Regd. No. U45202BR2021OPC051369 Mob. :8969547100

ANU DEVELOPERS (OPC) PVT. LTD.

Builders & Developers

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

Ref. No. ..... ANNEXURE - A *Date* .....

Quarterly Progress Report for quarter ending Dec., 2022

I.	PARTICULARS OF PROJECT			
	Project Registration Number	BRERAP05702- 2/151/R-1293/2022	Name of Project/ Phase of Registered Project	Roy Villa
	Name of Promoter	Anu Developers OPC Pvt.Ltd.		
	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 1. Booked/ Allotted 2. Sold - 1. Booked/ Allotted - 2. Sold -
		1. 1 BHK - 2. 2 BHK - 1 3. 3 BHK - 3 4. Shop - 5. Bungalow - 6. Plot etc -			

III.	DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
	Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages : 1.Booked/ Allotted - 2. Sold -	4
		13		

IV.	Construction Progress of the Project
1.	Building/ Wing/ Layout Number ..... (To beaded for each Building/ Wing)

Anu Developers (OPC) Pvt. Ltd.

Director

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	4th slab casting completed
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/ Premises.	Internal Wall of First Floor is completed
8	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat/ Premises	No
9	Starcases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Stair case lift and lobby completed
10	External Plumbing and external plaster elevation, completion of terraces with waterproofing of the Building/ Wing.	No
11	Installation of ifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical Equiment, 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.	---

V. 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)	Detaileds
1	2	3	4	5

Anu Developers (OPC) Pvt. Ltd.

Director

1	Internal Roads & Footpaths	No		
2	Water Supply	No		
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 Pareking	No	Internal Plaster completed	
14	Open Parking	No		
15	Electrical Meter Room, Sub-Station, Receiving Station	No		
16	Others (Option to Add More)	No		

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No	Particulars
1	Front Elevation.
2	Rear Elevation.
3	Side Elevation.

VII. Financial Progress of the Project

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 Quarter	Rs. 31815000
3	Amount received during the Quarter	Rs. 3720200
4	Actual Cost Incurred during the Quarter	Rs. 5484214
5	New Amounting at end of the Quarter	Rs. 5016
6	Total expenditure on Poroject **tilld dated**	Rs. 13034214
7	Details of Mortgage or Charge, if any, created on the Land and the projects.	

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

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.

Director

Signature of Promoter

Name :

Date :

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 01/10/2022 to 31/12/2022

1.	Quarterly up-to-date status of project (Physical and Financial)	ROY VILLA
	Status of the Project :-	On going
A	Status of construction of each building with photographs	On going
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) Amout Received from Booking of Flats is 3720000 Rs. b) Money spent on material work is 3680114 Rs. c) Money spent on contractors on above mentioned construction work is 1729100 Rs. d) Balance available is 5016 Rs. in designated account e) Other administrative expensive is 75000 Rs. f) 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	

	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= 3 Booked during the quarter= 1 Cl. Booking= 5
B	List of Number of (Covered Only) booked (Opening balance, booked during the quarter and closing balance):	Op. Booking= 3 Booked during the quarter= 1 Cl. Booking= 5
3.	Quarterly up-to-date list of approvals taken and the approvals which are pending subsequent to commencement certificate	NA
	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 Gurudev Infra Homes (India) Pvt. Ltd. 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
Partner
Membership No.- 302991

Place: Patna
Date:

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)

To,

Date.....

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
C.O.A. DELHI, Reg. No. CA/2012/[illegible]

TABLE-A

IV. Construction Progress of the Project		
1. Building/ Wing/ Layout Number_..... (To beaded for each Building/ Wing)		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on Date of the Certificate) (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.	Bricks work of first floor completed
8	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat/ Premises	No
9	Starcases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	RCC of staircase lift well and lobbies of each floor completed
10	External Plumbing and external plaster elevation, completion of terraces with waterproofing of the Building/ Wing.	No
11	Installation of ifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical Equiment, 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.	

AJIT SINGH
ARCHITECT