SAI S.V. VENTURES PVT. LTD.

Ref.....

Date. 14/07/2024.

Quarterly progress report for quarter ending June of 2024

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN No.: U45309BR2020PTC049863	Name of Firm	SAI SV VENTURES PVT. LTD.
Firm Address:	5th Floor, Sai R. J. Kutir, R. K. Puram, Danapur- Khagaul Road, Saguna More, Patna- 801503		
Total Experience of promoter in Real Estate sector	10 + Years of Experience in Real Estate Sector		
Total Experience in Real Estate After Implementation of RERA	7+ Years		
No of Project done Before Implementation of RERA	1. Residential	3 Nos	
No of Project done After Implementation of RERA	1. Residential 2. Residential Cum Commercial	2 No 1 No	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP 90124-1/93/R-1399/2022	Name of Project/Phase of Registered Project	SAI J.N GALAXY
Name of Promoter	SAI SV VENTURES PVT LTD	Project Address	NEAR TRIBHUWAN 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		

SAI SV VENTURES PVT. LTD.

DIRECTOR

Nitesh Kumar & Associates FRN No. 008547N Gurugram Chartered Accountants

AMIT KUMAR
ARCHITECT
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CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Flat in Promoter's Share - 26 1. Booked/Allotted - 17 2. Sold - NIL	Total Number of Flat in Landowner's Share - 28 1. Booked/Allotted- 2. Sold - N/A
1	1. 2 BHK - 2. 3 BHK-	22 NOS. 32 NOS.	14644.00 29461.00	54 NOS.	Percentage of Booking - 65%	Percentage of Booking - N/A

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	54	1. Booked/Allotted -	17
		2. Sold -	0

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				
5.	Other Approval (s), if any, required for the Project.				

VI. 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)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	Completed
2.	Basements foundation and pilling (if any)	100%	Completed
3.	Podiums (if any)	N/A	N/A

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4.	Plinth	100%	Completed
5.	Stilt Floor	70%	31.12.2025
6.	Slabs of Super Structure	95%	31.12.2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	50%	30.06.2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	30%	30.06.2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%	30.06.2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	20%	30.06.2026
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.	0.0%	30.06.2026

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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO	N/A	N/A
2.	Water Supply	YES	40%	30.06.2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30.06.2026
4.	Storm Water Drains	YES	0.0%	30.06.2026
5.	Landscaping & Tree Planting	NO	N/A	N/A
6.	Street Lighting	YES	0%	30.06.2026
7.	Community Buildings	NO	N/A	N/A

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Nitesh Kumar & Associates FRN No. 020547N Gurugram Chartered Accountants

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8.	Treatment and Disposal ofSewage and Sullage Water	NO	N/A	N/A
9.	Solid Waste Management & Disposal	NO	N/A	N/A
10.	Water Conservation/RainWater Harvesting	YES	0%	30.06.2026
11.	Energy Management	NO	N/A	N/A
12.	Fire Protection and FireSafety Requirements	YES	0%	N/A
13.	Closed Parking	YES	0%	30.06.2026
14.	Open Parking	NO	N/A	N/A
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	30.06.2026
16.	Others (Option to AddMore)			

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			

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

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

SAI SV VENTURES PVT. LTD.

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Nitesh Kumar & Associates Chartered Accountants FRN No. 029547N Gurugram

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X. 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 Lakh)
3.	Estimated Development Cost of the Project at the Start of the Project. (Excluding Land Cost)	970.00 (In Lakh)
4.	Any Variation in Development Cost which is declared at the start of the Project.	Not Yet
5.	Amount received during the Quarter	1,72,92,160.30
6.	Actual Cost Incurred during the Quarter	1,26,93,076.28
7.	Net amount at end of the Quarter	45,79,582.24
8.	Total expenditure on Project till date	6,56,32,026.74
9.	Cumulative fund collected till the end of Quarter in question	8,24,37,834.21
10.	Cumulative expenditure done till the end of Quarter in question	6,56,32,026.74

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
SBI Term Loan of 3Cr. In Which 1Cr. disbursed in the month of June-2024. Total Amount disbursed 2 Cr.

