



SAI S.V. VENTURES PVT. LTD.

Ref.....

Date...11.01.2023...

ANNEXURE-A

Quarterly Progress Report for quarter ending December of 2022.

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP 90124-1/93/R-1399/2022	Name of Project/Phase of Registered Project	SAI JN GALAXY
Name of Promoter	SAI SV VENTURES PRIVATE LIMITED	Project Address	NEAR TRIBHUVAN SCHOOL, ASHOK NAGAR, VIJAY SINGH YADAV PATH KHAGAUL DANAPUR ROAD PATNA.
Name of Co-promoter			
Project Registration is valid up to	15.05.2027		
Starting date of Project or Phase of the Project	27.05.2022		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	5 Years		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of
1	1. 2 BHK -	22 NOS.	54 NOS.	Flat -54
	2. 3 BHK -	32 NOS.		Builder Share-26 NOS
				Landowner Share-28 NOS
				1. Booked/Allotted - 6
				2. Sold - NIL.

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	54	1. Booked/Allotted	6
		2. Sold	0

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A. J. Singh
DIRECTOR 11/01/23



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				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport				
5.	Other Approval (s), if any, required for the Project.				

V. Construction Progress of the Project

1. Plan Case No. PMAA/PRN/ADAMPUR/DANAPUR/G+04/08/2022

S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements foundation and piling (If any)	100%
3.	Podiums (If any)	N/A
4.	Plinth	100%
5.	Stilt Floor	40.0%
6.	Slabs of Super Structure	10.0%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	0.0%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0.0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0.0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0.0%
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.	0.0%

SAI SV VENTURES PVT. LTD.

M. J. Jais
DIRECTOR



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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	N/A	
2.	Water Supply	YES	25%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0.0%	
5.	Landscaping & Tree Planting	NO	N/A	N/A
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	NO	N/A	
10.	Water Conservation/Rain Water Harvesting	YES	0%	
11.	Energy Management	NO	N/A	
12.	Fire Protection and Fire Safety Requirements	YES	0%	N/A
13.	Closed Parking	YES	0%	
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT.

(A)	S. No.	Particulars
	1.	Front Elevation.
	2.	Rear Elevation
	3.	Side Elevation
(B)		Photograph of each floor

SAI SV VENTURES PVT. LTD.

[Signature]
11/6/23
DIRECTOR



VIII. Financial Progress of the Project

S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	1866102000006958
2.	Estimated Cost of the Project Including land cost at the start of the Quarter	1163.80 (In Lac)
3.	Amount received during the Quarter	44,27,820.46
4.	Actual Cost Incurred during the Quarter	42,05,693.50
5.	Net amount at end of the Quarter	96,066.78
6.	Total expenditure on Project till date	71,02,383.85
7.	Cumulative fund collected till the end of Quarter in question	80,42,489.27
8.	Cumulative expenditure done till the end of Quarter in question	71,02,383.85

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS

A	List of Legal Cases (if any)	
1.	Case No.	NO
2.	Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NOT YET
2.	Agreement for Sale	0

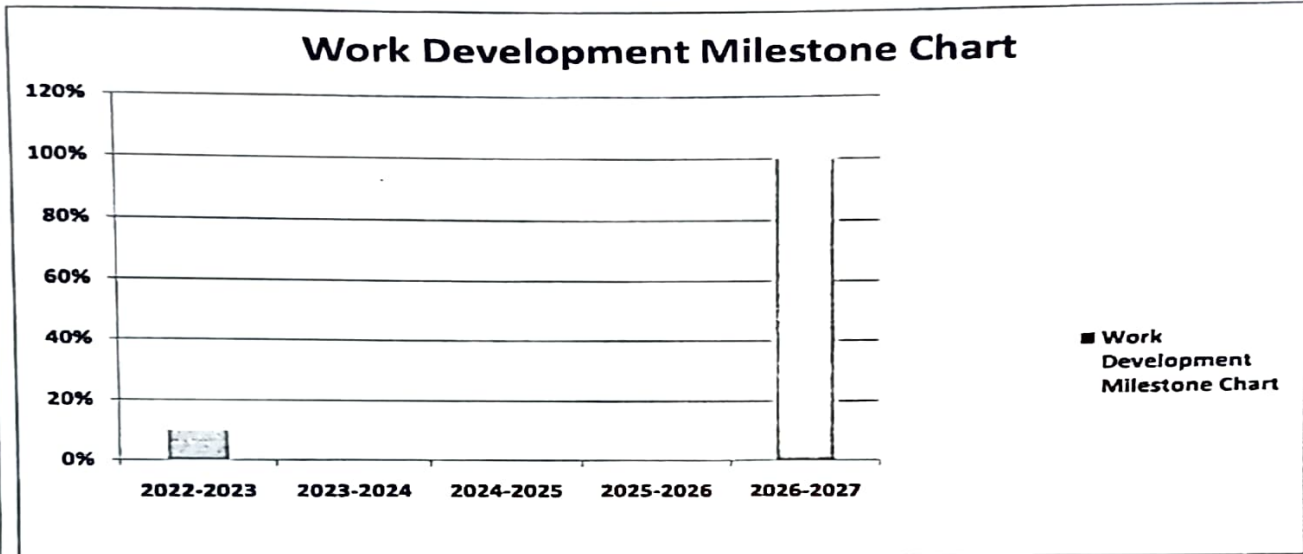
SAI SV VENTURES PVT. LTD.



