

**FORM-7**  
**[REGULATION-9]**

**Quarterly Progress Report for quarter ending July - Sep of 2024-25 (Year)**

**I. PARTICULARS OF PROMOTERS**

Promoter's Registration Number/CINNo.	Serial No. 12187 at Sub Registry office, Danapur, Deed No. 74, Book No.4 dated. 10/08/2021
FirmAddress:	JANKI PALACE, 3RD FLOOR, INFRONT OF ST.KARENS HIGH SCHOOL, SAGUNA-KHAGAUL MAIN ROAD, PATNA
TotalExperienceofpromoterin RealEstate Sector	4 Years
TotalExperienceinRealEstate AfterImplementationofRERA	4 Years
NoofProjectdoneBefore Implementation of RERA	No Any
No of Project done After ImplementationofRERA	1. VIJAY SHREE CITY

**II. PARTICULARS OF PROJECT**

Project Registration Number	BRERAP41704-1/188/R-1316/2022
Name of Project/Phase of Registered Project	VIJAY SHREE CITY
Name of Promoter	ASTHANU GHARONDA JV
Project Address	MAUZA -JAMSAUT, PLOT NO-2123,2124, 2129, KHATA NO-68 AND 137, THANA- DANAPUR, DIST.- PATNA, BIHAR
Name of Co-promoter	NA
Project Registration is valid up to	31/03/2025
Starting date of Project or Phase of the Project	25/12/2021
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

**ASTHANU GHARONDA JV**  
  
**PARTNER**

### 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 – 38	Total Number of Apartments in Landowner's share – 25
Vijay Shree City	2 BHK	896.00	7	1. Booked-33 2. Sold—00  Percentage of booking- 86.84 %	3. Booked-00 4. Sold-00  Percentage of booking- 0
Vijay Shree City	3 BHK	1121.00	7		
Vijay Shree City	3 BHK	1125.00	14		
Vijay Shree City	3 BHK	1144.00	7		
Vijay Shree City	3 BHK	1196.00	14		
Vijay Shree City	4 BHK	1463.00	7		
Vijay Shree City	4 BHK	1538.00	7		

• Note :- Since we have just received the format of Association of Allottes, due to non availability of allottes, we are in the process of completing it and updating it as soon as possible.

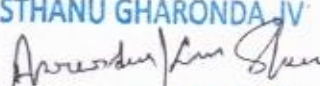
### IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Vijay Shree City	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.				

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## VI. Construction Progress of the Project

1. Plan Case Number-26/21-22 (Vijay Shree City Block A & B)(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/yyyy) Format
		Block A	Block B	
1.	Excavation (if any)	100%	100%	Completed
2.	Basements (if any)	95%	95%	20-10-2024
3.	Podiums (if any)	NA	NA	
4.	Plinth	100%	100%	Completed
5.	Stilt Floor	NA	NA	
6.	Slabs of Super Structure	100%	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	60%	60%	20-12-2024
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%	50%	10-02-2025
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	55%	50%	20-12-2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	40%	30%	10-03-2025
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.	11% Pump is installed	11% Pump is installed	10-04-2026

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*Asthanu Gharonda JV*  
PARTNER

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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Yes	15%	10-04-2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	3%	10-04-2026
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation/Rain Water Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	No		
13.	Closed Parking	Yes	80%	10-01-2026
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to Add More)	No		

#### VIII. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

Not Applicable because our project is Residential/Group Housing.

ASTHANU GHARONDA JY

*[Signature]*  
PARTNER

**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.	1866102000005326
2	Estimated Cost of the Project including land cost at the start of the Project	1,800.00/- (In Lakh)
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	1500.00/- (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	1,5622,675.00/-
6	Actual Cost Incurred during the Quarter	42,60,506.00/-
7	Net amount at end of the Quarter	20,128.54/-
8	Total expenditure on Project till date	9,48,45,902.93/-
9	Cumulative fund collected till the end of Quarter in question	15,81,83,968.00/-
10	Cumulative expenditure done till the end of Quarter in question	9,48,45,902.93/-

