FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending Apr-Jun of 2024 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	Serial No. 9873 at Sub Registry office, Danapur, Deed No. 91, Book No.4 dated. 10/10/2020
Firm Address:	H/O Sri Ram Deep Singh, 55, Naya Tola, Ward No.-15, Saguna More, Danapur, District- Patna, Bihar-801503
Total Experience of promoter in Real Estate Sector	4 Years
Total Experience in Real Estate After Implementation of RERA	4 Years
No of Project done Before Implementation of RERA	No Any
No of Project done After Implementation of RERA	1. Asthanu Metro Tower 2. Asthanu Sharda Complex 3. Asthanu Vijay Singh Yadav Complex

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP75726-1/96/R-1210/2021
Name of Project/Phase of Registered Project	ASTHANU METRO TOWER
Name of Promoter	ASTHANU BUILDCON
Project Address	PLOT NO. 265,266,267, KHATA NO.- 101,102,103, THANA NO.- 35, AT MAUZA- BABKARPUR, THANA-DANAPUR, DIST.- PATNA, BIHAR
Name of Co-promoter	NA
Project Registration is valid up to	18/06/2024
Starting date of Project or Phase of the Project	15/07/2021

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Type of Project or Phase of the Project	Residential/Group Housing
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (Including balcony Area) (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share –	Total Number of Apartments in Landowner's share –
Asthanu Metro Tower	3 BHK	1219.00	6	1. **Booked/Allotted-- 23** 2. **Sold--21**	3. **Booked/ Allotted- -** 4. **Sold--00**
Asthanu Metro Tower	3 BHK	972.00	6		
Asthanu Metro Tower	3 BHK	1005.00	1		
Asthanu Metro Tower	2 BHK	897.00	6		
Asthanu Metro Tower	2 BHK	827.00	1		
Asthanu Metro Tower	3 BHK	1196.00	6		
Asthanu Metro Tower	3 BHK	1163.00	6		
Asthanu Metro Tower	3 BHK	1125.00	6	Percentage of booking-	Percentage of booking-
Asthanu Metro Tower	3 BHK	1091.00	1		
Asthanu Metro Tower	3 BHK	1104.00	2		
Asthanu Metro Tower	3 BHK	902.00	2		
Asthanu Metro Tower	3 BHK	1071.00	2		

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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	**Total Number of Sanctioned Garages**	**Total Number of Garages:**	
Asthanu Metro Tower	No Garages available	1. **Booked/Allotted** - 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.				
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 Number-25/21-22 (Asthanu Metro Tower) (To be added 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/yyy) Format
1.	Excavation (if any)	**100%**	**Completed**
2.	Basements (if any)	**100%**	
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	
5.	Stilt Floor	**NA**	
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%**	

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9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**100%**	
10.	External plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**100%**	
11.	External plumbing.	**100%**	
12.	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.	**100%**	

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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Yes	100%	Completed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	Completed
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	No		
7.	Community Buildings	No		

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8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / RainWater Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and FireSafety Requirements	No		
13.	Closed Parking	Yes	100%	Completed
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to AddMore)	No		

VIII. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT
Not Applicable because our project is Residential/Group Housing.

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	**S. No.**	**Particulars**
	1.	**Front Elevation.-** Attached Below
	2.	**Rear Elevation.-** Attached Below
	3.	**Side Elevation.-** Attached Below
(B)		**Photograph of each floor**

X. Financial Progress of the Project		
S.No.	**Particulars**	**Amount (in Rs.)**
1	Project Account No.	1866102000005838
2	Estimated Cost of the Project including land cost at the start of the Quarter (In Lakh)	900.00/-
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) (In Lakh)	700.00/-
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any

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5	Amount received during the Quarter	25,40,801.00/-
6	Actual Cost Incurred during the Quarter	38,12,901.00/-
7	Net amount at end of the Quarter	13,533.85/-
8	Total expenditure on Project **till date**	12,13,27,792.18/-
9	Cumulative fund collected till the end of Quarter in question	13,74,68,005.00/-
10	Cumulative expenditure done till the end of Quarter in question	12,13,27,792.18/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

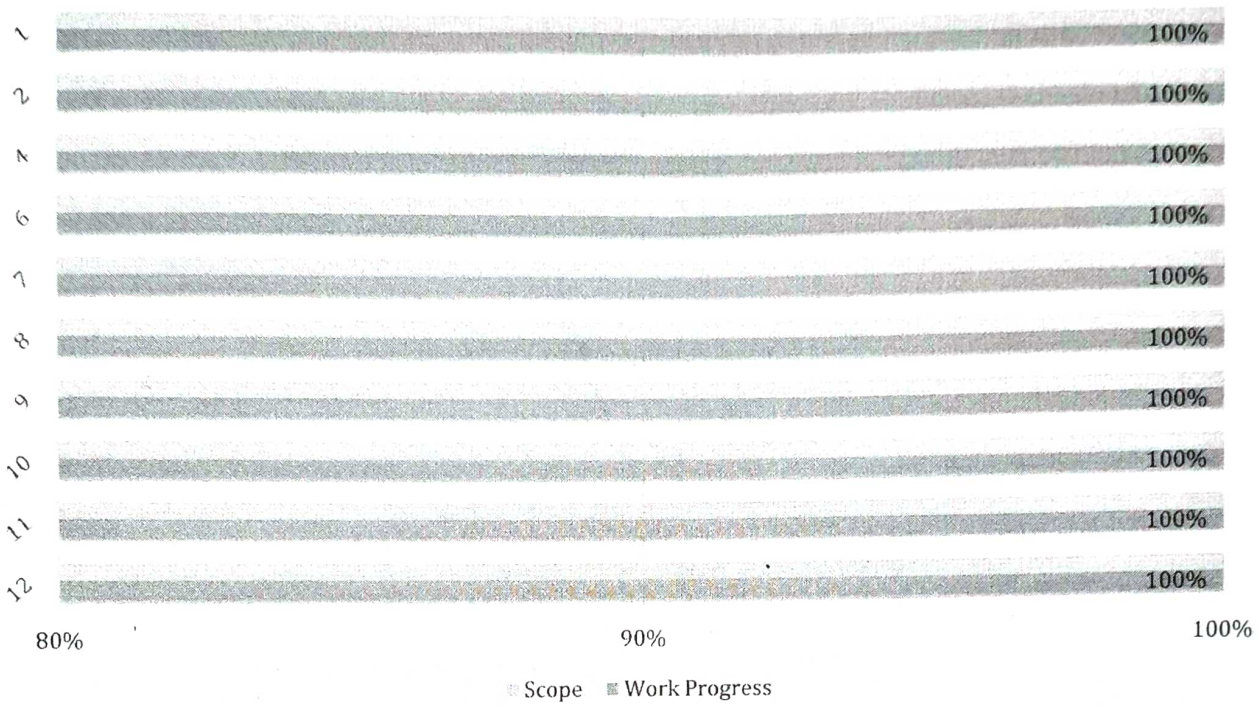
XII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Saleduring the Quarter	
1.	Sale Deed	21
2.	Agreement for Sale	23

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind?

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PROGRESS CHART



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Project Site Photographs

Front Elevation



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Side Elevation



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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
Asthanu Buildcon

Partner

Asthanu Buildcon

Partner