FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending 31st March of 2025 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	IN-BR-2400471313, Deed No.- 898, Firm Reg. No.- F000223/2024
Name of the Promoter's Entity	AAKARSHAN BUILDCON
Address of the Promoter's Entity:	55 NAYA TOLA, SAGUNA MORE, DANAPUR, PATNA, BIHAR, 801503
Total Experience of promoter in Real Estate Sector	No Any
Total Experience in Real Estate After commencement of RERA	No Any
No of Project done Before commencement of RERA	No Any
No of Project done After commencement of RERA	1. Parvati Sadan

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP18072807032521082 8E00
Name of Project	Parvati Sadan
Name of Promoter	AAKARSHAN BUILDCON
Project Address	Thana- Danapur, Tauzi No.-5234, Thana No.- 24, Khata No.- 87, Survey Plot No.- 202
Project Registration is valid up to	21/08/2028
Starting date of Project	09/10/2024
Type of Project	Residential/Group Housing
Name of the Competent Authority which sanctioned the project map	Nagar Parishad Danapur Nizamat, Patna
Period of validity of map by the Competent Authority	Five Years from the date of passing of MAP

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share– 13		Total Number of Apartments in Landowner's share– 13	
				Booked	AFS Executed	Booked	AFS Executed
Parvati Sadan	1 BHK	395.00	2	0	0	0	0
Parvati Sadan	3 BHK	935.00	16	0	0	0	0
Parvati Sadan	2 BHK	640.00	8	0	0	0	0
				Percentage of booking- 0 % of total units	Percentage of AFS- 0 % of total units	Percentage of booking- 0 % of total units	Percentage of AFS- 0 % of total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

- **Note:- There is No Any Booking in this Project hence Not Required**

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO. /OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allotees	(B) Cancelled by Promoters
No Any	**No Any**

VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES/ PARKING SPACE

Building Wise/ Block Number	Total Number of SanctionedGarages/ Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted -
Parvati Sadan	24	0

VII. DETAILS OF BUILDING APPROVALS

Already filed along with Registration Application

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Validity Upto		Attach Copy
1.	Environment Clearance				

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2.	Fire N.O.C.				
4.	Airport Authority of India NOC				
5.	Water Supply Permission				
6.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

Plan Case No.-10/24-25, Dated- 21.08.2024 (Parvati Sadan G+4) (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 (4)
1.	Excavation (if any)	0%	01-05-2025
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	0%	10-06-2025
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	0%	07-02-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	01-12-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	10-02-2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	10-12-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	10-04-2028
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	0%	15-06-2028
12.	N.O.C, Electrical fittings, Mechanical Equipment,	0%	10-06-2028

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	compliance to conditions of environment as per prescribed norms		
13.	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.	**0%**	**10-07-2028**
14.	Overall Percentage of Actual Work Done and final completion date	**0%**	**10-07-2028**

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA

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	NA	
2.	Water Supply	Yes	0%	15-06-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	10-06-2028
4.	Storm Water Drains	No	NA	
5.	Landscaping & Tree Planting	No	NA	
6.	Street Lighting	No	NA	
7.	Community Buildings	No	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	No	NA	
9.	Solid Waste Management & Disposal	No	NA	
10.	Water Conservation / RainWater Harvesting	No	NA	
11.	Energy Management	No	NA	

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12.	Fire Protection and FireSafety Requirements	No	NA	
13.	Closed Parking	Yes	0%	10-06-2028
14.	Open Parking	No	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	No	NA	
16.	Others (Option to AddMore)	No	NA	
17.	Overall Percentage of Actual Work Done and final completion date	Yes	0%	10-07-2028

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

XI. Financial Progress of the Project		
S.No.	**Particulars**	**Amount (in Rs.)**
1	Project Account No.	RERA Master A/C 1866102000009508
		RERA Project A/C 1866102000009355
		RERA Promoter A/C 1866102000009355
2	Estimated Cost of the Project including land cost at the start of the Project.	533.25/- **(In Lakh)**
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	402.00/-**(In Lakh)**
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5	Amount received during the Quarter	0.00/-
6	Actual Cost Incurred during the Quarter	9,00,000.00/-
7	Net amount at end of the Quarter	0.00/-
8	Total expenditure on Project till date	20,00,000.00/-
9	Cumulative fund collected till the end of Quarter in question	0.00/-
10	Cumulative expenditure done till the end of Quarter in question	20,00,000.00/-

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11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	5%

