FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending Sept 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	U70109BR2019PTC043418	Name of Firm	ADITYA BUILDMAX PRIVATE LIMITED
Firm Address :	8, ADITYA ARCADE, EXHIBITION ROAD, PATNA, Patna, Bihar, India, 800001		
Total Experience of promoter in Real Estate sector	05 Years		
Total Experience in Real Estate after Implementation of RERA	05 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NA	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	01	

II. 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	PLOT NO-3238, 3245,OPP-CARE NURSING HOME, BAIRIYA TO MIT ROAD, AHIYAPUR, MUZAFFARPUR
Name of Co-promoter	NA		
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		

Aditya Buildmax Pvt. Ltd.

D. Agarwal

DIRECTOR

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - **24**	Total Number of Apartments in Landowner's share - **24**
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Duplex - 6. Plot etc.	40 08	47816 15748	48 Flats/Duplex	1. Booked / Allotted -**16** 2. Sold-	3. Booked/ Allotted-**01** Sold -
					Percentage of booking – **66%**	Percentage of booking- **4%**

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.			
Association of allottees name			
Details of allottees - Name, Address, Email id (if any), contact number.			

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	16 + 01
		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	NA			
2.	Fire N.O.C.	Office of the State Fire Officer, Bihar		09-10-2020	
3.	Water Supply Permission				
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.				

Aditya Buildmax Pvt. Ltd.

DIRECTOR

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____(To beaded 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%	
2.	Basements (if any)	90%	
3.	Podiums (if any)	-	
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.	75%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	40%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	20%	
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.		

Aditya Buildmax Pvt. Ltd.

DIRECTOR

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			
2.	Water Supply	Yes	25%	
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	Yes	70%	
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station			
16.	Others (Option to Add More)			

Aditya Buildmax Pvt. Ltd.

DIRECTOR

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	NA		
2.	Water Supply	NA		
3.	Sewerage Chambers Septic Tank	NA		
4	Drains	NA		
5.	Parks, Land Scaping and Tree Planting	NA		
6.	Street Lighting	NA		
7.	Disposal of sewage & sullage water	NA		
8.	Water conservation/Rain Water Harvesting	NA		
9.	Energy Management	NA		

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

Aditya Buildmax Pvt. Ltd.

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X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	43100200000651
2.	Estimated Cost of the Project including land cost at the start of the Project	25,93,00,000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	19,00,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	31,42,858/-
6.	Actual Cost Incurred during the Quarter	31,38,023/-
7.	Net amount at end of the Quarter	
8.	Total expenditure on Project **till date**	9,06,66,342/-
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

Aditya Buildmax Pvt. Ltd.

DIRECTOR

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
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 Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	06
3.	No. of possessions given to allottees	
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

Aditya Buildmax Pvt. Ltd.

DIRECTOR

XIV UNITS ALLOCATION DETAILS

Total Number of sanctioned apartments 1. 1 BHK 2. 2 BHK, - 3. 3 BHK- 40 4. Shop 5. Duplex - 08 - Plot etc.	Details of allotment made so far with Flat number/ Bungalow - Plot etc 107 - Duplex 205 – 3BHK 304 – 3BHK 306- Duplex 402 – 3BHK 404 – 3BHK 502 – 3BHK 506- Duplex 601 – 3BHK 602 – 3BHK 603 – 3BHK 701 – 3BHK 702 – 3BHK 705 – 3BHK 706- Duplex 707- Duplex	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name :
Contact No :
Email id : adityabuildmax@gmail.com
Address :

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.

Aditya Buildmax Pvt. Ltd.

DIRECTOR

Signature of Promoter

Name: Deepak Agarwal

Date: 14-10-2024