

**FORM-7
[REGULATION-9]**

Quarterly progress report for quarter ending MARCH of 2025

I. PARTICULARS OF PROMOTERS			
Registration Number	U70109BR2017PTC 034829	Name of Firm	ARISTONE HOMES PVT. LTD.
Firm Address	LEKHA NAGAR, KHAGAUL ROAD, DANAPUR, PATNA – 801 105		
Total Experience of Promoter in Real Estate Sector	10 YEARS		
Total Experience in Real Estate Sector after Implementation of RERA	6 YEARS		
No. of Projects done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	NIL	
No. of Projects done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	1 Residential – Mannat Enclave (Completion Date : 31.03.2026)	

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP40243- 1/58/R-1202/2021	Name of Project/Phase of Registered Project	Mannat Enclave
Name of Promoter	Mr. Ritesh Kumar Singh	Project Address	Village – Ishapur, Phulwarisharif, Patna – 801 505 (Bihar)
Name of Co-promoter			
Project Registration is valid up to	31.03.2026		
Starting date of Project	06.01.2021		
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		5 YEARS FROM 06.01.2021	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
1	1. 1 BHK	-	4	28	1. Booked/ Allotted- 6 2. Sold - NIL
	2. 2 BHK,	-			
	3. 3 BHK	-	10		
	4. Shop	-			
	5. Bungalow	-			
	6. Plot etc.	-			

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF PARKING			
Building / Block Number	Total Number of Sanctioned Parking	Total Number of Parking:	
1	28	1. Booked/Allotted	-
		2. Sold	-
			6
			NIL

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	NOT APPLICABLE			
2.	Fire N.O.C.	BHAR FIRE OFFICE, PATNA			
3.	Water Supply Permission	NOT APPLICABLE			
4.	NOC from Airport Authority of India	AIRPORT AUTHORITY OF INDIA			
5.	Other Approval(s), if any, required for the Project.	NAGAR PARISHAD, PHULWA RISHARIF		06.01.2021	

V. CONSTRUCTION PROGRESS OF THE PROJECT			
I. Plan Case No. 06/2021 To beaded 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
1.	Excavation (if any)	100%	30.09.2022
2.	Basements (if any)	NOT APPLICABLE	
3.	Podiums (if any)	NOT APPLICABLE	

4.	Plinth	100%	31.01.2024
5.	Stilt Floor	100%	30.06.2024
6.	Slabs of Super Structure	25%	30.06.2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	NIL	30.09.2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NIL	31.12.2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NIL	31.12.2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NIL	28.02.2026
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 may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	NIL	28.02.2026

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)	Expected Completion Date
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	NIL	28.02.2026
2.	Water Supply	YES	NIL	28.02.2026
3.	Sewerage (Chamber, Line, Septic Tank.)	YES	NIL	28.02.2026
4.	Storm Water Drains	YES	NIL	28.02.2026

5.	Landscaping & Tree Planting	YES	NIL	28.02.2026
6.	Street Lighting	YES	NIL	28.02.2026
7.	Community Buildings	NO	NIL	N.A
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NIL	N.A
9.	Solid Waste Management & Disposal	NO	NIL	N.A
10.	Water Conservation / Rain Water Harvesting	YES	NIL	28.02.2026
11.	Energy Management	NO	NIL	N.A
12.	Fire Protection and Fire Safety Requirements	YES	NIL	28.02.2026
13.	Closed Parking	YES	NIL	28.02.2026
14.	Open Parking	NO	NIL	N.A
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	NIL	28.02.2026
16.	Swimming Pool	NO	NIL	N.A

VI A 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
1.	Internal Roads and foot paths	NOT APPLICABLE		
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	

	3.	Side Elevation	
(B)		Photograph of each floor	

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	1125102000009706
2.	Estimated Cost of the Project including land cost at the start of the Project	4,70,00,000/-
3.	Amount received during the Quarter	33,87,102/-
4.	Actual Cost Incurred during the Quarter	37,35,513/-
5.	Net amount at end of the Quarter	
6.	Total expenditure on Project till date	

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NIL

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

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my 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.

ARISTONE HOMES PVT. LTD.
Ritesh Kumar Singh
15/04/2025 Director

Signature of Promoter
Name: Ritesh Kumar Singh
Date: 20/04/2025

Umashankar
AR. Umashankar Kumar
Registered Architect
Reg.No.-CA/2011/54023

Suhil Kumar
SUHIL KUMAR
Registration No.
BR/23-0111
UDHD, Govt. of Bihar