FORM-7

[REGULATION-9]

Quarterly progress report for quarter ending **December** of **2024** (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	**CIN U45209BR2020PTC047353**	Name of Firm	**SAI ASHIRWAD CONSTRUCTION PVT. LTD.**
Firm Address :	**01B, 1st Floor, Kamta Ram Sakhi Enclave, Khagaul Road, Mithapur, Patna-800001**		
Total Experience of promoter in Real Estate sector	**02 Years**		
Total Experience in Real Estate after Implementation of RERA	**02 Years**		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum ommercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum ommercial 4. Plotted project		
II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP95525-2/74/R-1391/2022**	Name of Project/Phase of Registered Project	**SAI MAHADEV ENCLAVE**
Name of Promoter	**SAI ASHIRWAD CONSTRUCTION PRIVATE LIMITED**	Project Address	**NEAR-MANAV BHARTI SCHOOL, NAWADA OPP-WALMI, AIIMS, PHULWARI SHARIF, PATNA**
Name of Co-promoter			
Project Registration is valid up to	**15/03/2027**		
Starting date of Project or Phase of the Project	**17/05/2022**		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4, Plotted project	**RESIDENTIAL-CUM-COMMERCIAL**	
Period of validity of map by the Competent Authority			



III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - **FLAT - 22 & SHOP-08**	Total Number of Apartments in Landowner's share - **FLAT - 26 & SHOP - 03**
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.		FLATS : 48 SHOPS : 11	1. Booked/Alotted : **06** 2. Sold : Percentag e of booking **20%**	1. Booked/Alotted : 2. Sold : Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	**06**
BLOCK No.: 01	**60**	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.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

Sai Ashirwad Construction Private Limited
Patna

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____(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 in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	N/A	
4.	Plinth	0	
5.	Stilt Floor	0	
6.	Slabs of Super Structure	50%	30/09/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0	31/03/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0	30/09/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0	31/10/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0	30/11/2026
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	0	31/12/2026
	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0	

Sai Ashirwad Construction Private Limited Patna

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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	YES	0	31/12/2026
2.	Water Supply	YES	0	31/01/2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES (SEPTIC TANK)	0	31/01/2027
4.	Storm Water Drains	YES	0	31/01/2027
5.	Landscaping & Tree Planting	YES	0	31/01/2027
6.	Street Lighting	NO	N/A	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	0	31/01/2027
10.	Water Conservation / Rain Water Harvesting	YES	0	31/01/2027
11.	Energy Management	YES	0	31/01/2027

Sai Ashirwad Construction Private Limited
Patna

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12.	Fire Protection and Fire Safety Requirements	YES	0	31/01/2027
13.	Closed Parking	YES	0	31/01/2027
14.	Open Parking	NO	0	31/01/2027
15.	Electrical Meter Room, Sub- Station, Receiving Station	YES	0	31/01/2027
16.	Others (Option to Add More)			

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VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
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			

Sai Ashirwad Construction Private Limited
Patna

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	ATTACHED
	2.	Rear Elevation	ATTACHED
	3.	Side Elevation	ATTACHED
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. - **IDFC FIRST BANK, BORING ROAD, Patna A/c No. -**	**10085684453**
2.	Estimated Cost of the Project including land cost at the start of the Project	180800000.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	180000000.00
4.	Any Variation in Development Cost which is declared at the start of the Project.	0.00
5.	Amount received during the Quarter	4096872.00
6.	Actual Cost Incurred during the Quarter	1486521.00
7.	Net amount at end of the Quarter	4874.70
8.	Total expenditure on Project **till date**	5875520.00
9.	Cumulative fund collected till the end of Quarter in question	32447369.00
10.	Cumulative expenditure done till the end of Quarter in question	42159403.00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

Sai Ashirwad Construction Private Limited
Patna

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	1. MISS DIBYANSHU 2. Mr. VIJAY KUMAR & Mrs. JAGRITI 3. Mr. RAJESH KUMAR 4. Mr. RAKESH KUMAR & Mrs. JULEE BHARTI 5. Mr. AJAY KUMAR & Mrs. NIRMLA DEVI 6. Mr. ARVIND PASWAN
3.	No. of possessions given to allottees	
XIII. 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.

SAI ASHIRWAD CONSTRUCTION PRIVATE LIMITED

Chinmay Priya

DIRECTOR

Signature of Promoter

Name : Chinmay Priya

Date: 10/01/2025