Quarterly progress report for quarter ending March of 2025

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 90124-002/145/R-1648/2024	Name of Project/Phase of Registered Project	SAI HARIHAR PALACE
Name of Promoter	SAI SV VENTURES PVT LTD	Project Address	MITRAMANDAL COLONY, PHASE II, NEAR BEUR JAIL, SAI CHAK, PATNA.
Name of Co-promoter			
Project Registration is valid up to	08.09.2028		
Starting date of Projector Phase Of the Project	29.02.2024		
Type of Projector Phase of the Project	Residential		
Period of validity of map by the Competent Authority	04 Years 07 Months		

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DIRECTOR

Nitesh Kumar & Associates FRN No. [illegible]47N Gurugram Chartered Accountants

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CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

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 - 12 Nos.	Total Number of Apartments In Landowner's share -13
				25 NOS.	1. Booked/Allotted - 08 Nos.	1. Booked/Allotted - N/A
					2. Sold - N/A	2. Sold - N/A
1	1. 2BHK-	13 NOS.	9384.26			
	2. 3BHK -	12 NOS.	10791.69		Percentage of Booking - 67%	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. Booked/Allotted -	08 Nos.
1	25	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.				

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VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No. P/Sai Chak/PRN-G+3/477/2022 (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%	Completed
2.	Basements (if any)	N/A	N/A
3.	Podiums (If any)	100%	Completed
4.	Plinth	100%	Completed
5.	Stilt Floor	80%	08.03.2028
6.	Slabs of Super Structure	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	70%	08.03.2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20%	08.03.2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%	08.03.2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	20%	08.03.2028
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 me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0.0%	08.03.2028

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	20%	08.03.2028
2.	Water Supply	YES	20%	08.03.2028

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3.	Sewerage (Chamber, Line, Septic Tank, STP)	NO	N/A	N/A
4.	Storm Water Drains	YES	0.0%	08.03.2028
5.	Landscaping & Tree Planting	NO	N/A	N/A
6.	Street Lighting	YES	0%	08.03.2028
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%	08.03.2028
11.	Energy Management	NO	N/A	N/A
12.	Fire Protection and Fire Safety Requirements	YES	0%	08.03.2028
13.	Closed Parking	YES	0%	08.03.2028
14.	Open Parking	NO	N/A	N/A
15.	Electrical Meter Room ,Sub- Station, Receiving Station	YES	0%	08.03.2028
16.	Others(Option to Add More)			

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			

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

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	1866102000006903
2.	Estimated Cost of the Project including land cost at the start of the Project	6,77,75,946
3.	Estimated Development Cost of the Project at the Start of the Project. (Excluding Land Cost)	4,01,75,946
4.	Any Variation in Development Cost which is declared at the start of the Project.	Not Yet
5.	Amount received during the Quarter	62,96,258.08
6.	Actual Cost Incurred during the Quarter	61,19,032.06
7.	Net amount at end of the Quarter	46,033.10
8.	Total expenditure on Project **till date**	3,22,61,198.58
9.	Cumulative fund collected till the end of Quarter in question	3,38,56,136.69
10.	Cumulative expenditure done till the end of Quarter in question	3,22,61,198.58