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – on Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases / PDR cases against this Project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	Not Yet Started
2.	Agreement for Sale	2

SAI SV VENTURES PVT. LTD.

DIRECTOR

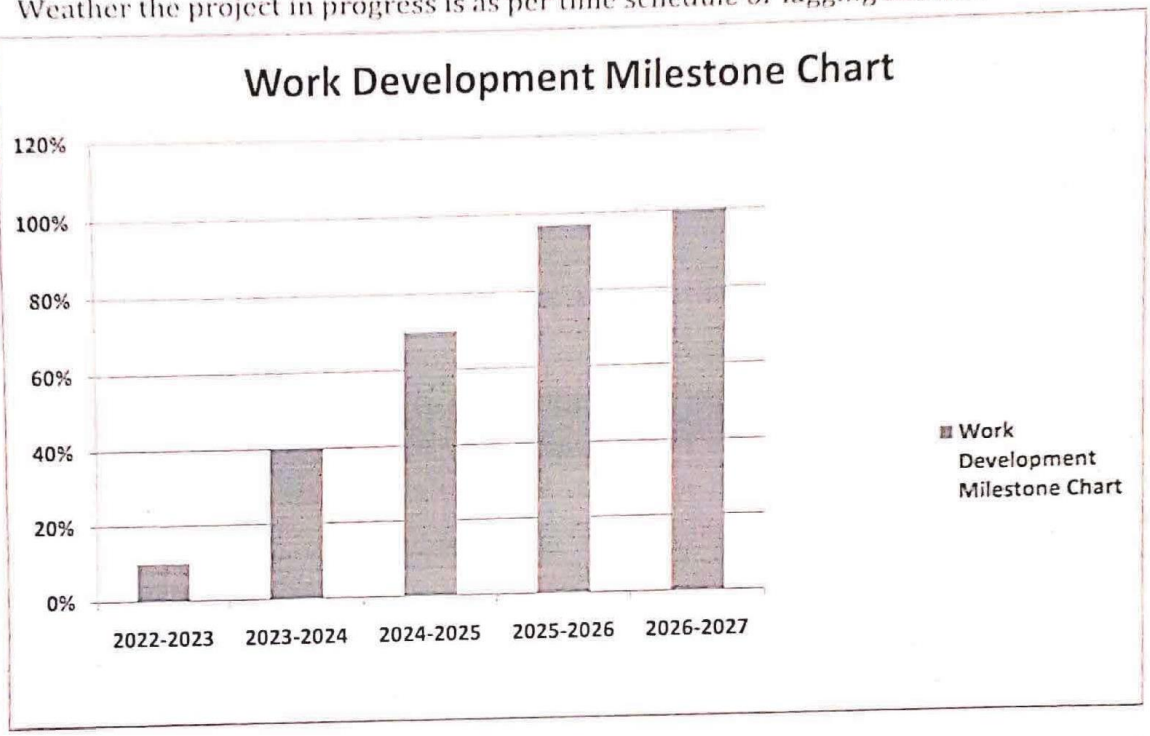
Nitesh Kumar & Associates Chartered Accountants FRN No. 020547N Gurugram

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XIII. 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.

DIRECTOR

Signature of Promoter

Name :

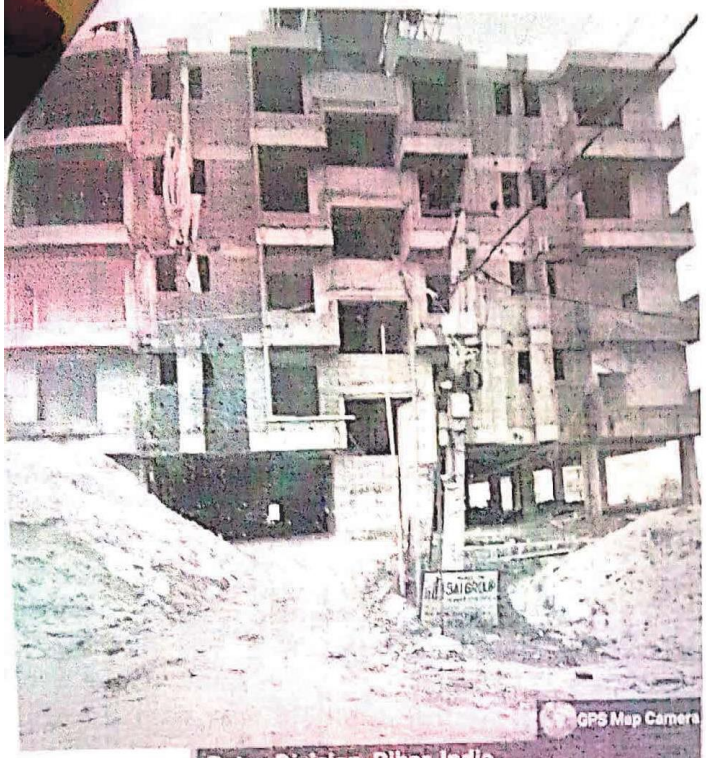
Date :