XII. Details Of Mortgage Or Charge If Any Created/Details Of Loan Taken By Promoters Against The Project, If Any.
No Any

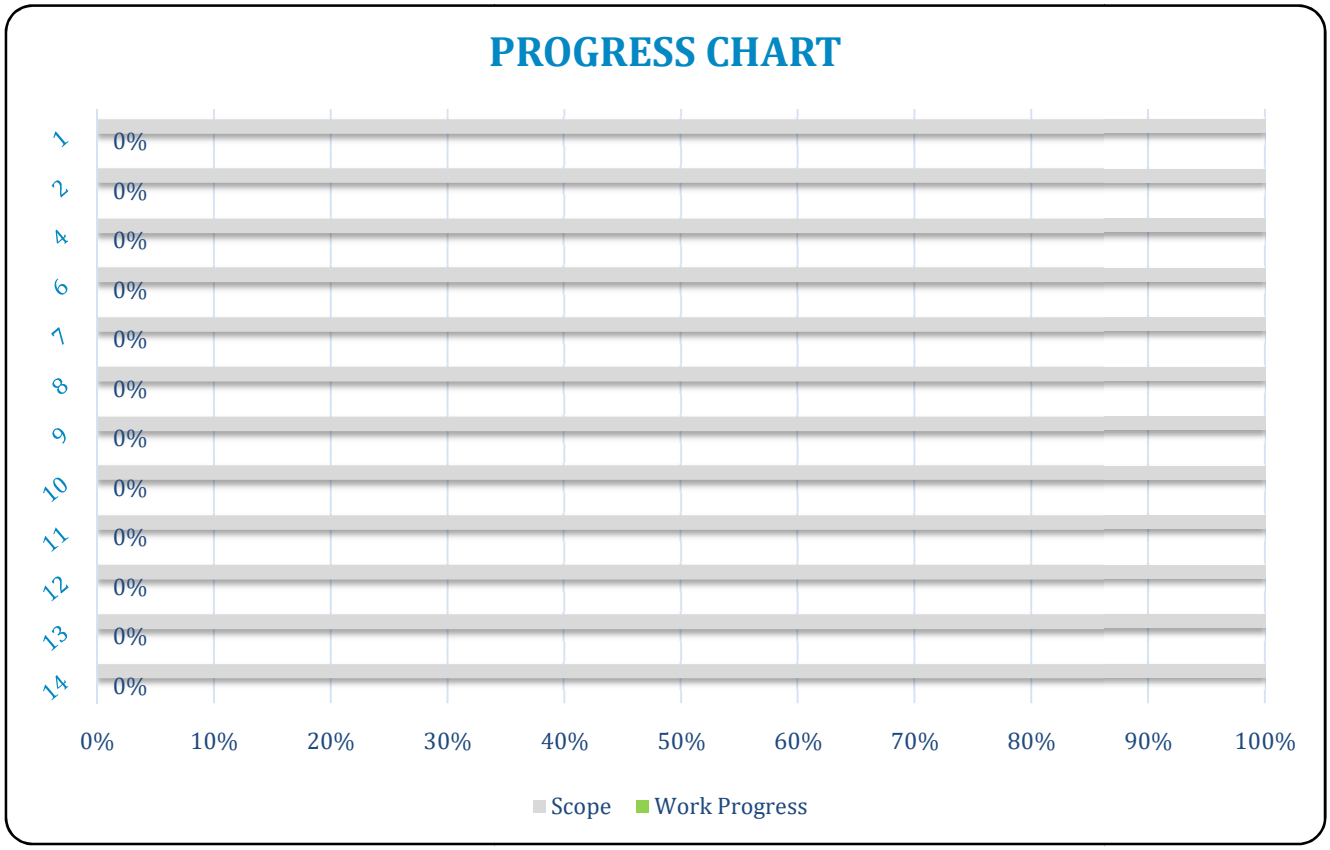
XIII. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	**S. No.**	**Particulars**
	1.	**Front Elevation.-** Attached Below
	2.	**Rear Elevation.-** Attached Below
	3.	**Side Elevation.-** Attached Below
	4.	**Photograph of each floor showing the progress of interior works**
	5.	**Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)**
(B)		**Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority**

XIV. 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	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA

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

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XVI. BROCHURE /Prospectus Copy of the brochure/prospectus to be uploaded with Form 7- Attached Below

