

FORM-7 [REGULATION-9]Quarterly Progress Report for the Quarter ending **31st March of 2025**

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/ Registration no. of the Partnership firm/LLP Identification number/Any other	CIN - U4520BR2020PTC047353	Name of the Promoter's Entity	SAI ASHIRWAD CONSTRUCTION PVT. LTD.
Address of the Promoter's Entity :	01B, KAMTA RAM SAKHI ENCLAVE, KHAGAUL ROAD, MITHAPUR, PATNA - 800 001		
Total Experience of the Promoter in Real Estate Sector (In completed years)	02 YEARS		
Total Experience in Real Estate Sector after commencement of RERA. (In completed years)	02 YEARS		
No. of Projects done before commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No. of Project done after commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP95525-2/74/R-1391/2022	Name of Project	SAI MAHADEV ENCLAVE
Name of Promoter	SAI ASHIRWAD CONSTRUCTION PVT. LTD.	Project Address	Near Manav Bharti School, Nawada, Opp-WALMI, AIIM - Phulwari Sharif Road, Patna - 801507
Project Registration is valid upto	15-03-2027		
Starting date of Project	17-05-2022		
Type of Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4, Plotted project	Residential - cum - Commercial	
Name of the Competent Authority which sanctioned the project map	Patna Metropolitan Area Authority		
Period of validity of map as granted by the Competent Authority concerned	12-02-2022 to 11-02-2025 (Applied for Reneawal on dt. 07-02-2025) copy attached		



III. DISCLOSURE OF BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type		Carpet Area	Total Number of sanctioned apartments/ unit- wise	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 :	1. Booked / Alotted : 2. Sold :
					Percentage of Booking 20%	Percentage of Booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number		Total Numbers of Sanctioned Garage	Total Numbers of garages:
Block No.: 01		60	1. Booked / Allotted 2. Sold
			06

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/	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	Environment				
2.	Fire N.O.C.				
3.	Airport Authority of India N.O.C.				
4.	Water Supply Permission				
5.	Other Approval(s), if any, Required for the Project				



VI. CONSTRUCTION PROGRESS OF THE PROJECT

AS ON 31.03.2025

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/yy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podium (if any)	N/A	
4.	Plinth	0	
5.	Stilt Floor	0	
6.	Slabs of Super Structure	63%	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 water proofing of the Building/Wing.	0	30-11-2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	0	31-12-2026
	Requirements as may be required to complete project as per Specifications in Agreement of Sale.	0	
	Any other activities		



AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

VII. AMENITIES AND COMMON AREA EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

AS ON 31.03.2025

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 Road & Footpatha	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 Building	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 Conservstion / Rain Water Harvesting	YES	0	31-01-2027
11.	Energy Management	YES	0	31-01-2027
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.	Other (Option to Add More)			



MR. RAKESH RANJAN RAJE
CA / 1986 / 9665

VIII. A EXTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificates)	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			

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 Alevation	ATTACHED
(B)	Photograph of each floor	ATTACHED



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	3882383.00
6.	Actual Cost Incurred during the Quarter	6134469.00
7.	Net amount at end of the Quarter	341723.20
8.	Total expenditure on Project till date	6566741.74
9.	Cumulative fund collected till the end of Quarter in question	36313874.00
10.	Cumulative expenditure done till the end of Quarter in question	48865436.74

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED**XII. MISCELLANEOUS**

A	List of Legal Cases (if any) – Against 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	
3.	No. of possession given to allottees	



XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Whether the project 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/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.

SAI ASHIRWAD CONSTRUCTION PRIVATE LIMITED


DIRECTOR

Signature of Promoter

Name: Mithilesh Kumar

Date: _____



SAI ASHIRWAD CONSTRUCTION PVT. LTD.

+91 7079100000, 7004925020

saiashirwadconstructionpvtltd@gmail.com

GSTIN/UIN : 10ABECS1465K1ZH

CIN : U45209BR2020PTC047353

Ref:.....

Date:.....07-Feb-2025.....

To
The Chief Executive Officer,
Patna Metropolitan Area Authority
Bihar, Patna

Ref.: Plan Case No. : PMA/PRCN/BHSAULA DANAPUR/B+G+06/43/2021
PHULWARI SHARIF

Subject: Revalidation of Map

Sir,

With reference to the above mentioned plan case no., we wish to state that our project – **SAI MAHADEV ENCLAVE** – a Residential building on **(CS) KHESRA No. 2023, 2024, Khata No.: 503, 506, Mauja – Bhusaula Danapur, Thana No.- 40, Survey Thana – Phulwari Sharif, Tauzi – Bihar Govt., Dist.- Patna**, has not been completed yet due to certain circumstances like the outbreak of **COVID**, non availability of materials and other personal reasons.

We request you to revalidate the building plan for another two years, so that the construction can be completed.

We are here by submitting a copy of previously approved letter.

We request you to revalidate our map.

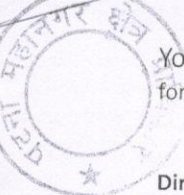
Thanking you.

Yours sincerely,
for SAI ASHIRWAD CONSTRUCTION PVT. LTD.

Director



07.02.25



Regd.Office: Flat No.-1B, First Floor, Kamta Ram Sakhi Enclave, Khagaul Road, Mithapur Patna- 800001

Site Office 1: Sai Mahadev Enclave, WALMI, Near Kali Mandir, ALIMs- Phulwari Sharif Road, Patna- 801507

Site Office 2: Sai Kiran Enclave, Mauza- Ranipur chak Milky Near Bypass Police Station Marcha Marchi Road, Patna- 800008

Site Office 3: Sai Samrat Complex, Simali Murarpur, Near Toll Plaza, Patna - Bakhtiyarpur Four lane, Maisaiaimai, Patna- 800009

www.saiashirwadconstruction.in