Nitesh Kumar & Associates Chartered Accountants FRN No. 022547N Gurugram

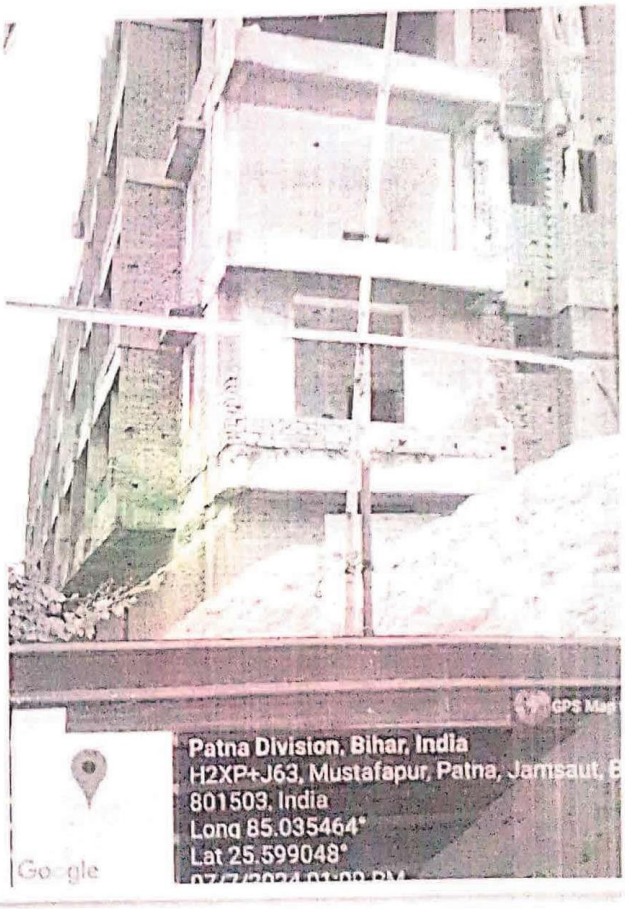
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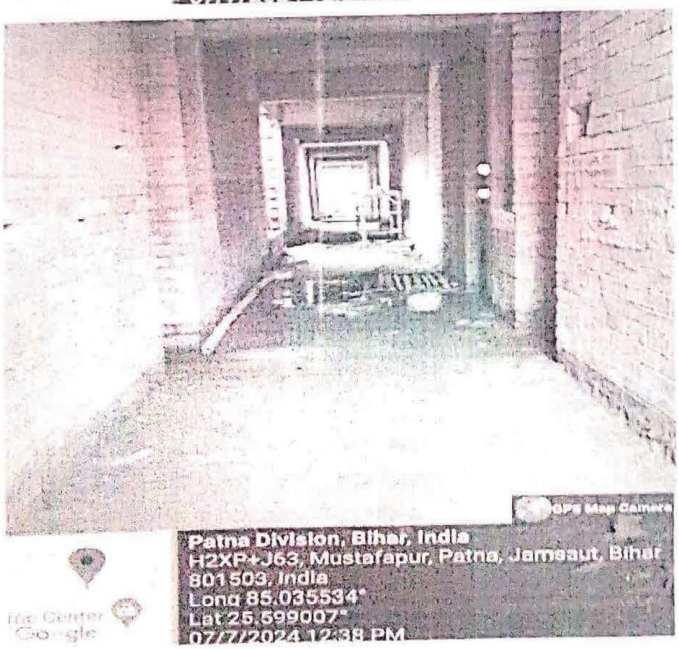
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June-24