XVII Grievance Redressal Officer

Name : Niteen Kumar

Contact No : 9229238889

Email id : aakarshanbuildcon@gmail.com

Address : 55 Naya Tola, Saguna More, Danapur, Patna, Bihar, 801503

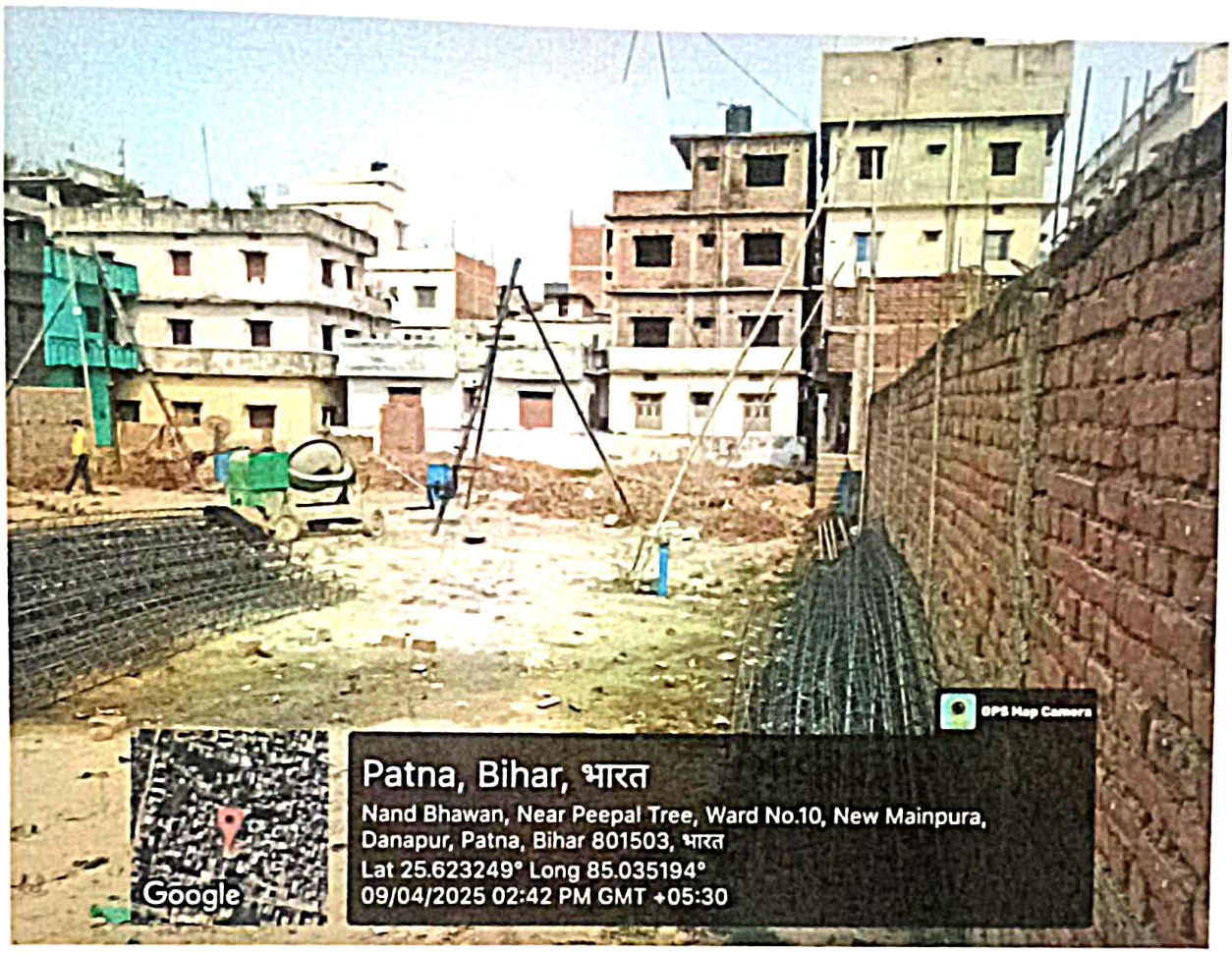
Project Site Photographs



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Nirjeen Kumar.

