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-8]

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

I. PARTICULARS OF PROJECT

	Project Registration Number	BRERAP05702-004/58/R-1591/2023	Name of Project/ Phase of Registered Project	
	Name of Promoter	Anu developers (OPC) Pvt. Ltd.	Vindhay Vihar	
	Name of Co-promoter			
	Project Registration is valied up to	31.12.2025		
	Starting date of Project or Phase of the Project	21.07.2023		
	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			

II. DISCLOSURE OF SOLD/ BOOKED INVENTORY OF APARTMENTS

	Building/ Block Number	Apartment Type	Carpet Area	Total Number of Sanctioned apartments 13	Total Number of Apartment 1. Booked/ Allotted- Booked - 1
		1 BHK -1			
		2. BHK - 12			Booked- 3
		3 BHK - 0			Booked- 0

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

	Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages : 1.Booked - 4 Allotted -
		13	02

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)	No
3	Podiums (if any)	No
4	Plinth	Done
5	Stilt Floor	No
6	Slabs of Super Structure	4 Slab Completed
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/ Premises.	Started
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.	No
10	External Plumbing and external plaster elevation, completion of terraces with waterproofing of the Building/ Wing.	No

Anu Developers (OPC) Pvt. Ltd.

Director

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.			
VI.	**Amenities and Common Area and Extemakl 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	No	
3	Sewerage (Chamber, Line, Septic Tank, STP)	Septic Tank	No	
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	No	
11	Energy Management	No		
12	Fire Protection and Fire Safety Requirements	No		
13	Closed Pareking	No		
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

Anu Developers (OPC) Pvt. Ltd.

Director

(1)	(2)	(3)
1	Project Account No.	5382028264
2	Estimated Cost of the project including land cost at the start of the project	Rs. 4,25,60,000/-
3	Amount received during the Quarter	Rs. 21,96,000/-
4	Actual Cost Incurred during the Quarter	Rs. 25,42,482/-
5	Net Amount at end of the Quarter	Rs. 100,512/-
6	Total expenditure on Project **till dated**	Rs. 83,11,343/-
7	Cumulative fund collected till the end of Quarter in question	Rs 21,96,000/-
8.	Cumulative expenditure done till the end of Quarter in question	Rs. 25,42,482/-

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

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

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 executive 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.

Anu Developers (OPC) Pvt. Ltd.

Director

Signature of Promoter

Name : RENU DEVI

Date : 10.7.2024

Additional Information :-

A. PARTUCULARS OF PROMOTERS

1. Promoter's Registration Number/CIN No. U-45202BR20210PTC051369
2. Total Experience of promoter in Real Estate sector – 3 years
3. Total Experience in Real Estate after Implementation of RERA Residential

   Commercial – 3 years

   Residential –

B. DISCLOSURE OF SOLD/BOOKED INVETORY OF APARTMENTS

Total Number of Apartments in Landowner's share –

2. Booked/ Allotted - 4

   Sold -

   Percentage of booking - 100

C. CONSTRUCTION PROGRESS OF THE PROJECT

: The Construction progress must include the Expected Completion date in (31:12:2025) Format.

D. FINANCIAL PROGRESS OF THE PROJECT

: The construction progress must include the Expected Completion date in (31:12:2025...) Format.

E. MISCELLANEOUS

1. List of Legal Cases (if any) – On Project/Promoter

   Case No. Name of Parties —— NO
2. No of Execution Cases against this project

   Case No. Name of Parties —— NO
3. No of Suo – Moto cases against this project

   Case No. Name of Parties —— NO
4. No of Certificate cases/PDR cases against this project

   Case No. Name of Parties —— NO

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- BRERAP05702-004/58/R-1591/2023 and being developed on the Khata No- 308, Plot No- 577, Thana No. 08/07 demarcated by its boundaries (latitude and longitude of the end points) of the land situated in Mohalla- Rajbanshi Nagar, Mauza- Dhakanpura, Ps- Shastri Nagar, Dist- Patna admeasuring- 467.37 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 "VINDHAY VIHAR" ..... Building(s)/..... Wing(s) of the ..... Phase of the Project, situated on the plot bearing C.S. no...../Survey No...../ *Khata No- 308, Plot No- 577, Thana No. 08/07 demarcated by its boundaries (latitude and longitude of the end points) of the land situated in Mohalla- Rajbanshi Nagar, Mauza- Dhakanpura, Ps- Shastri Nagar, Dist- Patna* 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.

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/Piling	Competed
2	Basements (if any)	N/A
3	Podiums (if any)	No
4	Plinth/Cap Casting	Completed
5	Stilt Floor	Completed
6	Slabs of Super Structure	Completed
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/ Premises.	Brick work started
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.	No
10	External Plumbing and external plaster elevation, completion of terraces with waterproofing of the Building/ Wing.	No
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.	No

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 Pareking	No		
14	Open Parking	No		
15	Electrical Meter Room, Sub-Station, Receiving Station	No		
16	Others (Option to Add More)	No		

Yours Faithfully,

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

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

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

VINDHAY VIHAR

Developers:- ANU DEVELOPERS (OPC) PVT. LTD

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

Khata No- 308, Plot No- 577, Thana No.-08/07, demarcated by its boundary of the land situated in Mohalla- Rajbanshi Nagar, Mauja- Dhakanpura, P.S.- Shastri Nagar Dist- Patna.

RERA NO- - BRERAP05702-004/58/R-1591/2023

Quarterly Report From 01/04/2024 to 31/06/2024

1.	Quarterly up-to-date status of project (Physical and Financial)	VINDHAY VIHAR
	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) Amount Received from Booking of Flats is 21,96,000.00 b) Money spent on material work is 18,06,000.00 c) Money spent on contractors on above mentioned construction work is 7,29,400.00 d) Balance available is Rs. 1,00,512.00 e) Other Offical expense/tax is Rs 0.00 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	1

A	List of number and type of apartments or plots, booked (Opening balance, booked during the quarter and closing balance):	Op. Booking= 1 Booked during the quarter= No -3 Cl. Booking= 4
B	List of Number of (Covered Only) booked (Opening balance, booked during the quarter and closing balance):	Op. Booking= 1 Booked during the quarter= No-3 Cl. Booking= 4
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) Pvt LTD 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

Digitally signed by VIKASH SULTANIA
Date: 2024.07.10 15:34:16 +05'30'

MANDAWEWALA & ASSOCIATES ★ CA PATNA ★ Chartered Accountants

VIKASH SULTANIA

Partner
Membership No. : 302991

Place: Patna

Date:10.07.2024