

ANNEXURE-AQuarterly Progress Report for quarter ending **December** of 2022 (Year)**I. PARTICULARS OF PROJECT**

Project Registration Number	BRERAP93651-2/50/R-1383/2022	Name of Project/Phase of Registered Project	ALPHA PARK
Name of Promoter	ADITYA BUILDMAX PRIVATE LIMITED	Project Address	OPPOSITE CARE NURSHING HOME, BAIRIYA TO MIT ROAD, AHYAPUR, MUJAFFARPUR
Name of Co-promoter	N/A		
Project Registration is valid up to	28/02/2027		
Starting date of Project or Phase of the Project	25/04/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum- Commercial 4. Plotted project	RESIDENTIAL	
Period of validity of map by the Competent Authority	25/02/2025		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
Residential	1. 1 BHK	-		48 Flats/Duplex	1. Booked/ Allotted-09 2. Sold -
	2. 2 BHK,	-			
	3. 3 BHK	-	40		
	4. Shop	-			
	5. Duplex	-	08		
	6. Plot etc.	-			

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Residential	58	1. Booked/Allotted	-
		2. Sold	-

IV. Construction Progress of the Project

1. Building / Wing / Layout Number Residential (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)	100%

2.	Basements (if any)	80%
3.	Podiums (if any)	-
4.	Plinth	80%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	40%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Ground Floor (11%)
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	-
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	30%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	-
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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	-

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			
2.	Water Supply	Yes	25%	Boring

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

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING

S. No.	Particulars
1.	Front Elevation. ATTACHED
2.	Rear Elevation
3.	Side Elevation ATTACHED

VII. Financial Progress of the Project

S. No.	Particulars	Amount (In Rs.)
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Aditya Buildmax Pvt. Ltd.

D. J. Bhandari

DIRECTOR

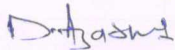
(1)	(2)	(3)
1.	Project Account No.	43100200000651
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	87,25,714/-
4.	Actual Cost Incurred during the Quarter	1,10,56,233/-
5.	Net amount at end of the Quarter	
6.	Total expenditure on Project till date	3,51,89,168/-
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	-
2.	Agreement for Sale	-

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.

Aditya Buildmax Pvt. Ltd.



DIRECTOR

Signature of Promoter

Name: 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

ADITYA ARCADE, EXHIBITION ROAD, PATNA

Subject: Certificate of Percentage of Work executed in the project

BRERAP93651-2/SO/R1383/2022
having -----No. of Building(s)/-----Wing(s) of the Phase-----
bearing the registration no. [Bihar RERA Registration Number]-----
and being developed on the plot bearing CS No./Khata
no. 1001 /Survey No./Plot No. 3245 & 3238 demarcated by its
boundaries (latitude and longitude of the end points) of the land-----
-----situated in KOLHUA PAIGANBERPUR Village -----Block -----
Division --- District Muzaffarpur PIN -----
Admeasuring 3189.18 sq.mts. Area being developed by the
promoter [Name] Aditya Buildmax Pvt Ltd

Sir,

I, We VISHNU KUMAR CHOUDHARY 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. 3245 & 3238

KOLHUA PAIGANBERPUR
of Village -----Block -----Division -----District -----

-----PIN -----admeasuring 3189.18 sq.mts. area being

developed by [Promoter's Name] -----

1. Following technical professionals are appointed by Owner / Promoter :-

(i) M/s /Shri/Smt. VISHNU KUMAR CHOUDHARY as L.S. / Architect;

(ii) M/s /Shri/Smt. BRJESH KR. SINHA as Structural Consultant

(iii) M/s /Shri/Smt. P. H. ENGINEERS 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 BRERAP93651-2/SO/R1383/2022 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

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

Sr.No.	Tasks/Activity	Percentage of work done
1.	Excavation	80%.
2.	Number of basement(s) and Plinth	80%.
3.	Number of Podiums	—
4.	Stilt Floor	100%.
5.	Number of Slabs of Super Structure	FOUR 40%.
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	GROUND 11%.
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	30%.
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
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.	0%.

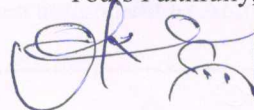
TABLE-B

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	0%	
2	Water Supply	Yes	0%.	

3	Sewerage (Chamber, lines, Septic Tank, STP)	YES	0	
4	Storm Water Drains	YES	0	
5	Landscaping & Tree Planting.	YES	0	
6	Street Lighting	YES	0	
7	Community Buildings	NO	0	
8	Treatment and disposal of sewage and Sullage water	YES	0.	
9	Solid Waste management & Disposal.	YES	0	
10	Water conservation, Rain water harvesting.	YES	0	
11	Energy management	YES	0	
12	Fire protection and fire safety requirements	YES	0%.	
13	Electrical meter room, sub-station, receiving station.	YES	0%.	
14	Others (Option to Add more).			

Yours Faithfully,



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

VISHNU KUMAR CHOUDHARY

(Registration No./license No. CA/94/16909)