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
Not Yet

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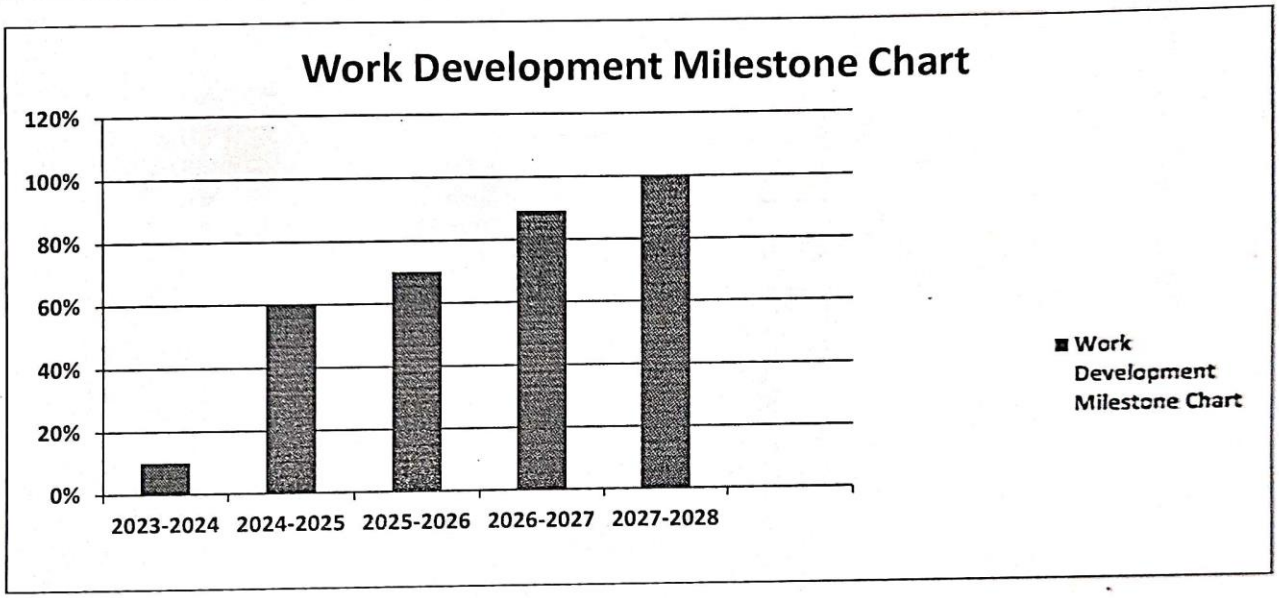
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XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project/Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo – Moto cases against this project Case No. Name of 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	0
2.	Agreement for Sale	0

XIII. PERCENTAGE OF WORK ALONG WITH MILE STONE 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 04 years 07 Months commencing from 29.02.2024 and ending with 08.09.2028.

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.

For K.S. VENTURES PVT. LTD.