Partner



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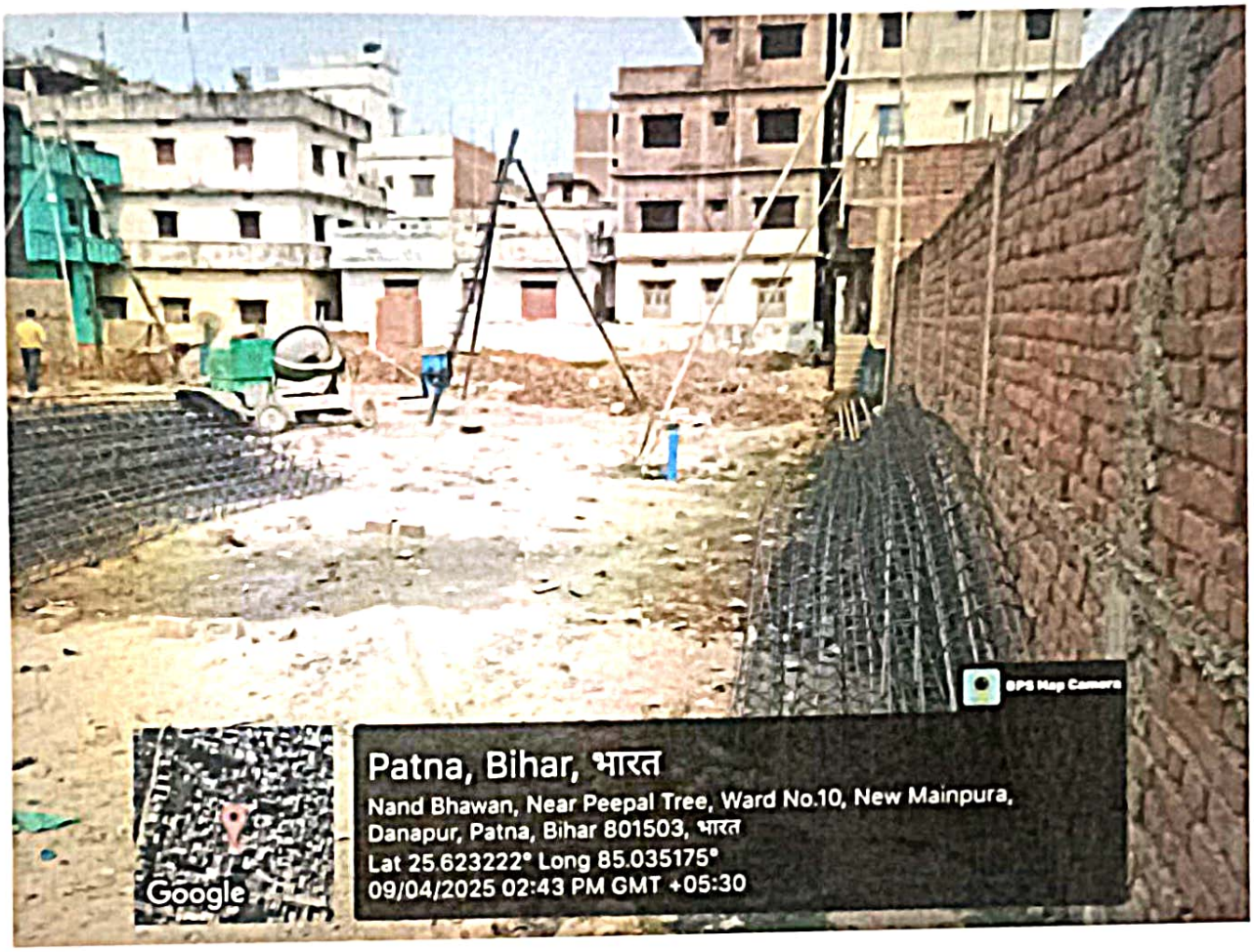
Naveen Kumar.

