ANNEXURE-A

Quarterly Progress Report for quarter ending **December** of 2022 (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP93651-1/108/R-1216/2021	Name of Project/Phase of Registered Project	GOKULDHAAM RESIDENCY
Name of Promoter	ADITYA BUILDMAX PRIVATE LIMITED	Project Address	PLOT NO-1388 KH, BESIDE MAHINDRA RESIDENCY, KALI MANDIR, WARD NO-14, SIKANDARPUR, MUZAFFARPUR
Name of Co-promoter	N/A		
Project Registration is valid up to	08/04/2025		
Starting date of Project or Phase of the Project	24/09/2021		
Type of Project or Phase of theProject	1. Residential 2. Commercial 3. Residential- cum-Commercial4, Plotted project	RESIDENTIAL	
Period of validity of map by the Competent Authority	09/04/2024		

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, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -	01 12	318 12111	13	1. Booked/ Allotted -5 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	05
	12	2. Sold -	0

IV. 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)

Aditya Buildmax Pvt. Ltd.

Director

1.	Excavation (if any)	100%
2.	Basements (if any)	N/A
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	80%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	65%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	75%
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.	75%

V. 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	75%	

2.	Water Supply	Yes	85%	BORING
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	85%	
4.	Storm Water Drains			
5.	Landscaping & Tree Planting			
6.	Street Lighting			
7.	Community Buildings			
8.	Treatment and Disposal of Sewage and Sullage Water	NA		
9.	Solid Waste Management & Disposal	NA		
10.	Water Conservation / Rain Water Harvesting	Yes	90%	
11.	Energy Management	NA		
12.	Fire Protection and Fire Safety Requirements	NA		
13.	Closed Parking	Yes	80%	
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	75%	
16.	Others (Option to Add More)			

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING		
S. No.	Particulars	
1.	Front Elevation.	ATTACHED
2.	Side Elevation	ATTACHED
3.	Inner Section	ATTACHED

Aditya Buildmax Pvt. Ltd.

DIRECTOR

VII.	Financial Progress of the Project	
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	40281471083
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter -70%	8,00,001/-
4.	Actual Cost Incurred during the Quarter	19,48,563/-
5.	Net amount at end of the Quarter (Received less cost)	
6.	Total expenditure on Project **till date**	1,86,80,663/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	

VIII. 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	03

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true tothe 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.

Aditya Buildmax Pvt. Ltd.

DIRECTOR

Signature of PromoterName:

Deepak Agarwal
Date : 12-01-2023

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)

Date 09/01/2023

To,

The ----------(Name & Address of Promoter),

ADITYA BUILDMAX PVT. LTD.

8, Aditya Arcade, Exhibition Road, Patna

Subject: Certificate of Percentage of Work executed in the project

having 1 No. of Building(s)/ 1 Wing(s) of the Phase----------bearing the registration no. [Bihar RERA Registration Number] BRERAP93651-1/108/R-1216/2021 and being developed on the plot bearing CS No. ...1388...../Khata no...913../Survey No...../Plot No. 1388 demarcated by its boundaries (latitude and longitude of the end points) of the land----------situated in Sikandarpur Village ---------- Block ---------- Division --- District Muzaffarpur PIN ---------- Admeasuring 692.26 m² sq.mts. Area being developed by the promoter [Name] Aditya Buildmax Pvt. Ltd.

Sir,

I, We Anand Kumar have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the ---------- ---------Building(s)/ ----------Wing(s) of the ---------- Phase of the Project, Situated on the plot bearing C.S. No. ...../Survey No. ...../Plot No. 1388 of Village Sikandarpur Block ----------Division ----------District Muzaffarpur ----------PIN ----------admeasuring 692.26 m² sq.mts. area being developed by [Promoter's Name] Aditya Buildmax Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s /Shri/Smt. Anand Kumar ---------- as L.S. / Architect;
   (ii) M/s /Shri/Smt.---------- as Structural Consultant
   (iii) M/s /Shri/Smt.---------- as Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) M/s /Shri/Smt.---------- as Site Supervisor

Based on site Inspection, with respect to reach 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 P93651-1/108/R-1216/2021 Under Bihar RERA is as per table A herein below. The percentage

TABLE-A

Building / Wing Number _____ (to be prepared separately for each Building/Wing of the Project)

Sr.No.	Tasks/Activity	Percentage of work done
1.	Excavation	100%.
2.	Number of basement(s) and Plinth	-
3.	Number of Podiums	-
4.	Stilt Floor	90%.
5.	Number of Slabs of Super Structure	100%.
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	100%.
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	100%.
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%.
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%.
10.	Installation of lifts, water pumps, Fire Fighting Fitting 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.	90%.

TABLE-B

Internal and External Development Work 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	100%.	
2	Water Supply	Yes	100%.	

3	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	100%.	
4	Storm Water Drains			
5	Landscaping & Tree Planting.	Yes	50%.	
6	Street Lighting	Yes	50%.	
7	Community Buildings	Yes	90%.	
8	Treatment and disposal of sewage and Sullage water	NA		
9	Solid Waste management & Disposal.	NA		
10	Water conservation, Rain water harvesting.	Yes		
11	Energy management	NA		
12	Fire protection and fire safety requirements	NA		
13	Electrical meter room, sub-station, receiving station.	Yes	100%.	
14	Others (Option to Add more).			

Yours Faithfully,

AR. ANAND KUMAR
C.O.A. Regd. No.-CA/2010/46971
(ANAND KUMAR)
Signature & Name (IN BLOCK LETTERS) of L.S./Architect

(Registration No./license No. CA/2010/46971