FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending June 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	CIN NO. U45202JH2006PTC012613	Name of Firm	PAWANSUT BUILDCON INDIA PRIVATE LIMITED
Firm Address :	C/O Sri Kedar Prasad Sinha, Quarter No. CD/769, Sector-2, Side-V, Hec Dhurwa, Ranchi, Jharkhand-834002		
Total Experience of promoter in Real Estate sector	13 YEARS		
Total Experience in Real Estate after Implementation of RERA	08 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	02	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	02	

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP81821-002/147/R-1620/2023	Name of Project/Phase of Registered Project	APRAJITA GARDEN
Name of Promoter	PAWANSUT BUILDCON INDIA PRIVATE LIMITED	Project Address	Opposite Parash Garden, Ramnagari To NTPC Colony Road, Patna
Name of Co-promoter	N/A		
Project Registration is valid up to	18/08/2028		
Starting date of Project or Phase of the Project	27/11/2023		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	5 YEARS		

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1.	Excavation (if any)	100% Pile Work Complete All Block-C (Tower-1 & 2, Block-A	30-06-2024
2.	Basements (if any)	40%	30-10-2024
3.	Podiums (if any)	N/A	
4.	Plinth	0%	30-12-2024
5.	Stilt Floor	03, 60% Block-C (Tower-01 & 02) Ground Floor Roof Slab is Completed.	30-12-2025
6.	Slabs of Super Structure	0%	30-12-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30-12-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30-12-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30-12-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30-12-2027
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%	30-06-2028

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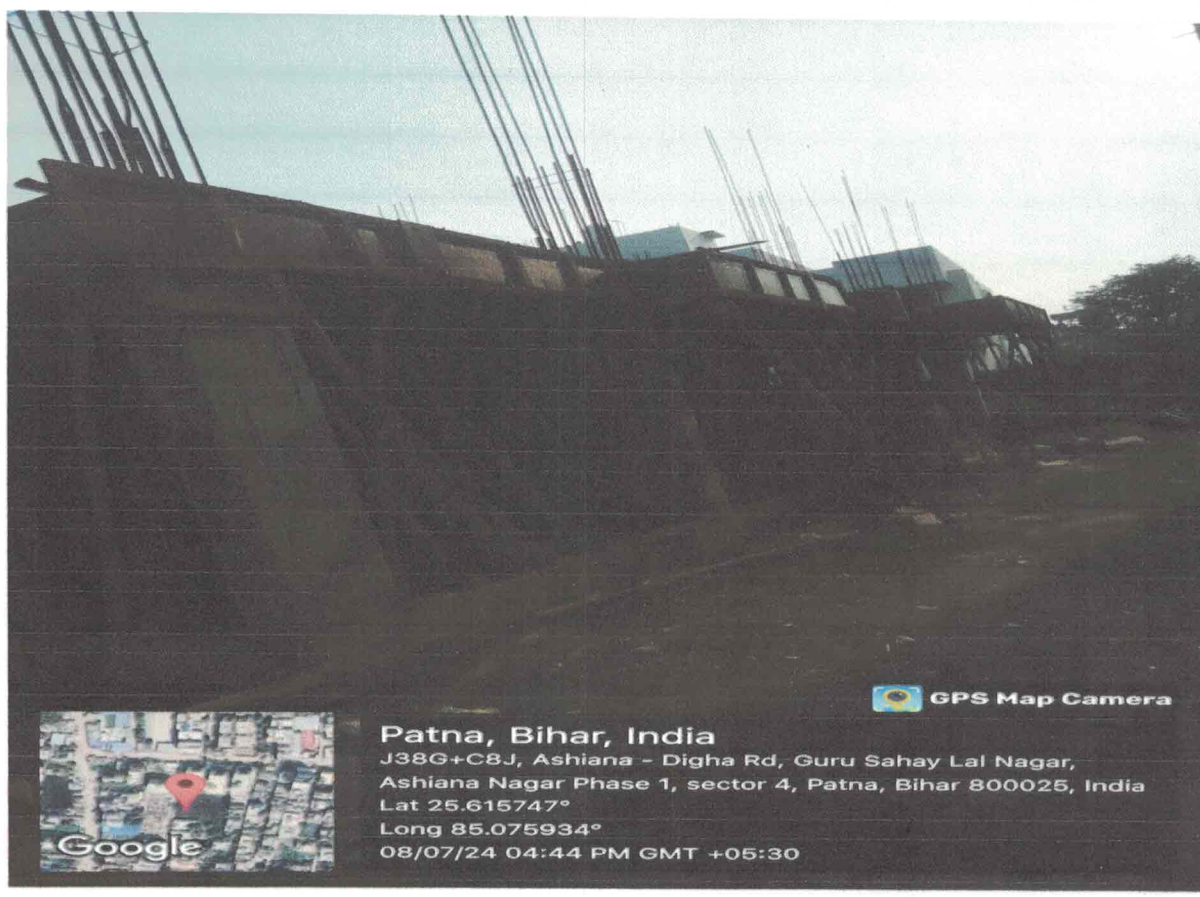
VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

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	0%	30-12-2027
2.	Water Supply	YES	10%	30-12-2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30-03-2028
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	YES	0%	30-06-2028
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	YES	0%	30-06-2028
10.	Water Conservation / Rain Water Harvesting	YES	0%	30-12-2027
11.	Energy Management	YES	0%	30-06-2028
12.	Fire Protection and Fire Safety Requirements	YES	0%	30-05-2028
13.	Closed Parking	YES	0%	30-03-2028
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	30-06-2028
16.	Others (Option to Add More)			

PAWANSUT BUILDCON INDIA PVT. LTD.

