FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending March of 2024

I. PARTICULARS OF PROJECT			
Project Registration Number	BREERAP(B1821-002/147/R-1620/2023	Name of Project/Phaseof 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 Phaseof the Project	27/11/2023		
Type of Project or Phase of theProject	Residential		
Period of validity of map by the Competent Authority	5 YEARS		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 1 BHK -				
	2. 2 BHK, -	12	8544.00		1. Booked/ Allotted - 04
	3. 3 BHK -	28	26016.00	48	2. Sold - NIL
	4. 4 BHK -	8	10427-00		
	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 -	04
	48	2. Sold -	NIL

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IV. 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				

V. 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)	60% Pile Work Complete
2.	Basements (if any)	0%
3.	Podiums (if any)	0%
4.	Plinth	0%
5.	Stilt Floor	04
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /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, Overhead and Underground Water Tanks.	0%

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10.	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 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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%

VI. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	Work is not start
2.	Water Supply	YES	10%	Work is in progress
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	Work is not start
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	YES	0%	Work is not start
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		

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9.	Solid Waste Management & Disposal	YES	0%	Work is not start
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.	Closed Parking	YES	0%	Work is not start
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	Work is not start
16.	Others (Option to Add More)			

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

		Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
1.	Internal Roads & Footpaths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Landscaping and Tree Planning			
6.	Street Lighting			
7.	Disposal of sewage & Sullage Water			
8.	Water conservation/ Rain Water Harvesting			

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9.	Energy Management			

VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation.	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	



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VIII.	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.	Amount received during the Quarter	30,80,000=00
4.	Actual Cost Incurred during the Quarter (Company Account –Rs. - 25,05,680=00)	55,56,535=00
5.	Net amount at end of the Quarter	29,145=00
6.	Total expenditure on Project **till date**	1,10,35,239=00
7.	Cumulative fund Collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

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IX. Details of Mortgage or Charge if any created		
X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NO
2.	Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
XI. 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/our 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:

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PROJECT – APRAJITA GARDEN



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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)

To,

Date-05.04.2024

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, B/KANPURA, BAILEY ROAD, PATNA-800014

Subject: Certificate of Percentage of Work executed (JAN. 2024 TO MAR. 2024) in the project **APRAJITA GARDEN** having **1(One)** 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	**60%, PILE WORK COMPLETE**
2	Ground Floor Satring Works	**15%, SATRING WORK START**
3	Number of Basement(s) and Plinth	**N/A,0%**
4	Number of Podiums	**N/A,0%**
5	Stilt Floor	**4**
6	Number of Slabs of Super Structure	**0%**
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	10%	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)