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

No Any

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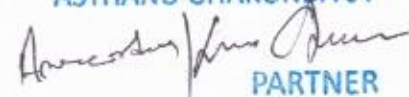
**XII. MISCELLANEOUS**

A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
	No of Execution Cases against this project Case No. Name of Parties	NA
	No of Suo - Moto cases against this project Case No. Name of Parties	NA
	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	28
3.	No. of possessions given to allottees	0

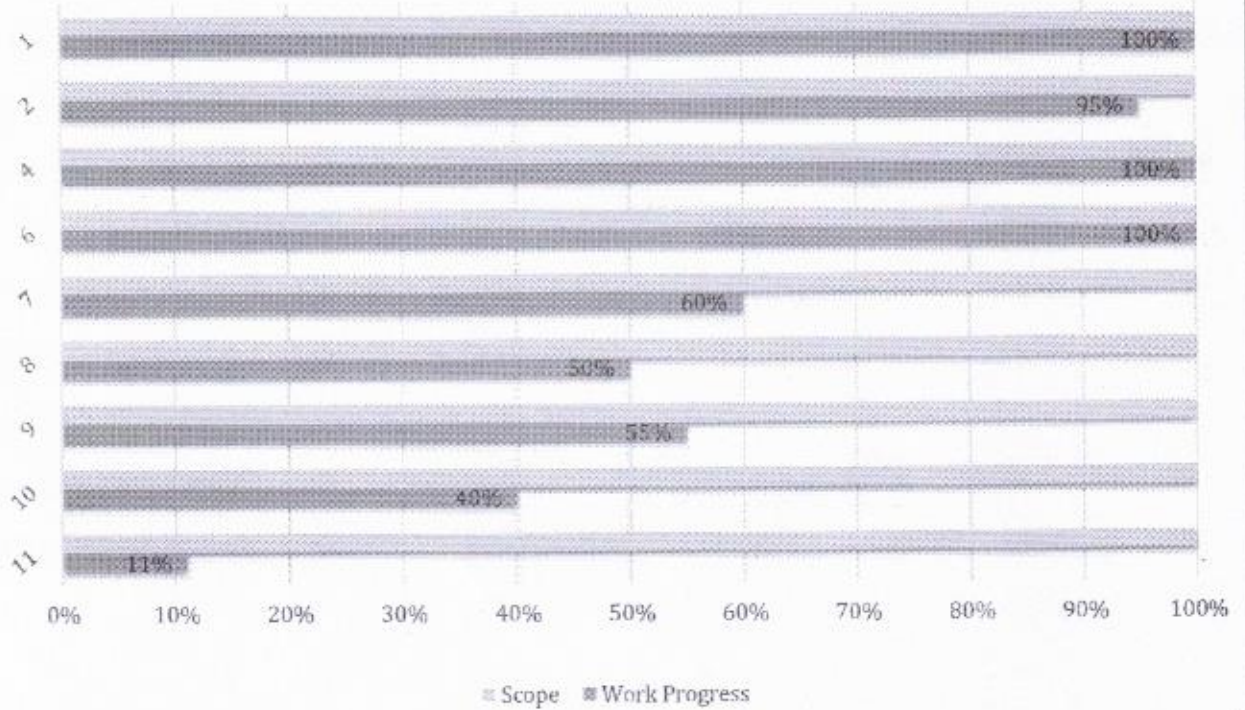
**XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART**

Weather the project in progress is as per time schedule or lagging behind?