DIRECTOR


XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?



Project is in progress as per time schedule.

The registration is valid for a period of 05 years commencing from 27.05.2022 and ending with 15.05.2027.

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.

SAI SV VENTURES PVT. LTD.

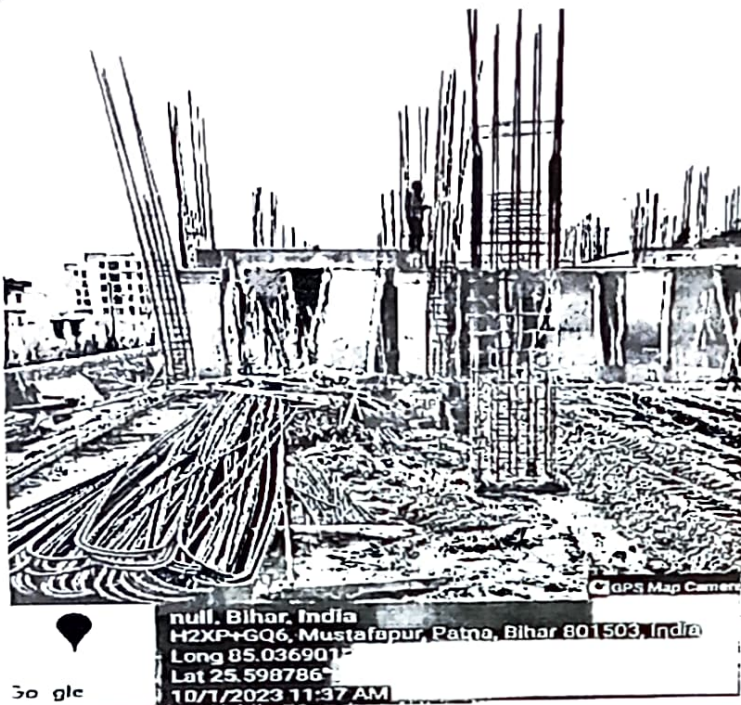
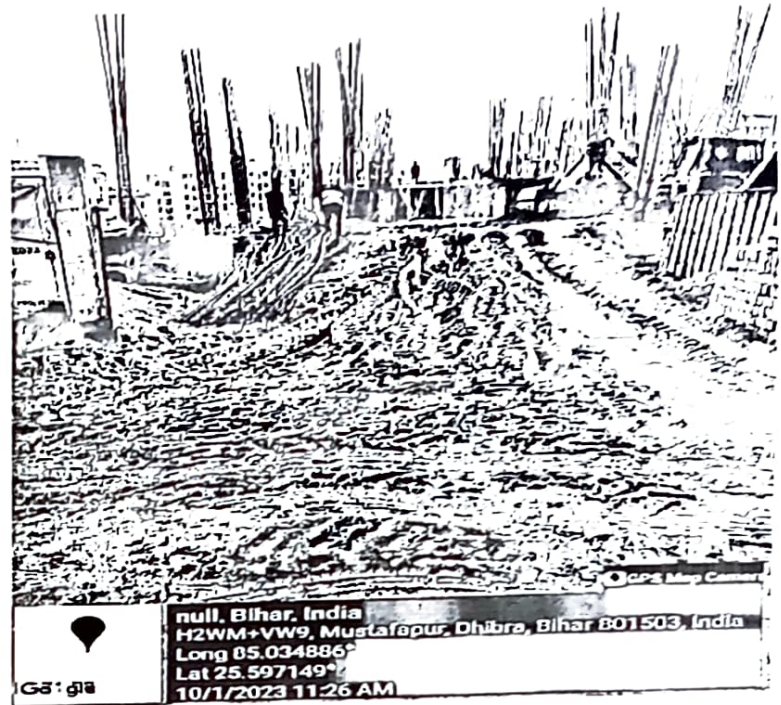
Amiteesh Arun
DIRECTOR

Signature of Promoter

Name : *Amiteesh Arun*

Date : 11.07.2023





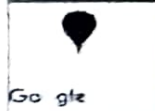
SAI SV VENTURES PVT. LTD.

