

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies		Name of Firm	Astara Real Estate
Firm Address :	Plot No. 523 & 524, Bank Road, Patna		
Total Experience of promoter in Real Estate sector	3 years		
Total Experience in Real Estate after Implementation of RERA	3 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP10956-1/111/R1423/2022	Name of Project/Phase of Registered Project	Astara Residences
Name of Promoter	Astara Real Estate	Project Address	Bank Road, Gandhi Maidan, Patna
Name of Co-promoter	NA		
Project Registration is valid up to	15/02/2026		
Starting date of Project or Phase of the Project	10/02/2022		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	Three Years from Passing		

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 -	Total Number of Apartments in Landowner's share -
Astara Residences	1. 3 BHK	9			1. Booked / Allotted 6	3. Booked/ Allotted -
	2. 4 BHK	6			2. Sold- 0	Sold -
	3. 5 BHK				Percentage of booking 100 %	Percentage of booking

If the booking percentage exceeds 50% of the total booking then Information about formation of Association of allottees.

Association of allottees Name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Astara Residences	25	1. Booked/Allotted -	9
		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.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be filled 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/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	NIL	
4.	Plinth	100%	
5.	Stilt Floor	NIL	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	
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	100%	

	requirements as me be required to complete project as per Specifications in Agreement of Sale.		
	Any other activities.		

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	Yes	100%	
2.	Water Supply	Yes	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	
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	100%	
11.	Energy Management	No		

12.	Fire Protection and Fire Safety Requirements	Yes	100%	
13.	Closed Parking	Yes	100%	
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	
16.	Others (Option to Add More)	No		

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			

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

(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	032321010000045
2.	Estimated Cost of the Project including land cost at the start of the Project	2000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	850/-
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	80.24/-
6.	Actual Cost Incurred during the Quarter	109.86/-
7.	Net amount at end of the Quarter	57.32/-
8.	Total expenditure on Project till date	946
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
3.	No. of possessions given to allottees	
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1BHK - 2 BHK, - 3 BHK 4 BHK - Shop-Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc

XV. BROCHURE /Prospectus
XVI Grievance Redressal Officer Name : Contact No : Email id : Address :

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.



Signature of Promoter

Name: Ashutosh Sikaria

Date: 11/01/2025



GPS Map Camera

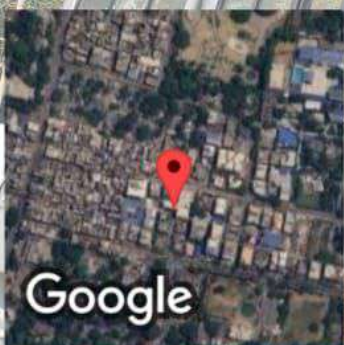
Patna, Bihar, India

J49Q+48V, TN Banerjee Rd, Raja Ji Salai, Indira Nagar, Patna,
Mohammadpur urf Chainpur, Bihar 800001, India

Lat 25.618061°

Long 85.138212°

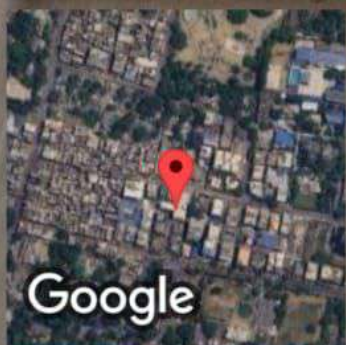
12/01/25 02:53 PM GMT +05:30



Google



GPS Map Camera



Patna, Bihar, India

J49Q+48V, TN Banerjee Rd, Raja Ji Salai, Indira Nagar, Patna,
Mohammadpur urf Chainpur, Bihar 800001, India

Lat 25.618085°

Long 85.13828°

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Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

FORM No. 3

[See Regulation 3]

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project -

Bihar RERA Registration Number - BRERAP10956-1/111/R1423/2022

Sr. No.	Particulars	Amount (Rs) Estimated Incurred
1.i	Land Cost:	
a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	11,50,00,000.00
b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	
c.	Acquisition cost of TDR (if any)	
d.	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	
f.	Under Rehabilitation Scheme:	
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	
(ii)	Actual Cost of construction of rehab building	



incurred as per the books of accounts as

verified by the CA.

Note :(for total cost of construction incurred, Minimum of

(i) or (ii) is to be considered).

- (iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,
- (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.

11,50,00,000.00

Sub-Total of Land Cost

Sr.No.	Particulars	Amount (2)
		Estimated Incurred
Li	Development Cost/ Cost of Construction:	
a.	(i) Estimated Cost of Construction as certified by Engineer.	8,50,00,000.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	9,46,72,530.00

Note: (for adding to total cost of construction incurred,

Minimum of (i) or (ii) is to be considered).

- (iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.

All costs directly incurred to complete the (i) construction of the entire phase of the project registered.

- b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.



- c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;

Sub-Total of Development Cost

9,46,72,530.00

2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)]
of Estimated Column. 20,00,00,000.00

3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)]
of Incurred Column. 20,96,72,530.00

4. % completion of Construction Work
(as per Project Architect's Certificate)

5. Proportion of the Cost incurred on Land Cost and
Construction Cost to the Total Estimated Cost (3/2%)

6. Amount Which can be withdrawn from the Designated
Account

Total Estimated Cost * Proportion of cost Incurred (Sr.
Number 2 * Sr.number 5)

7. Less: Amount withdrawn till date of this certificate as per
the Books of Accounts and Bank State

8. Net Amount which can be withdrawn from the Designated
Bank Account under this certificate.

This certificate is being issued for RERA compliance for
the company [Promoter's Name] and is based on the
records and documents produced before me and
explanations provided to me by the management of the
Company.

Yours Faithfully

Place : Patna
Date : 14.01.2025

For Gupta Chandan & Co.
Chartered Accountants
(Chandan Kumar)
Partner

M.No.421698

UDIN : 25421698BMHYAK4107

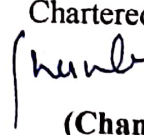
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

<u>SR.NO</u>	<u>Particulars</u>	<u>Amount(RS)</u> <u>Estimated Incurreed</u>
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (Calculated as per the Form IV)	--
2	Balance amount of receivables from sold apartments (as per Annexure A to this certificate(as certified by Chartered Accountant as verified from the records and books of Accounts)	--
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)as per Annexure A to this certificate	--
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	--
5.	Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	--

This certificate is being issued for RERA compliance for the Company and is based on the records and documents produced before us and explanations provided to us by the management of the Company.

Yours Faithfully,

Place : Patna
Date : 14.01.2025

For Gupta Chandan & Co.
Chartered Accountants

(Chandan Kumar)
Partner
M.No.421698



UDIN : 25421698BMHYAK4107