Partner



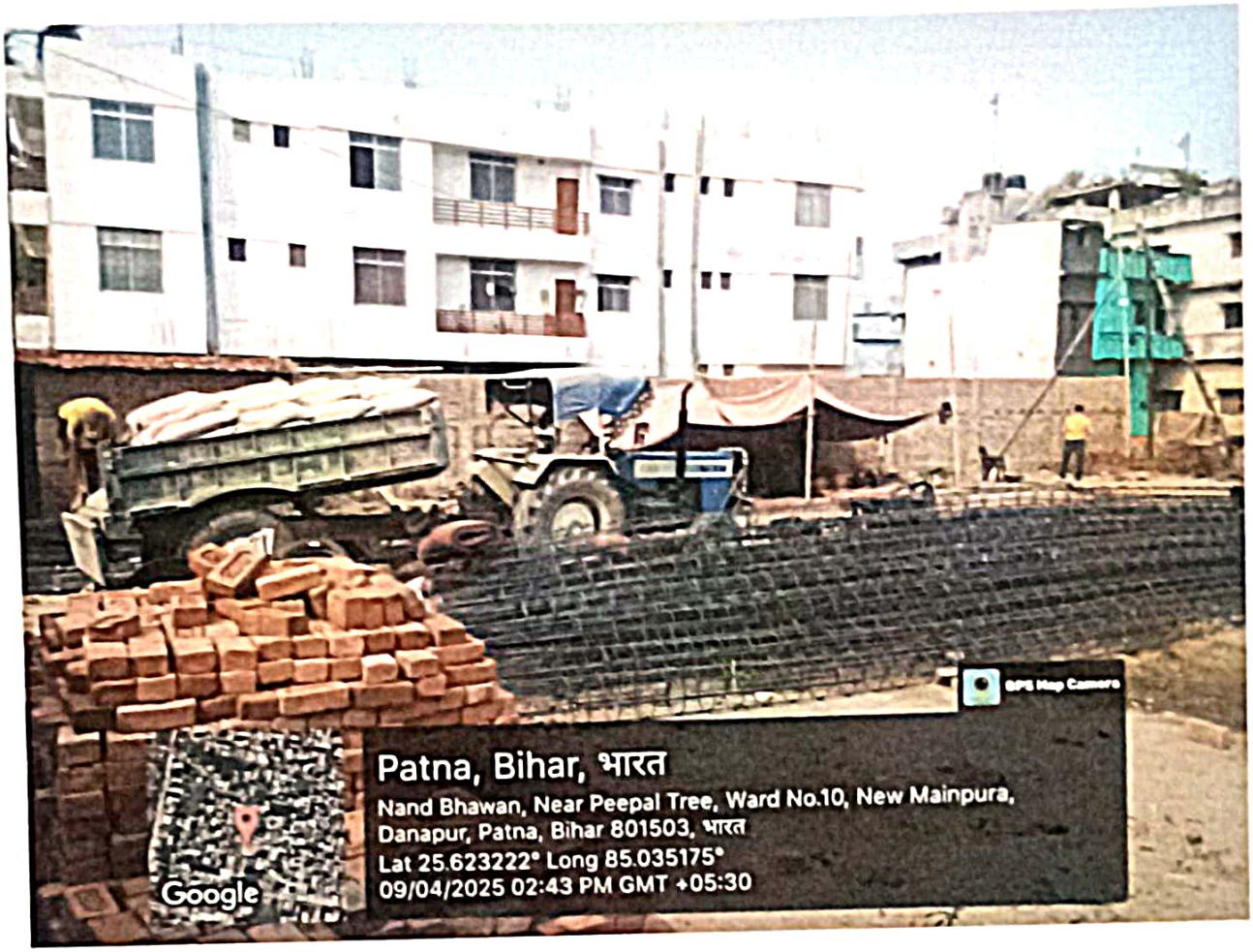
Aakarshan Buildcon

Partner



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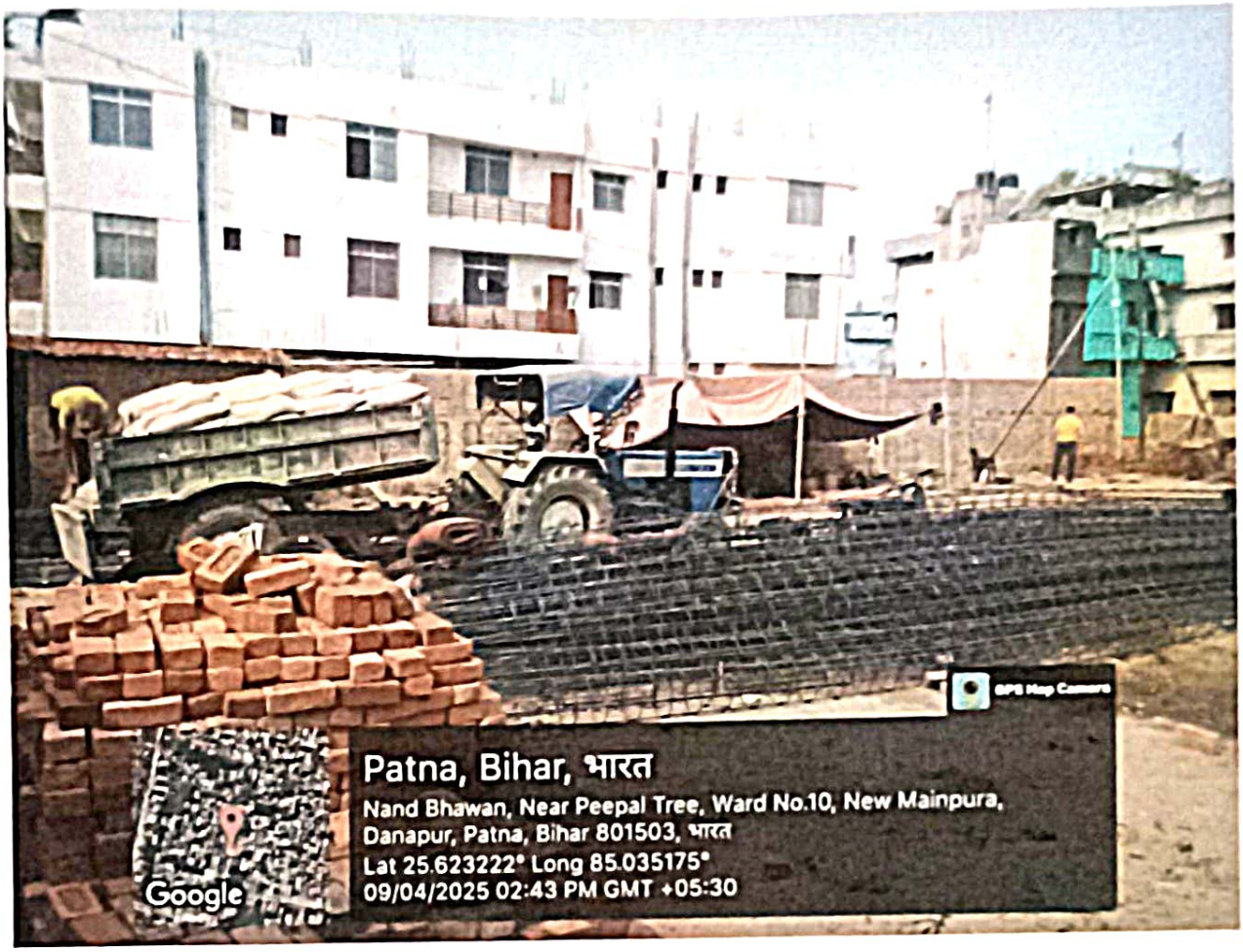
Partner