DIRECTOR

Signature of Promoter

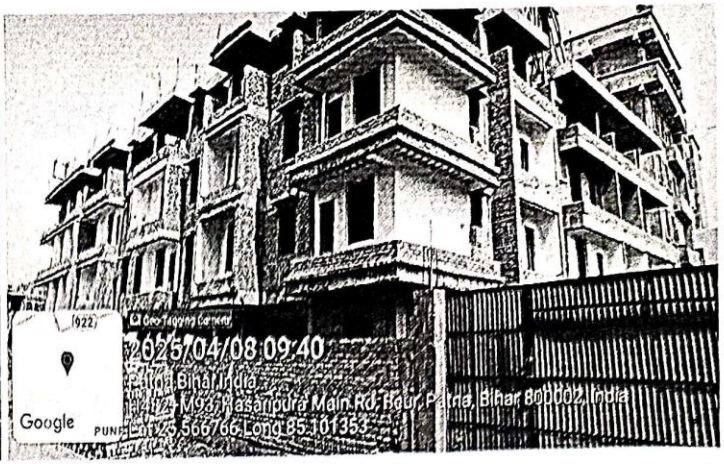
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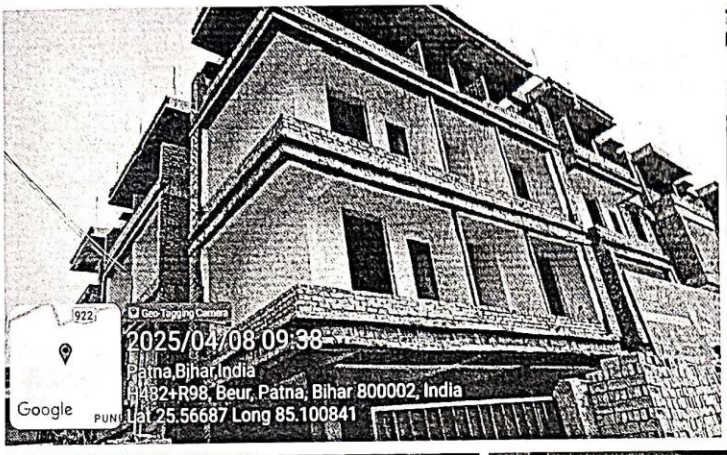
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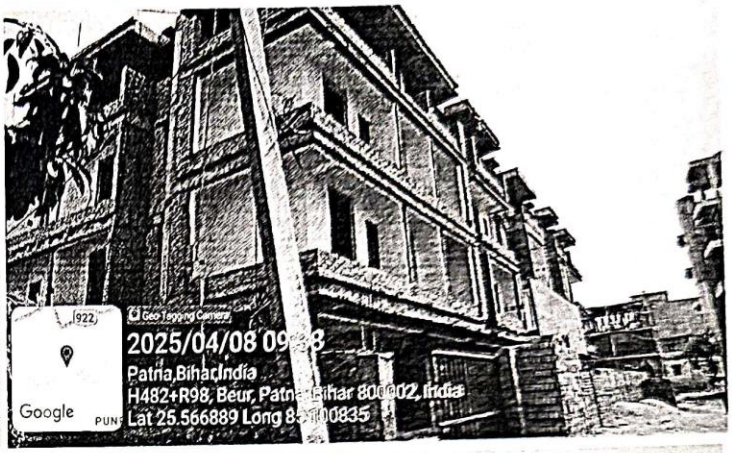
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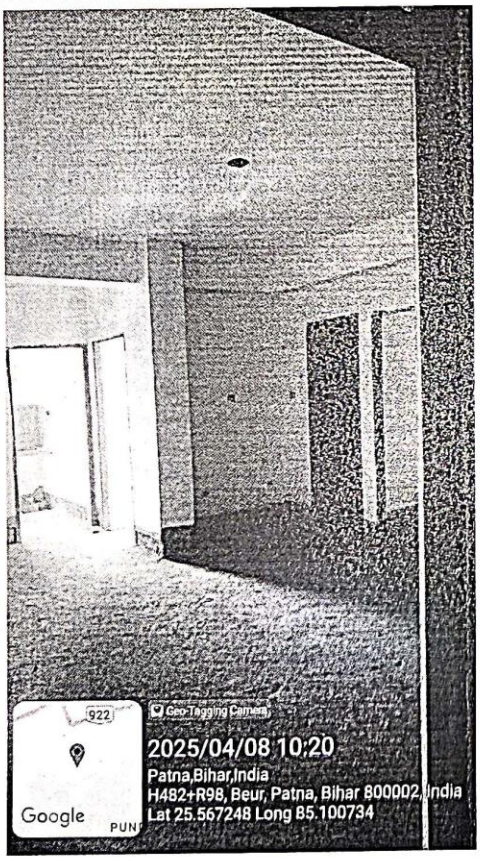
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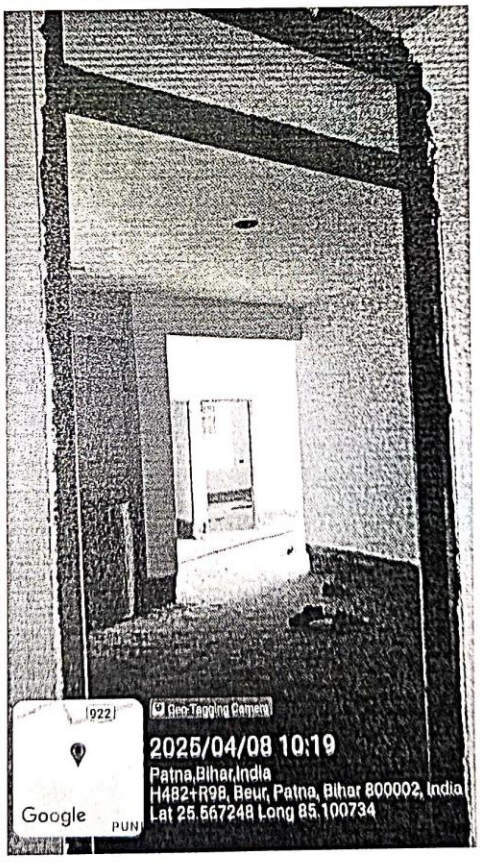