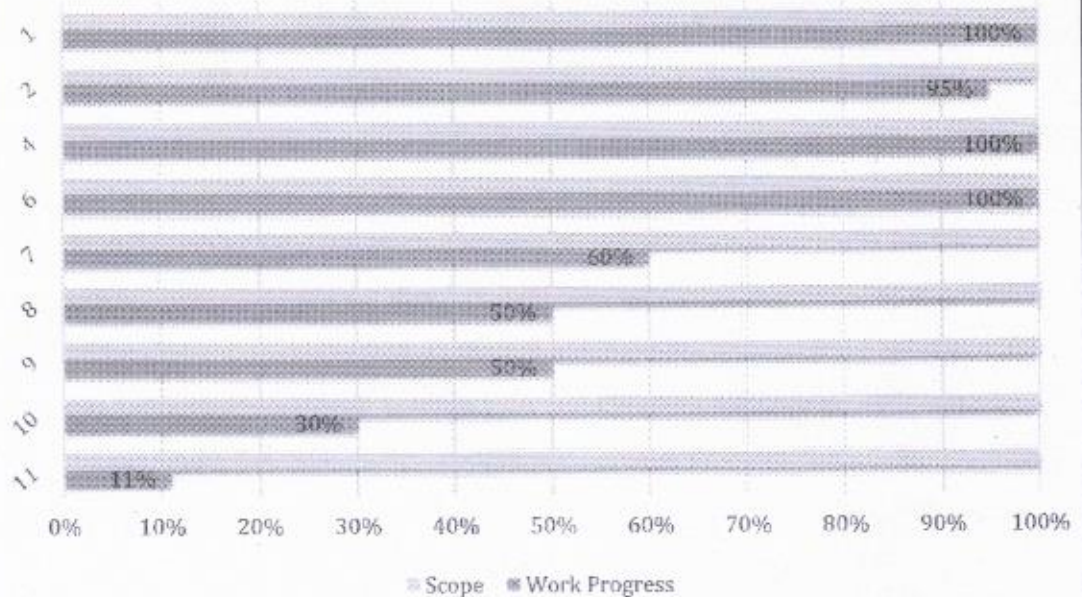
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### PROGRESS CHART BLOCK A



### PROGRESS CHART BLOCK B



**XIV. UNITS ALLOCATION DETAILS**

Apartment Type	Total Number of sanctioned apartments	Details of allotment made so far with Flat number/Bungalow/plot etc -	Cancellation of Flat allotment, If any with Flat number / Bungalow/Plot etc -
2 BHK	2	Attached Below as Annexure- A	No Any
3 BHK	6		
3 BHK	8		
3 BHK	7		
3 BHK	8		
4 BHK	3		
4 BHK	4		

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*Asthanu Gharonda JV*  
PARTNER

**Annexure-A:- Details of allotment made so far with Flat number -**

S. No.	Allotte Name	Flat Number
1	SONU KUMAR	201 'A'
2	ASHOK KUMAR	203 'A'
3	ANIL KR. SINHA	204 'A'
4	NISHANT KUMAR	205 'A'
5	NAND Kr.GUPTA	401 'A'
6	RAJNI KUMARI	403'A'
7	BRAJENDRA PRAD.	404 'A'
8	SADHANA DEVI	405 'A'
9	HARSHA SHARMA	601'A'
10	GYANENDRA SINGH	602 'A'
11	RAJ LAXMI	604 'A'
12	SABITA RANI	605 'A'
13	UTTAM KUMAR SAHA	701 'A'
14	ANUPMA	603 'A'
15	RAVI RANJAN KR.	102 'B'
16	ASHOK KUMAR	103 'B'
17	MANOJ Kr.CHOUDHARI	204 'B'
18	RANJAN KUMAR	302 'B'
19	ABHA KUMARI SINGH	303 'B'
20	KUNDAN KUMAR GHOSH	304 'B'
21	PRITI KUMARI	401 'B'
22	S.K.CHAUDHARY	402'B'
23	ANIL Kr.SINGH	403 'B'
24	S.K.CHAUDHARY	404 'B'
25	RITA DEVI	502'B'
26	RAVI VRAT RAO	503'B'
27	RAMANAND MISHRA	504'B'
28	SUDHA KUMARI	601'B'
29	NARESH PRASAD SINGH	603 'B'
30	RUMA SHANKAR	604 'B'
31	KAILASH NATH	701 'B'
32	LUCKY KUMARI	703 'B'
33	SUJEET KUMAR	704 'B'