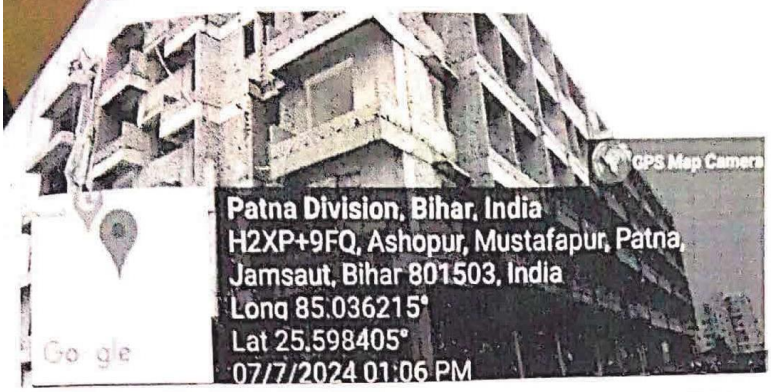
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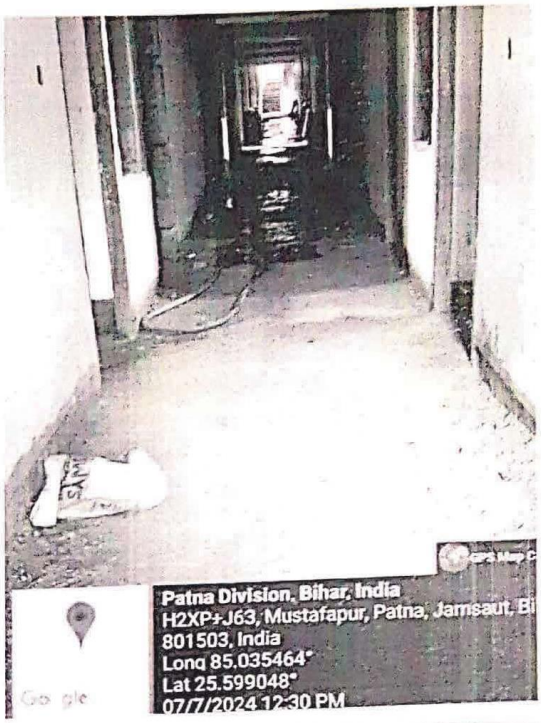
DIRECTOR