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GPS Map Camera
Patna, Bihar, India
J38G+C8J, Ashiana - Digha Rd, Guru Sahay Lal Nagar,
Ashiana Nagar Phase 1, sector 4, Patna, Bihar 800025, India
Lat 25.615778°
Long 85.075974°
08/07/24 04:44 PM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
J38G+C8J, Ashiana - Digha Rd, Guru Sahay Lal Nagar,
Ashiana Nagar Phase 1, sector 4, Patna, Bihar 800025, India
Lat 25.615747°
Long 85.075934°
08/07/24 04:44 PM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
J37G+X7P, Ramnagri Rd, Guru Sahay Lal Nagar, Ashiana Nagar Phase 1, Rukanpura, Patna, Bihar 800025, India
Lat 25.615122°
Long 85.075694°
08/07/24 04:46 PM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
J37G+X7P, Ramnagri Rd, Guru Sahay Lal Nagar, Ashiana Nagar Phase 1, Rukanpura, Patna, Bihar 800025, India
Lat 25.615137°
Long 85.075521°
08/07/24 04:47 PM GMT +05:30
Google

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	31210200001827
2.	Estimated Cost of the Project including land cost at the start of the Project	12,00,64,170=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	30,72,303=00
6.	Actual Cost Incurred during the Quarter	29,60,862=00
7.	Net amount at end of the Quarter	1,11,441=00
8.	Total expenditure on Project **till date**	1,39,96,101=00
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	1,56,96,870=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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

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B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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:

Date:

PAWANSUT BUILDCON INDIA PVT. LTD.

DIRECTOR

FORM No. 1

ARCHITECT'S CERTIFICATE

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

Date-08.07.2024

To,

PAWANSUT BUILDCON INDIA PVT.LTD.
Director: - SRI ANIL KUMAR, S/O SRI RAMAWADH SINGH
AT.- FLAT NO.- 302, 3RD FLOOR , SHANTI HERITAGE NEAR MAHINDRA TWO WHEELER SHOWROOM, RUKANPURA, BAILEY ROAD, PATNA-800014

Subject: Certificate of Percentage of Work executed (APRIL 2024 TO JUNE 2024) in the project **APRAJITA GARDEN** having **03 (Block-A, Block-C,TOWER NO.- 01& 02)** No. of Building bearing the registration no. [Bihar RERA Registration Number] **BRERA P81821-002/147/R-1620/2023** and being developed on the Plot bearing khata no,- **340,** Plot No. **324** demarcated by its Latitude **(N) 25° 61' 54."**, Longitude **(E) 85° 07' 56.6"** of the land situated in **OPPOSITE PARASH GARDEN , RAMNAGARI TO NTPC COLONY ROAD,** Village-**RAMNAGARI,** Block- **Patna Sadar** division- **Patna** , District **Patna ,** PIN- **800025,** admeasuring **7934.22** 'sq. mts., area being developed by the Promoter **PAWANSUT BUILDCON INDIA PVT.LTD.**

Sir,

I, **Manoj Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the **APRAJITA GARDEN** ,Building of the Project, situated on the plot bearing khata no,- **340,** Plot No. **-324** of the land situated in **OPPOSITE PARASH GARDEN , RAMNAGARI TO NTPC COLONY ROAD,** Village-**RAMNAGARI**,Block- **Patna Sadar** division- **Patna** District **Patna** PIN - **800025** admeasuring **7934.22** 'sq. mts., area being developed by the Promoter **PAWANSUT BUILDCON INDIA PVT.LTD.**

1. Following technical professionals are appointed by Owner/ Promoter:
   - (i) Shri **Manoj Kumar** as L.S./Architect;
   - (ii) Shri **Vijay Kumar** as Structural Consultant (
   - (iii) Shri **Krishna Gopal Prasad** as Mechanical/ Electr./ Plumbing Consultant (MEP)
   - (iv) Shri **ROHIT SHEKHAR** as Site Supervisor

Based on Site Inspection, with respect to each 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 **BRERA P81821-002/147/R-1620/2023** 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.

TABLE-A

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%, PILE WORK COMPLETE
2	Ground Floor Works	40%
3	Number of Basement(s) and Plinth	N/A,0%
4	Number of Podiums	N/A,0%
5	Stilt Floor	**03, 60% BLOCK-C(Tower-01&02) ,Complete**
6	Number of Slabs of Super Structure	**05, BLOCK-C(Tower-01&02) GROUND FLOOR ROOF SLAB IS COMPLETED**
7	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	**0%**
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	**0%**
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	**0%**
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 may be required to obtain Occupation/ Completion Certificate.	**0%**

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-paths.	**Yes**	**0%**	Work is not start
2	Water Supply	**Yes**	**30%**	Work is in progress
3	Sewerage (chamber, lines, Septic Tank, STP)	**Yes**	**0%**	Work is not start
4	Storm Water Drains	**Yes**	**0%**	Work is not start
5	Landscaping & Tree Planting.	**Yes**	**0%**	Work is not start
6	Street Lighting	**Yes**	**0%**	Work is not start
7	Community Buildings	**NO**	**0%**	Not required
8	Treatment and disposal of sewage and sullage water	**NO**	**0%**	Not required
9	Solid Waste management & Disposal	**NO**	**0%**	Not required
10	Water conservation, Rain water harvesting.	**Yes**	**0%**	Work is not start
11	Energy management	**Yes**	**0%**	Work is not start
12	Fire protection and fire safety requirements	**Yes**	**0%**	Work is not start
13	Electrical meter room, Sub-Station, receiving station.	**Yes**	**0%**	Work is not start
14	Others (Option to Add more).			

Yours Faithfully,

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

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

MANOJ KUMAR

(Registration No./License No.-CA/2002/29414)