**XV: BROCHURE /Prospectus - Attached Below**

**XVI: Grievance Redressal Officer**

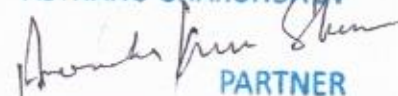
Name :NEERAJ KUMAR

Contact No :8877811111

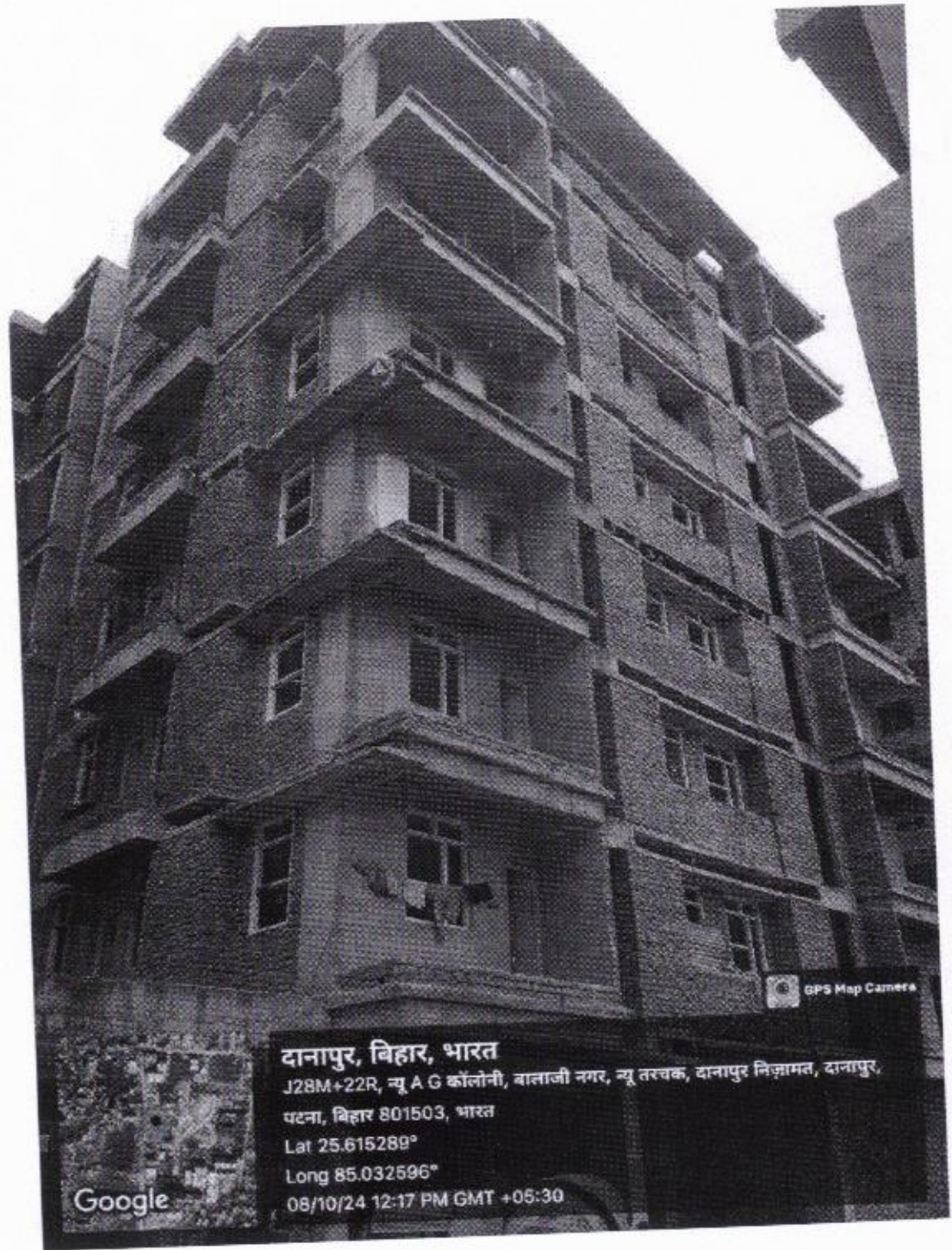
Email id :NEERAJAASTIK@GMAIL.COM

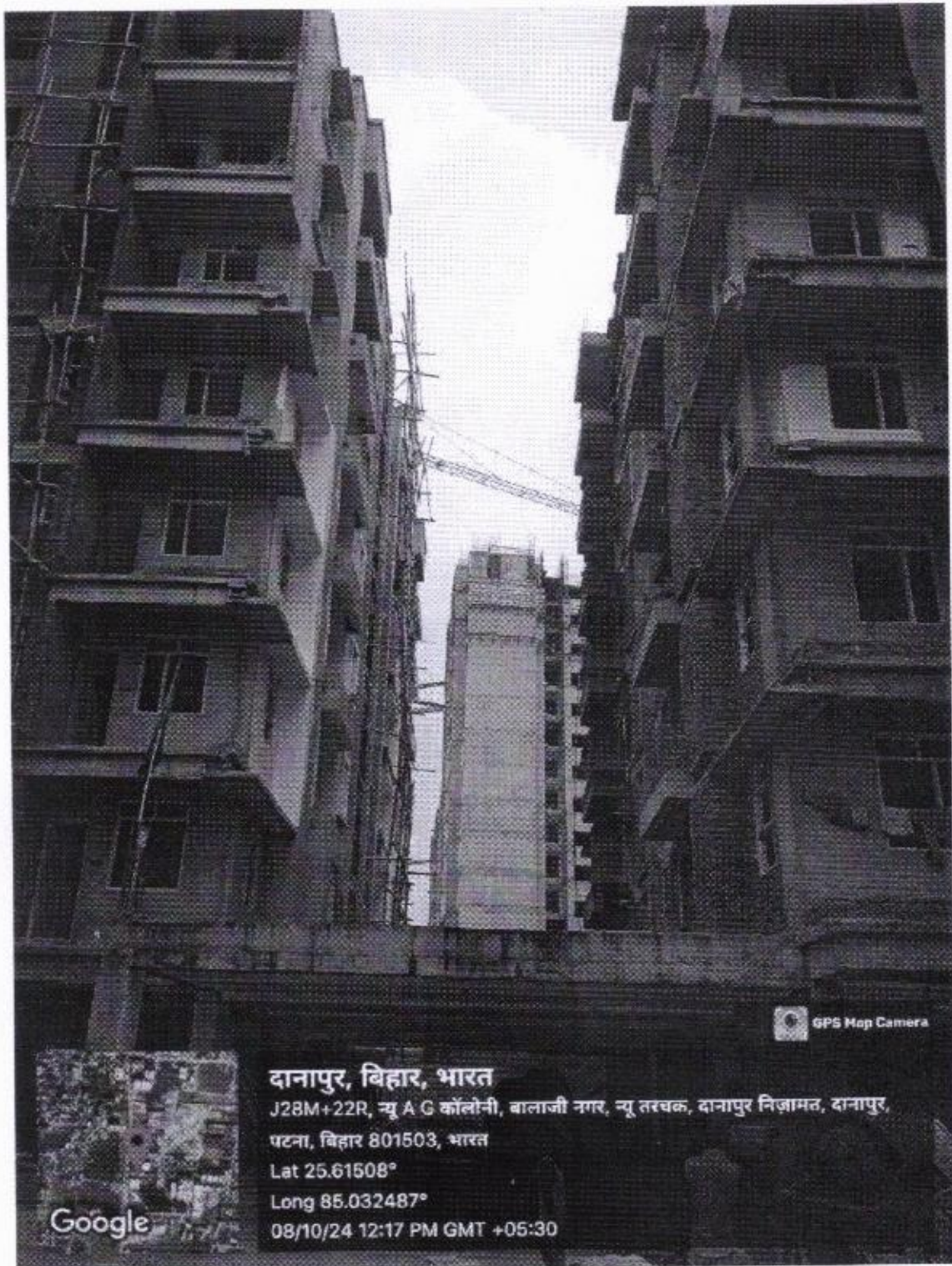
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PATNA

