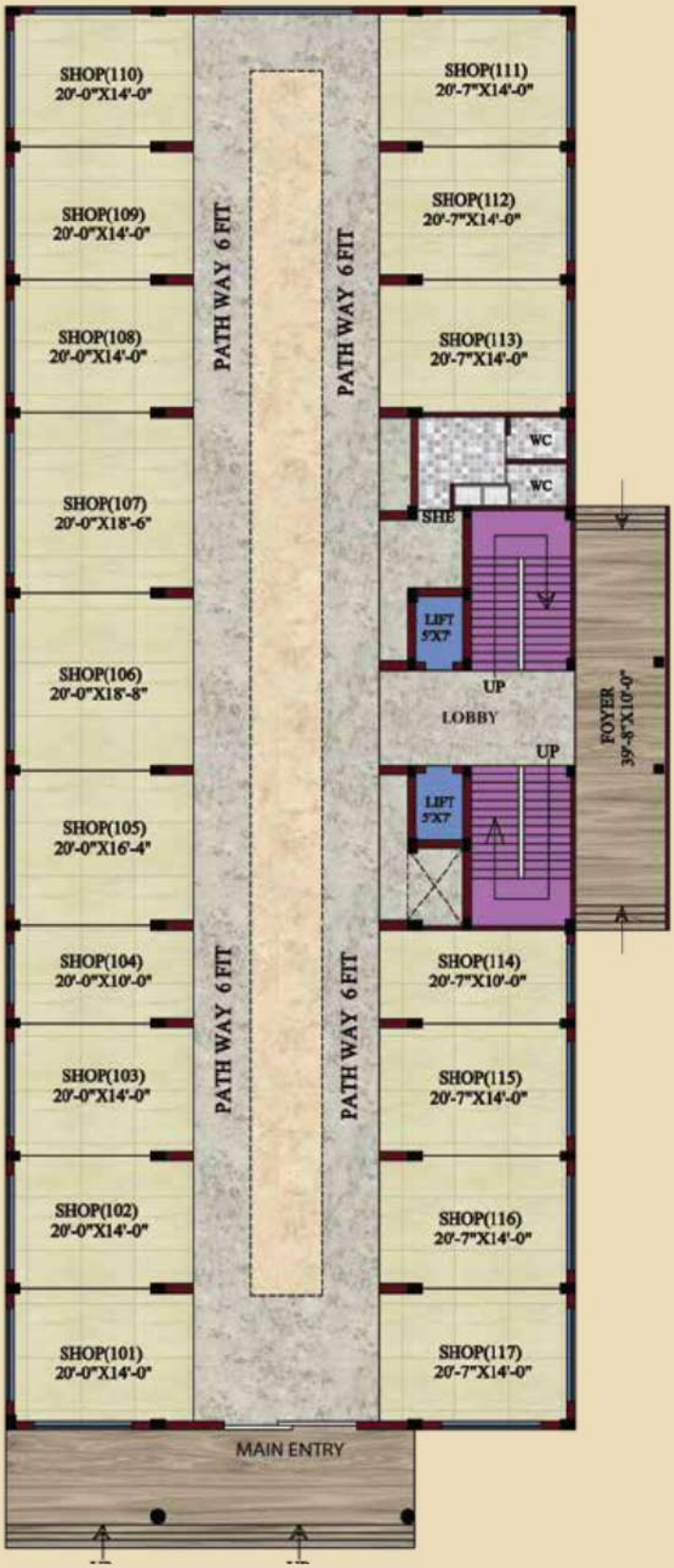
Tiwary Tower presents exclusive commercial spaces at Gulab Bagh, right in the centre point of Purnea. Offering a total of 40 shop premises of different sizes starting from 260 sq.ft. upto 424 sq.ft. under two floors that fulfills the requirement of any small or large size business.

Beside this Tiwary Tower offers 9000 sq.ft. of open commercial space on the second floor suitable for Corporate Offices, Banks or Showrooms.