Aakarshan Buildcon

Nilaan Kumar.

Partner



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: Niteen Kumar

Date :

Aakarshan Buildcon

Niteen Kumar.

Partner

RERA Reg. No.- BRERAP18072807032521082 8E00

RERA Bihar Website:-
rera.bihar.gov.in

AAKARSHAN
BUILDCON
आपका घर, हमारी प्राथमिकता

Parwati Sadan

AAKARSHAN
BUILDCON
आपका घर, हमारी प्राथमिकता



Specifications







Structure :
Earthquake resistant structure according to latest seismic code,RCC framed structure with walls of Bricks on G.I. frames

Wall finishes :
Internal - Plaster with wall putty, **External** - Permanent finish with wall putty and water proof paint

Flooring :
Anti skid vitrified tiles for flat, Granite for stair case

Railing :
Stainless Steel /Iron

Kitchen :
Granite top with stainless steel sink & glazed tilling up to Dado, Provision for hot & cold water system.

Toilet :
Ceramic tile / stone, flooring and wall cladding with ceramic fixtures and CP fittings, CPVC / G.I. Plumbing

Doors :
Entrance - Internal - Flush Doors, Fire proof engineered doors wherever required

Windows :
Sal wood / anodized framed windows.

Electrical :
Modular switches, copper electrical wiring throughout in concealed conduit with provision for light- points, power- points, T.V. and telephone sockets. Power backup (Through silent Generator) not exceeding 400 watts per flat

Elevator :
Branded high speed lift having a capacity of 6 passengers.

Security :
Provision for intercom connected to every flat, CCTV surveillance in common areas.

Note: "In the quest of excellence, some of the specifications may have to be revised. Specifications are subject to change in keeping high quality standards as decided by any competent authority."

PAYMENT SCHEDULE

Type - 1	Flexi Plan
At The Time Of Booking	10%
After Booking Withing 45 Days	30%
On Completion of Ground Floor Slab	15%
On Completion of 1st Floor Slab	15%
On Completion of 2nd Floor Slab	15%
On Completion of 3rd Floor Slab	10%
On Time of Possession	5%

Type - 2	Down Payment Plan
At The Time Of Booking	10%
After Booking Withing 45 Days	80%
On Time of Possession	10%

We are providing loan facilities from these Banks:

SBI · Bank of India · HDFC HOME LOANS · punjab national bank

Other Miscellaneous Charges : Rs.5,00,000

Typical Floor Plan



Flat – 01 (3 BHK)

(S/B/U AREA = 1585 SQFT.)



