Regd. No. U45202BR20210PC051369

Mob. :8969547100

ANU DEVELOPERS (OPC) PVT. LTD.

Builders & Developers

R.k. Niwas, Road No.2 Extension, Rajbansinagar, Patna-800023

FORM-7
[REGULATION-9]

Ref. No. ..... Quarterly Progress Report for quarter ending June, 2024 Date 10.7.24

I.	PARTICULARS OF PROJECT			
	Project Registration Number	BRERAP05702-2/151/R-1293/2022	Name of Project/ Phase of Registered Project	
	Name of Promoter	Anu developers (OPC) Pvt. Ltd.	Roy Villa	
	Name of Co-promoter			
	Project Registration is valied up to	24.05.2024		
	Starting date of Project or Phase of the Project	30.05.2021		
	Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4. Plotted project	Residential	
	Period of validity of map by the Competent Authority	08.04.2024		

II.	DISCLOSURE OF SOLD/ BOOKED INVENTORY OF APARTMENTS				
	Building/ Block Number	Apartment Type	Carpet Area	Total Number of Sanctioned apartments 1	Total Number of Apartment 1. Booked/ Alloted- 7
		1. 1 BHK -			
		2. 2 BHK - 7			Booked- 4
		3. 3 BHK - 6			Booked- 3

III.	DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES		
	Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages : 1.Booked - Allotted -
	Block-E	13	7

Anu Developers (OPC) Pvt. Ltd.

Director

IV.	DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES				
	(If already filed along with registration application, then there is no need to further filing)				
S. No.	Name of the Approval/NOC/ Permission/ Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	N/A			
2.	Fire N.O.C.	NO			
3.	Water Supply Permission	NO			
4.	NOC from Airport Authority of India	NO			
5.	Other Approvals, If any, required for the project	NO			

V.	Construction Progress of the Project	
1.	Building/ Wing/ Layout Number ..... (To beaded for each Building/ Wing)	
S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation (if any)	Done
2	Basements (if any)	N/A
3	Podiums (if any)	No
4	Plinth	Yes
5	Stilt Floor	Yes
6	Slabs of Super Structure	All completed
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/ Premises.	All completed
8	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat/ Premises	All completed
9	Starcases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	All Completed
10	External Plumbing and external plaster elevation, completion of terraces with waterproofing of the Building/ Wing.	All Completed
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.	Lift, Waterpump, Generator all installed

Anu Developers (OPC) Pvt. Ltd.

Director

VI.	Amenities and Common Area and Externakl Infrastructure Development Works.			
Sl. 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	No		
2	Water Supply	Yes	Completed	All Completed
3	Sewerage (Chamber, Line, Septic Tank, STP)	Septic Tank	Completed	All Completed
4	Storm Water Drains	No		
5	Landscaping & Tree Planting	No		
6	Street Lighting	No		
7	Community Buildings	No		
8	Treatment and Disposal of Sewage and Sullage Water	No		
9	Solid Waste Management & Disposal	No		
10	Water Conservation / Rain Water Harvesting	Yes	Completed	All Completed
11	Energy Management	No		
12	Fire Protection and Fire Safety Requirements	No		
13	Closed Pareking	No	Internal Plaster Completed	Completed
14	Open Parking	No		
15	Electrical Meter Room, Sub-Station, Receiving Station	No		
16	Others (Option to Add More)	No		

Anu Developers (OPC) Pvt. Ltd.

Director

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

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

VIII.	GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT		
(A)	S. No.		
	1	Front Elevation	Yes
	2	Rear Elevation	Yes
	3	Side Elevation	Yes
(B)	4.	Photograph of each floor	Yes

IX.	Financial Progress of the Project	
S. No.	Particulars	Amount (in Rs.)

Anu Developers (OPC) Pvt. Ltd.

Director

S. No.	Particulars	Amount (in Rs.)
(1)	(2)	(3)
1	Project Account No.	50200058331311
2	Estimated Cost of the project including land cost at the start of the project	Rs. 3,18,15,000.00
3	Amount received during the Quarter	Rs. 07,40,000.00
4	Actual Cost Incurred during the Quarter	Rs. 55,000.00
5	Net Amount at end of the Quarter	Rs. 32.49
6	Total expenditure on Project **till dated**	Rs.22,45,21,88.00
7	Cumulative fund collected till the end of Quarter in question	Rs. 07,40,000.00
8.	Cumulative expenditure done till the end of Quarter in question	Rs. 07,40,000.00

X.	**MISCELLANEOUS**	
A	List of Legal Cases (if any)	
1	Case No.	No
2	Name of Parties	Na
B	Sale / Agreeent for Sale During the Quarter	No
1	Sale Deed	No
2	Agreement for Sale	No

XI.	**PERCENTAGE OF WORK ALONG WITH MILESTONE CHART**
	Whether the project in progress is as per time schedule or lagging behind - as per time

Remarks: All work completed as per agreement and as per time, 2 flats conveyance deed completed, rest of 5 flats conveyance deed will be completed soon.

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 executiving this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentiopned as well as for whatever other legal purposes this undertaking may serve.

Anu Developers (OPC) Pvt. Ltd.

Signature of Promoter

Director

Name : RENU DEVI

Date : 10·7-24

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.....