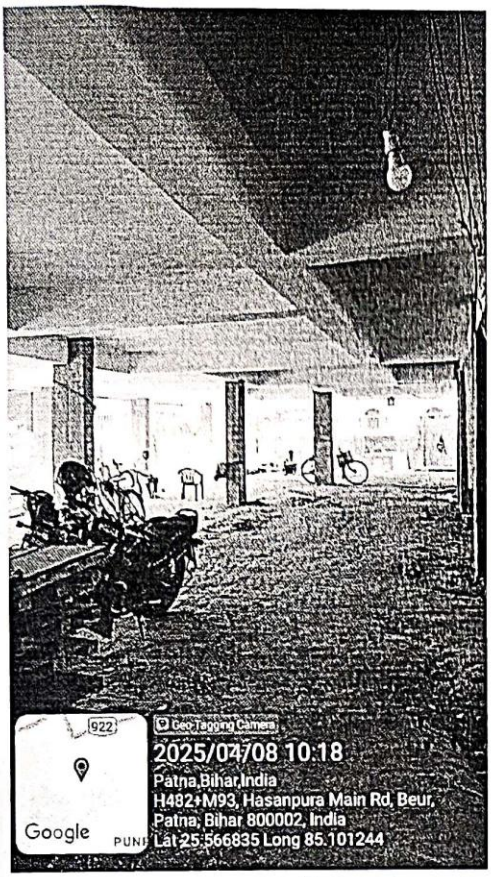


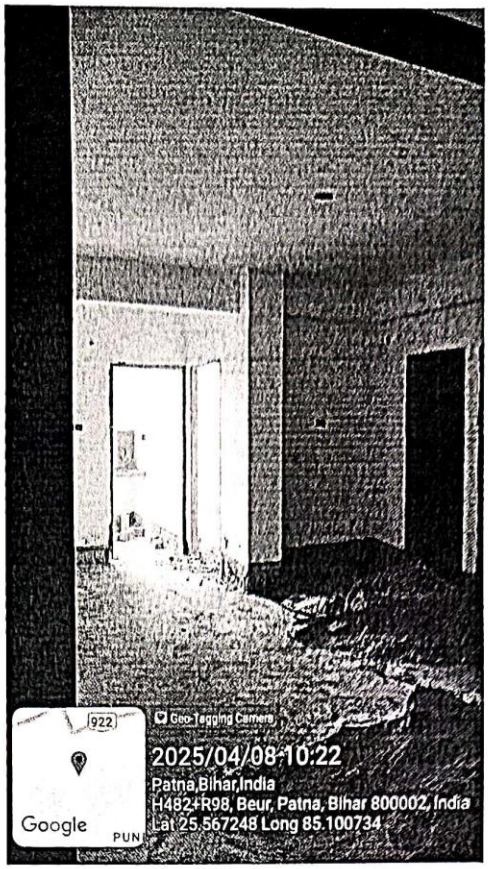
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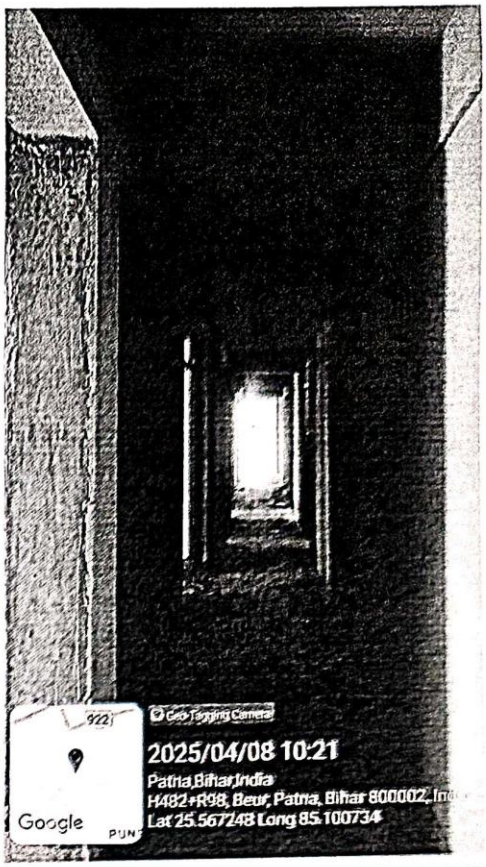
DIRECTOR