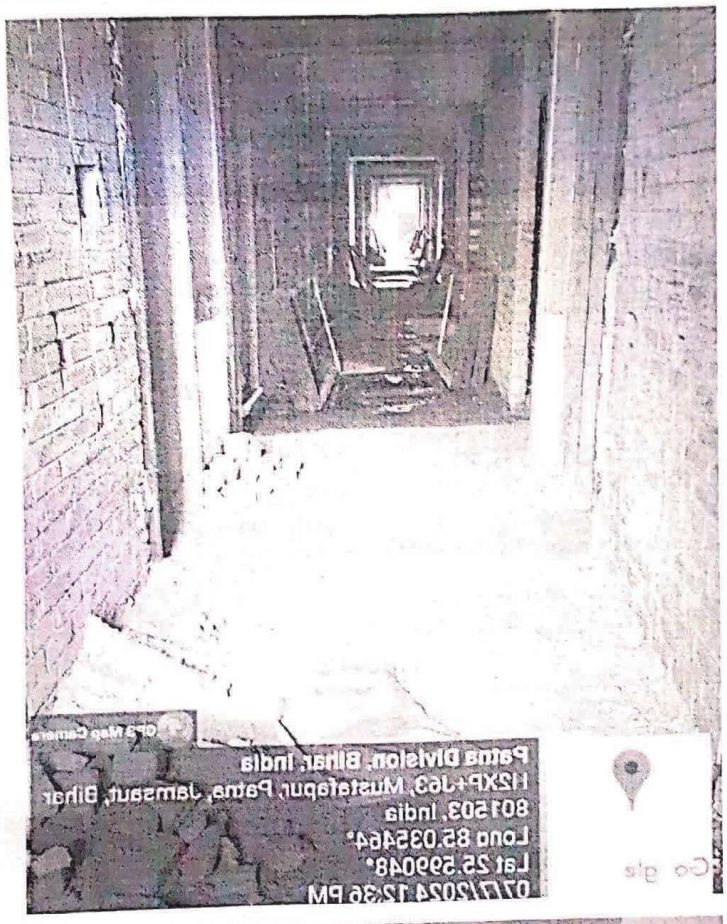
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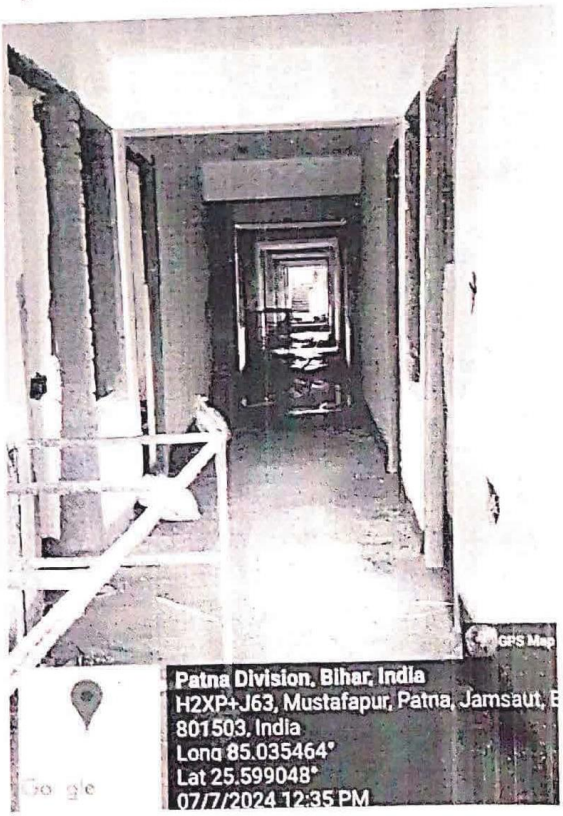
Nitesh Kumar & Associates
FRN No. [illegible]N
Gurugram
Chartered Accountants

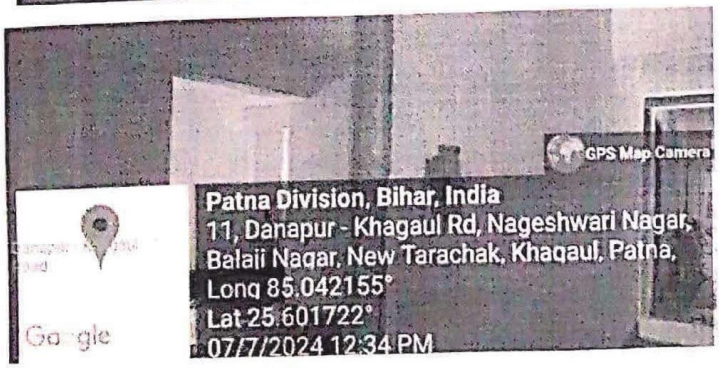
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SAI SV VENTURES PVT. LTD.

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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: 14/07/2024

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/PlumbingConsultant (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.

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Table A

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

1. 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 pilling (if any)	100%
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	70%
6.	Slabs of Super Structure	95%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	50%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	30%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	20%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof 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.	0.0%



TABLE-B

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

2. Amenities and Common Area and External Infrastructure Development Works)				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actualWork Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO	N/A	N/A
2.	Water Supply	YES	40%	
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	N/A
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	N/A
9.	Solid Waste Management & Disposal	NO	N/A	N/A
10.	Water Conservation/Rain Water Harvesting	YES	0%	
11.	Energy Management	NO	N/A	N/A
12.	Fire Protection and Fire Safety Requirements	YES	0%	N/A
13.	Closed Parking	YES	0%	
14.	Open Parking	NO	N/A	N/A
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

Yours Faithfully,



Signature & Name (IN BLOCK LETTERS) of L.S./Architect

(Registration No./license No.....)