To,

ANU DEVELOPERS (OPC) PVT. LTD.
R.k. Niwas, Road No-2 Extension,
Rajbansinagar, Patna- 800023

Subject:- Certificate of Percentage of work executed in the project having 1 No. of Building 1-Wing(s) of the Phase-1 bearing the Registration No- BRERAP05702-2/151/R-1293/2022 and being developed on the Khata No- 222, Plot No- 926 demarcated by its boundaries (latitude and longitude of the end points) of the land situated in Mohalla- Bazar Samiti Se Dakshin (Purvi Gola Road) Survey Mauja- Shahzadpur Danapur, P.S.- Rupaspur Dist- Patna admeasuring- 6280 Sqft. area being developed by the Promoter ANU DEVELOPERS (OPC) PVT. LTD.

Sir,

I/We AJIT SINGH have under taken assignment as Architect/Licensed Survey or of certifying Percentage of execution of Work of the "ROY VILLA" ..... Building(s)/..... Wing(s) of the ..... Phase of the Project, situated on the plot bearing C.S. no...../Survey No...../ Plot No **926, Mohalla- Bazar Samiti Se Dakshin (Purvi Gola Road) Survey Mauza- Shahzadpur Danapur, P.S.- Rupaspur Dist- Patna.**

1. Following technical professionals are appointed by Owners/Promoter:-
   (i) Sri AJIT SINGH as Architect;
   (ii) Er. BRAJESH KUMAR SINHA as Structural Consultant
   (iii) Sri PRASHANT GAURAV as Electrical/Plumbing Consultant
   (iv) Sri VIKRAM KUMAR as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that a person 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 BRERAP05702-2/151/R-1293/2022 under Bihar RERA is as per table A here in below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table.

AJIT SINGH
ARCHITECT
EMP. No-CA/2012/56055
UDHD, BIHAR

TABLE-A

IV. Construction Progress of the Project		
1. Building/ Wing/ Layout Number_..... (To beaded for each Building/ Wing)		
S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation (if any)	Done
2	Basements (if any)	N/A
3	Podiums (if any)	No
4	Plinth	Yes
5	Stilt Floor	Yes
6	Slabs of Super Structure	All Slab casting completed
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/ Premises.	All Completed
8	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat/ Premises	Internal pipe fitting completed
9	Starcases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	All Completed
10	External Plumbing and external plaster elevation, completion of terraces with waterproofing of the Building/ Wing.	All Completed
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.	Lift, Waterpump, Generator, Compound Wall, Lobby, Parking, all complete as per agreement

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

Yours Faithfully,

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

(Registration No./ License No.....)

Ajit Singh

AJIT SINGH
ARCHITECT
Enrl. No. CA/2012/56055
UDHD, BIHAR

ROY VILLA

Developers:- ANU DEVELOPERS (OPC) PVT. LTD
Add- R.k. Niwas, Road No-2 Extension, Rajbansinagar, Patna- 800023
Plot No 926, Mohalla- Bazar Samiti Se Dakshin (Purvi Gola Road) Survey Mauza- Shahzadpur Danapur, P.S.- Rupaspur Dist- Patna.

RERA NO- - BRERAP05702-2/151/R-1293/2022
Quarterly Report From 01/04/2024 to 31/06/2024

1.	Quarterly up-to-date status of project (Physical and Financial)	ROY VILLA
	Status of the Project :-	Completed
A	Status of construction of each building with photographs	Completed
B	Status of construction of each Floor with Photographs	Attached
C	Status of construction of internal Infrastructure and common area with photographs	Attached
D	Details of the fund received through booking or other means (equity, loan etc.) money spent, balance available, the proposed plan for sourcing the funds etc.	(a) Amount Received from Booking of Flats is 7,40,000.00 (b) Money spent on material work is 54,000.00 (c) Money spent on contractors on above mentioned construction work is 1,000.00 (d) Balance available is Rs. 32.49 (e) Office Expense 0.00 (f) Other administrative expensive is Rs 0.00 (g) Tax expenses 0.00 (h) Proposed plan for Sourcing the Funds by Raising Capital through Equity & from Booking of Flats.
2.	Quarterly up-to-date list of number and types of apartments or plots, as the case	1

	may be, booked	
A	List of number and type of apartments or plots, booked (Opening balance, booked during the quarter and closing balance):	Op. Booking= 6 Booked during the quarter= No -1 Cl. Booking= 7
B	List of Number of (Covered Only) booked (Opening balance, booked during the quarter and closing balance):	Op. Booking= 6 Booked during the quarter= No-1 Cl. Booking= 7
3.	Quarterly up-to-date list of approvals taken and the approvals which are pending subsequent to commencement certificate	
	Status of approvals:-	
A	Approvals Received during the quarter	
B	Approvals applied and expected date of receipt	
C	Approvals to be applied and date planned for application	
D	Modifications, amendment or revisions, if any, issued by the competent authority with regard to any sanctioned plans, layout plans, specifications, license, permit or approval for the project.	

This certificate is being issued on specific request of Anu Developers OPC Private Limited . for RERA compliance. The Certification is based on the information and records produced before me and are true to the best of my knowledge and belief.

For Mandavewala and associates
Chartered Accountants
FRN- 327768E
VIKASH SULTANIA

VIKASH SULTANIA
Digitally signed by VIKASH SULTANIA
Date: 2024.07.10 15:29:29 +05'30'

Partner
membership No. : 302991

MANDAWEWALA & ASSOCIATES
CA
PATNA
Chartered Accountants

Place: Patna

Date: 10.07.2024