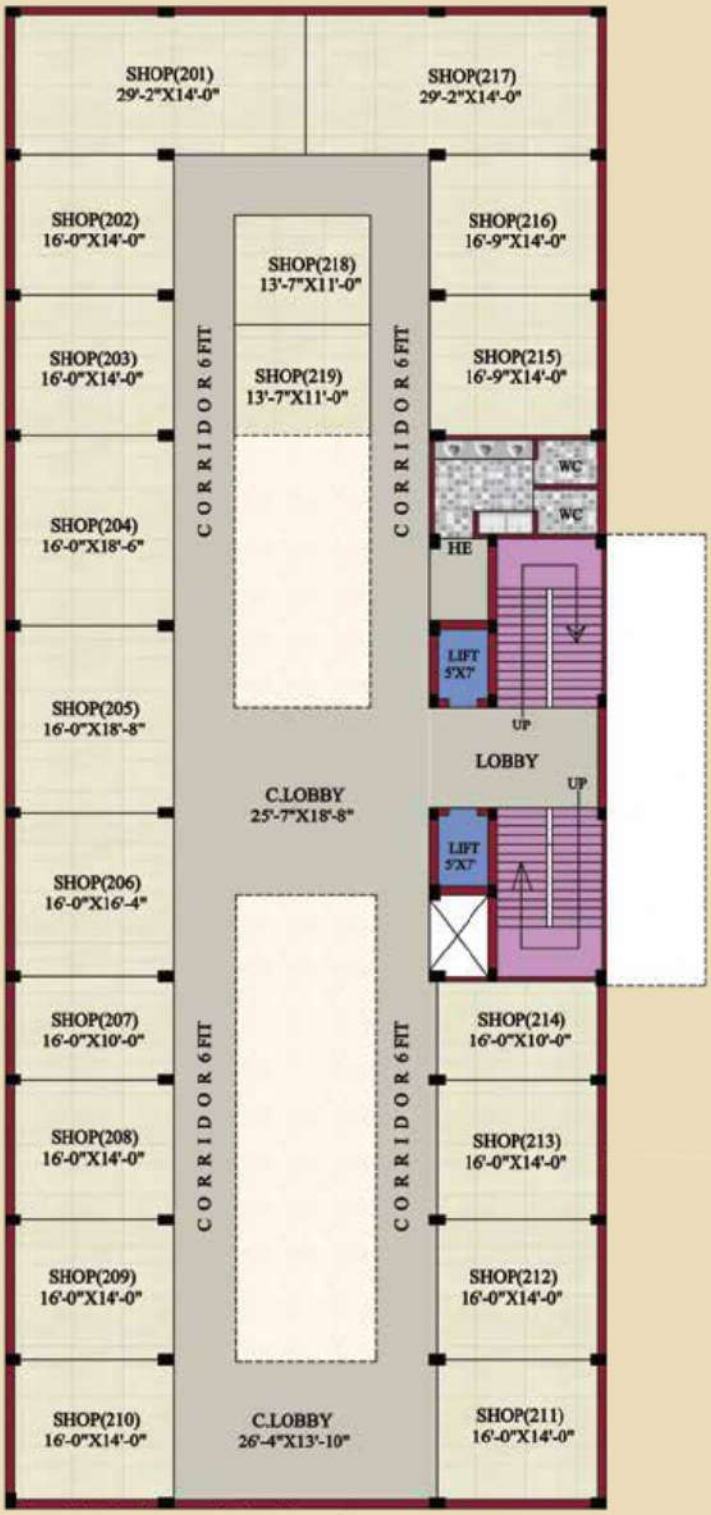
TIWARY TOWER

GULAB BAGH

Floor Plan Layout for Ground Floor



Floor Plan Layout for First Floor

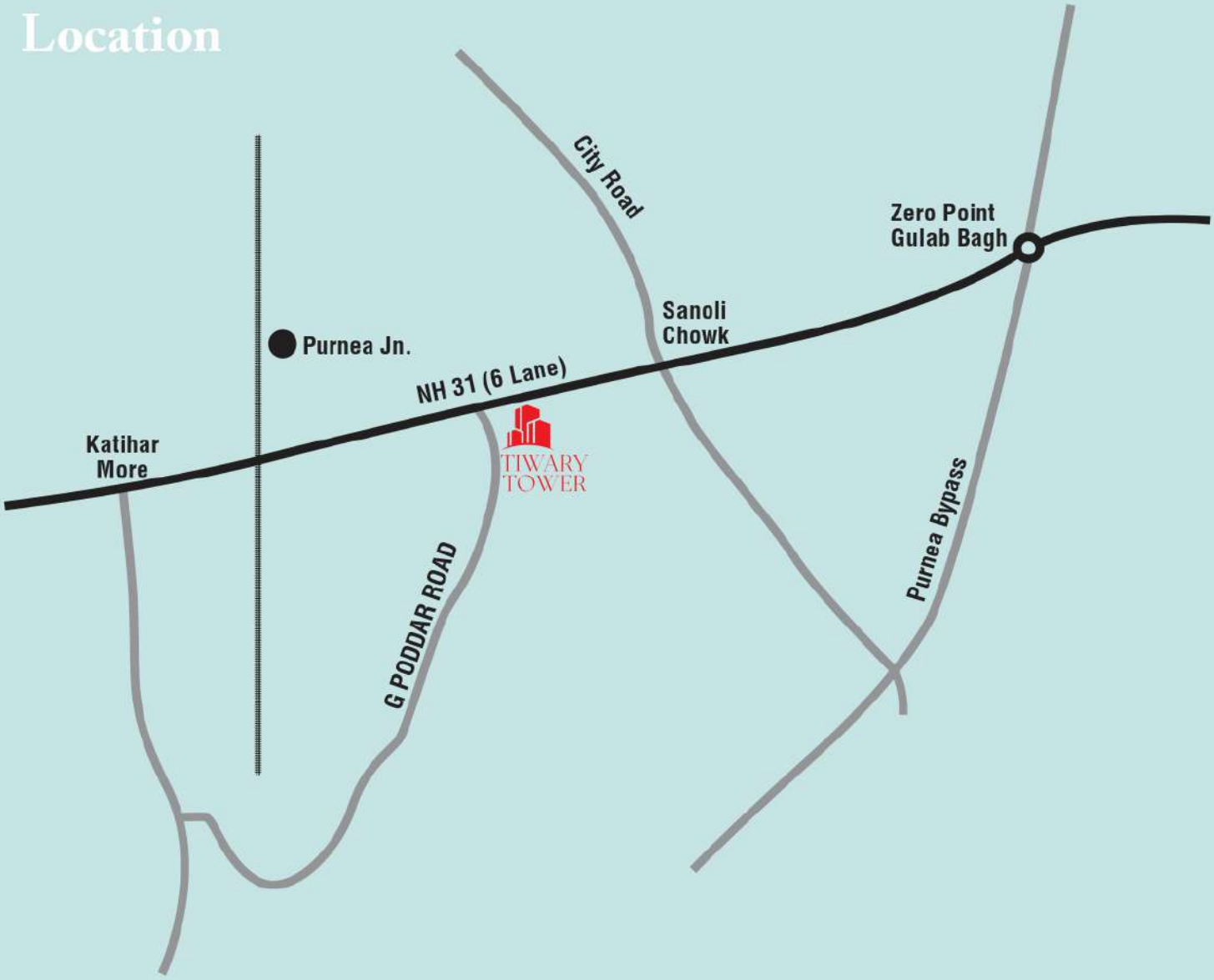


Specifications

Foundation	:	Earthquake resistant RCC framed structure.
Wall Finishing	:	Interior - Wall putty including one coat of primer. Exterior - Superior quality finish with weather coat paint. Toilets - Ceramic Tiles Dado upto door height. Kitchen - Ceramic Tiles Dado upto 2.5 feet above counter.
Flooring	:	Rooms, Living Room & Balcony - Marble / Vitrified Tiles. Kitchen & Toilet - Marble.
Door & Frames	:	Doors - Wooden door with standard fittings Door Frames - Wooden Frames.
Windows	:	Aluminium sliding windows with grill & glass panel.
Electricals	:	Concealed copper wiring of ISI marked, standard make. Protective MCBs & Modular Switches - Branded, ISI marked. Provisions for adequate power outlets. TV socket in living room & master bedroom. Inverter Point in each apartment. AC points in master bedrooms & living Room.
Sanitarywares	:	Western / Indian type commode and Wash Basin in wash rooms. One wash basin in dining room. (Hindware / Parryware or equivalent) CP fittings of reputed brand. (Marc / Jaquar or equivalent)
Others	:	Granite counter top with stainless steel sink in kitchen. Provision of Aquaguard or similar water purifier.



Location