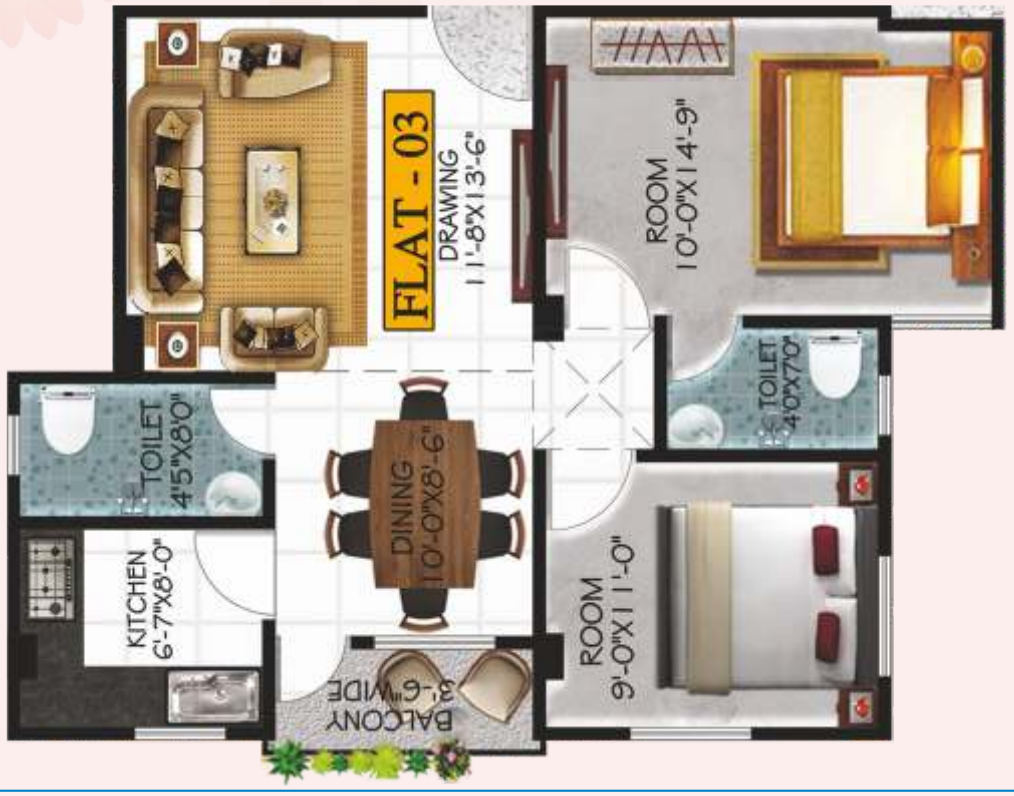
Flat – 02 (3 BHK)

(S/B/U AREA = 1585 SQFT.)



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Flat – 03 (2 BHK) (S/B/U AREA = 1055 SQFT.)



Flat – 04 (3 BHK) (S/B/U AREA = 1585 SQFT.)



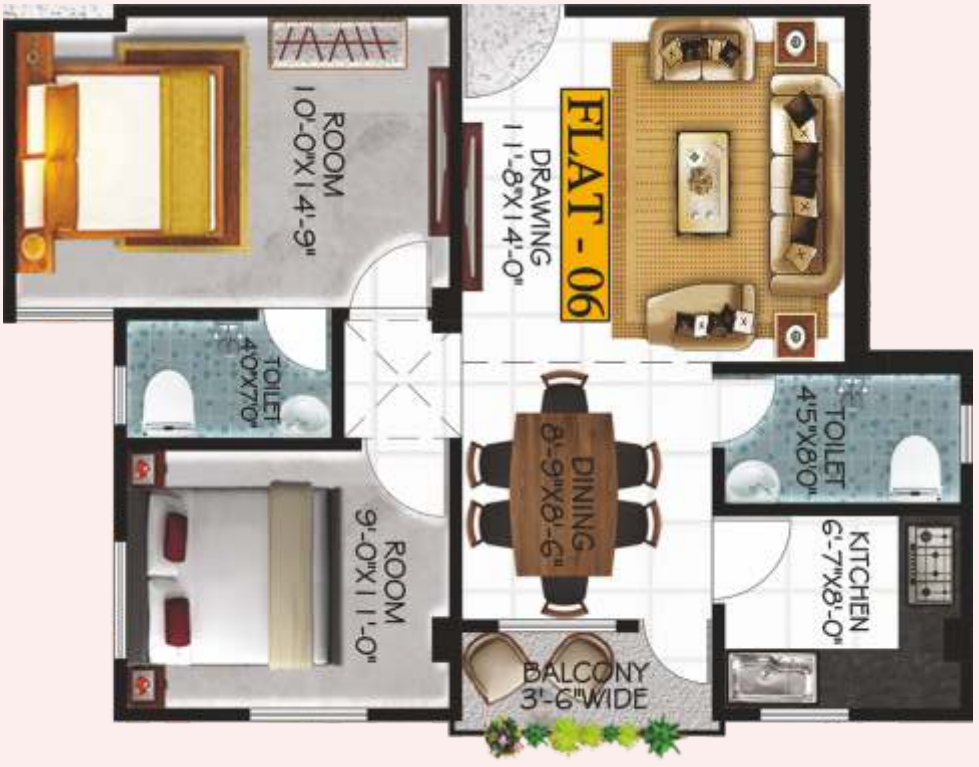
Flat – 05 (3 BHK)