Signature
11/1/23
DIRECTOR

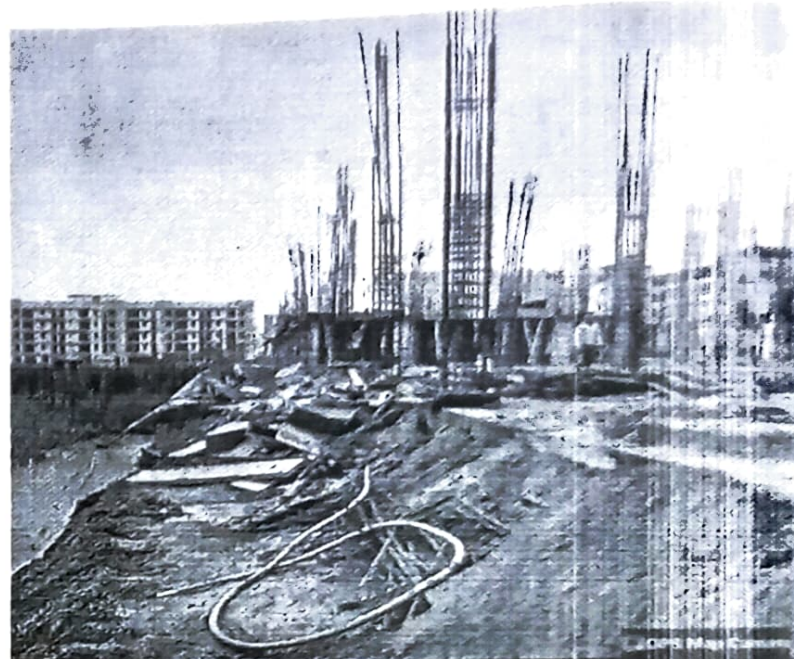




GPS Map Camera



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GPS Map Camera



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GPS Map Camera



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SAI SV VENTURES PVT. LTD.

[Signature]
DIRECTOR



FORM NO. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of
Money from Designated Account)

Date: 11.01.2023

To,
The M/s SV Ventures Pvt. Ltd.
R. J. Sai Kurir, R. K. Puram, Khagaul-Danapur Road,
Saguna More, Patna-801503.

Subject: Certificate of Percentage of Work executed in the project

Having project, Sai J. N Galaxy Building(s) 1 Wing(s) of the Phase-1, bearing the Bihar RERA registration No. BRERAP 90124-1/93/R-1399/2022 and being developed on the plot bearing CS No. ___ Khata No.- 140 Survey Plot No. – 46 (P), 47 (P) demarcated by its boundaries (latitude and longitude of the end points) of the land 25.6007° N & 85.0349° E situated in Near Tribhuwan School, Ashok Nagar, Vijay Singh Yadav Path, Village- Adampur, Block- Danapur, Division- Danapur, District- Patna, PIN- 801503. Admeasuring - 2036.23 sq.mts. area being developed by the promoter Sai SV Ventures Pvt. Ltd.

Sir,

I, We Ar. Amit Kumar have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the Project, Sai J.N Galaxy Building(s) 1 Wing(s) of the 1 Phase of the Project, Situated on the plot bearing C.S. No./Survey Plot No. 46 (P), 47 (P) of Village- Danapur, Block – Danapur, Division- Danapur, District- Patna, PIN- 801503 admeasuring 2036.23 sq.mts. area being developed by the promoter Sai SV Ventures Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s /Shri/Smt. Amit Kumar as L.S. / Architect;
- (ii) M/s /Shri/Smt Brajesh Kumar as Structural Consultant
- (iii) M/s /Shri/Smt. Amit Kumar as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s/Shri/Smt. Er. Santosh Kumar as Site Supervisor

Based on site Inspection, with respect to reach of the Building/ Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number BRERAP 90124-1/93/R-1399/2022 Under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table A

Building / Wing Number 1 (to be prepared separately for each Building/Wing of the Project)

I. Construction Progress of the Project		
1. Plan Case No. PMAA/PRN/ADAMPUR/DANAPUR/G+04/08/2022		
S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
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9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0.0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0.0%
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.	0.0%

TABLE-B
Internal and External Development Work in respect of the entire Registered Phase.

I. Amenities and Common Area and External Infrastructure Development Works)				
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1.	Internal Roads & Footpaths	YES	N/A	
2.	Water Supply	YES	25%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0.0%	
5.	Landscaping & Tree Planting	NO	N/A	N/A
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	NO	N/A	
10.	Water Conservation/Rain Water Harvesting	YES	0%	
11.	Energy Management	NO	N/A	
12.	Fire Protection and Fire Safety Requirements	YES	0%	N/A
13.	Closed Parking	YES	0%	
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

Yours Faithfully,


AMIT KUMAR
 ARCHITECT
 EMPL NO -AR/08/15
 PATNA NAGAR NIGAM

Signature & Name (IN BLOCK LETTERS) of L.S./Architect
 (Registration No./license No. AC/08/15)