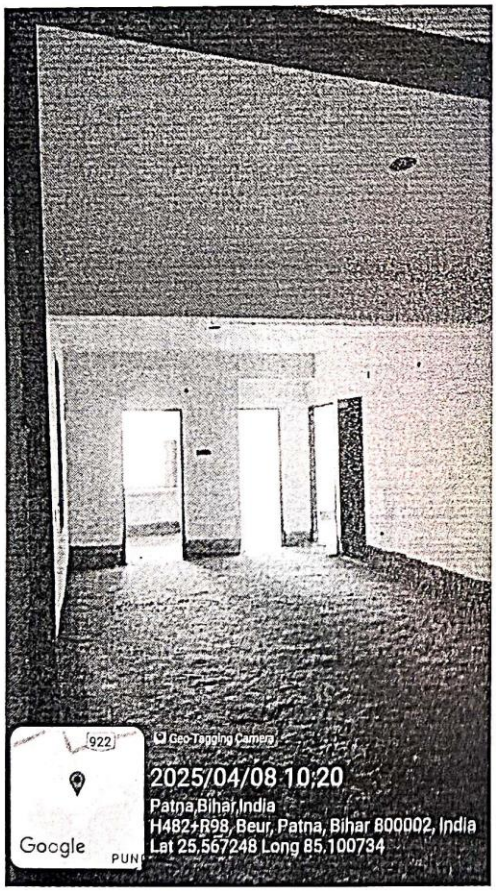
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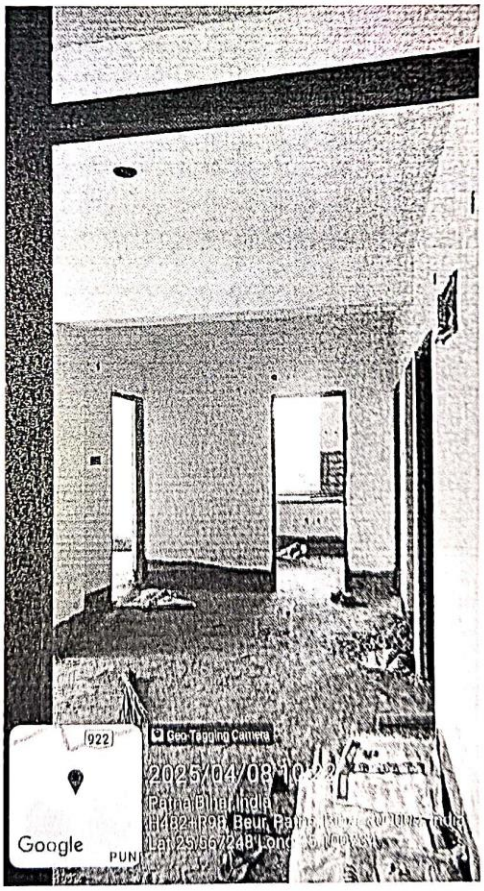
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FORM NO. 1
[See Regulation 3]

Date: 12/04/2025

ARCHITECT'S CERTIFICATE

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

For quarter ending March-2025

To,
M/s Sai 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 Harihar Palace Building(s) 1 Wing(s) of the Phase-1, bearing the Bihar RERA registration No. BRERAP 90124-002/145/R-1648/2024 and being developed on the plot bearing CS No.__ Khata No.- 7 Survey Plot No. – 482 (P) demarcated by its boundaries (latitude and longitude of the end points) of the land 25.567062° N & 85.100933° E situated in Mitra Mandal Colony, Phase II, Near Beur Jail, Saichak, Anishabad, Block- Phulwari Sharif, Patna, PIN- 800002. Admeasuring – 1214.49 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 Harihar Palace Building(s) 1 Wing(s) of the 1 Phase of the Project, Situated on the plot bearing C.S. No. ...../Survey Plot No. 482 (P) of Village- Mandal Colony, Phase II, Near Beur Jail, Saichak, Anishabad, Block- Phulwari Sharif, Patna, PIN- 800002. admeasuring 1214.49 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. P/Sai Chak/PRN-G+3/477/2022		
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 (if any)	N/A
3.	Podiums (if any)	100%
4.	Plinth	100%
5.	Stilt Floor	80%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	70%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20%
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 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%

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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	YES	20%	
2.	Water Supply	YES	20%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	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
EMPANELMENT NO.
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Signature & Name (IN BLOCK LETTERS) of L. S./Architech
(Registration No. /license No. .....)