(S/B/U AREA = 1585 SQFT.)

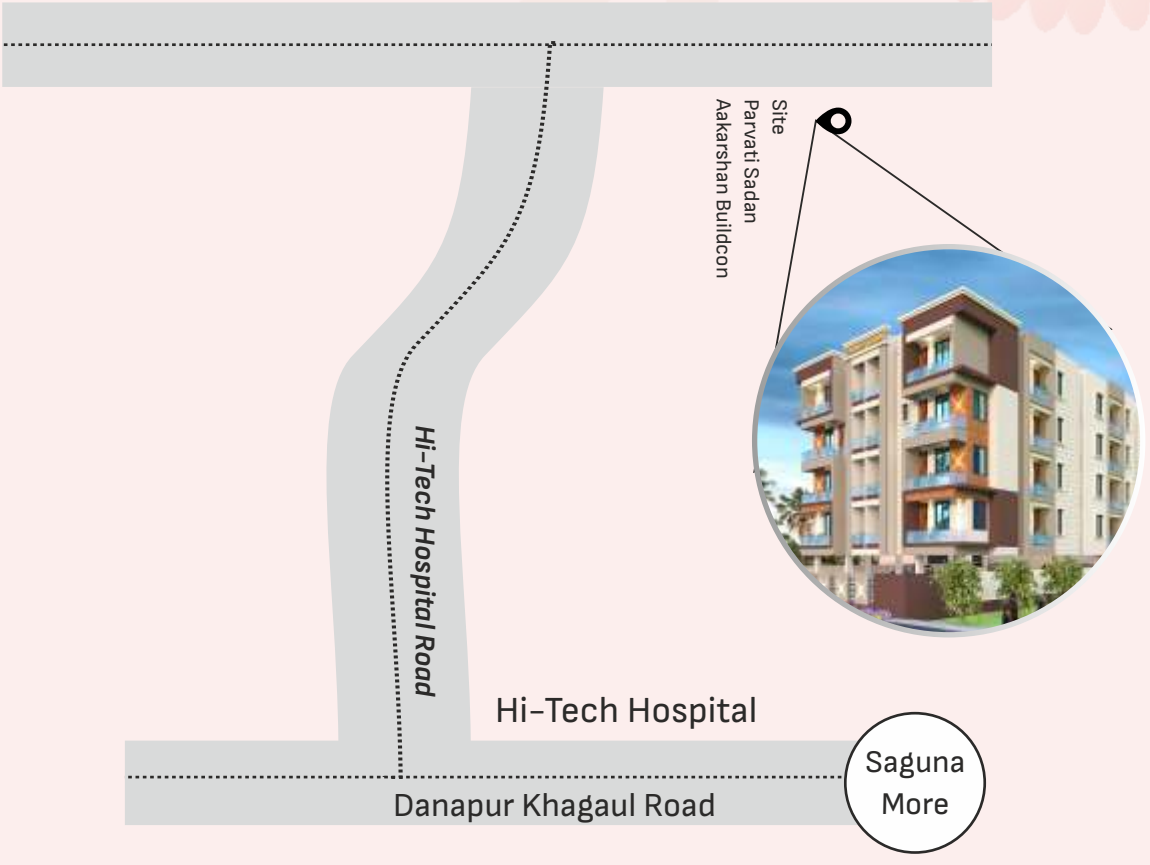


Flat – 06 (2 BHK)

(S/B/U AREA = 1055 SQFT.)



Location Map



AAKARSHAN
BUILDCON
आपका घर, हमारी प्राथमिकता

Corporate Office : 6th Flore Near Dav Junior School Saguna More, Patna
Hitek Hospital Ke Piche Near Sagun Marriage Hall
New Mainpura Ward No - 10, Danapur-Patna
Mob no. : 9229238889, 9234248889