Tiwary Tower is ideally located in the heart of the city. The project is located at Gulab Bagh, Near Tiwari Cold Storage, Purnea. The quality of life within this prestigious gated community is characterised by outstanding levels of comfort, convenience and security.

The idyllic location of this project makes it perfect for unique urban living. The offices, business institutions, elite educational institutes, shopping destinations, recreational and entertainment hubs are few minutes drive away and it is well connected with the Highway Network, Rail Stations, Airport and other parts of the city.

Railway Station - 1.8 km	Zero Mile - 1.8 km
Sadar Hospital - 4.0 km	Bus Stand - 6.5 km
Sadar Thana - 3.0 km	Fire Office - 6.5 km

TIWARY TOWER

GULAB BAGH

NH-31, Tiwary Cold Storage,
Gulab Bagh, Purnea, Pin - 854326, (Bihar)

PROJECT DRIVEN BY



Er. Ravi Roshan
M. Tech, Civil Structure



Rajiv Singh
Vastu Consultant



CA Kundan Kunal
Project CA



Md. Asfaq
Civil Contractor

For more details or booking information, call :

8709433859 / 7543852625

(Rajiv Singh) (Ravi Roshan)

Note : The view, layout and details of amenities and facilities mentioned in this brochure are subject to change at the sole discretion of the developer without any reference. This brochure is not a legal document. The photographs and graphics used in this brochure are artist's impression only.