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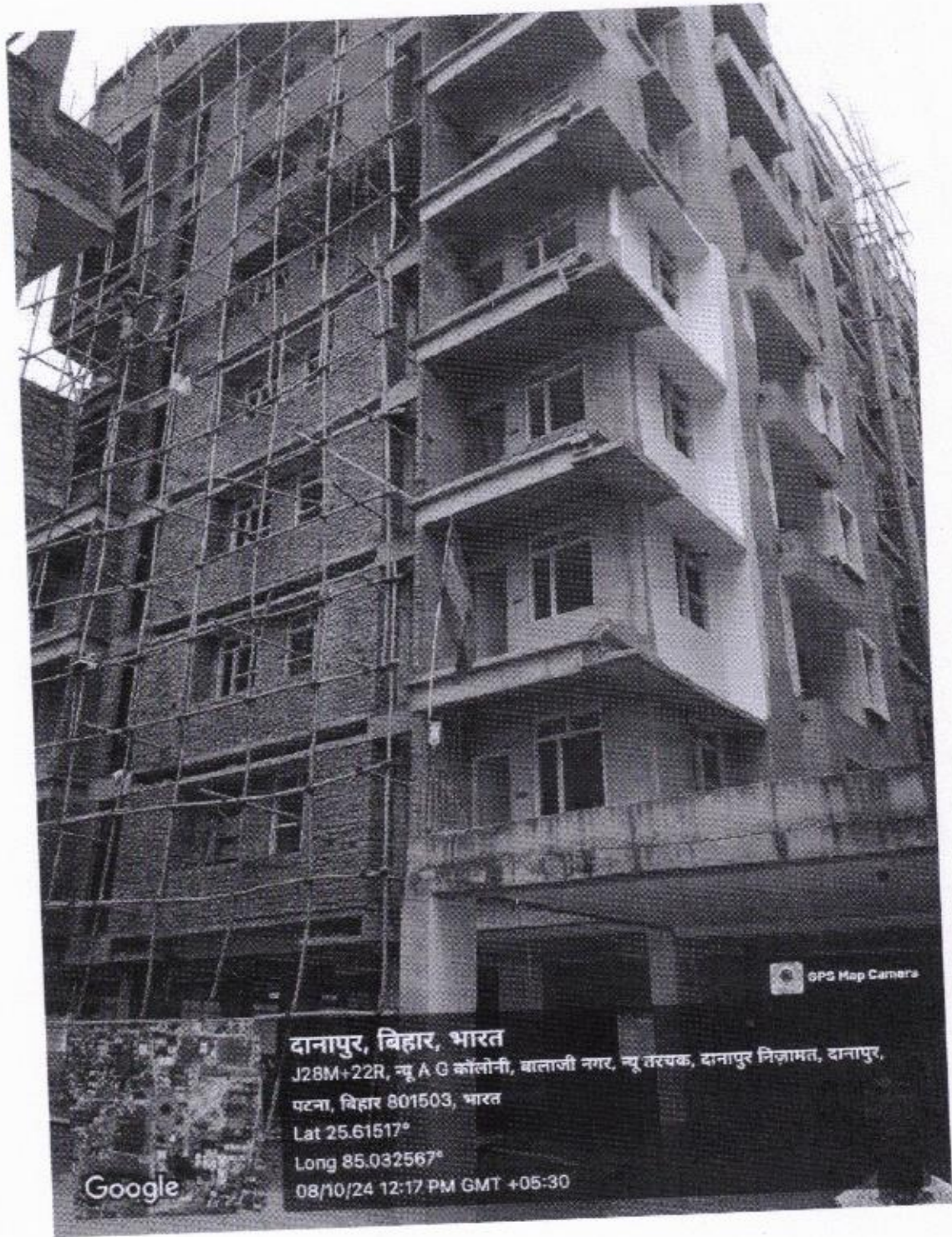
  
PARTNER

Project Site Photographs





ASTHANU GHARONDA JV  
*Asthanu Gharonda*  
PARTNER



GPS Map Camera

Google

दानापुर, बिहार, भारत  
J28M+22R, न्यू A G कॉलोनी, बालाजी नगर, न्यू तरायक, दानापुर निज़ामत, दानापुर,  
पटना, बिहार 801503, भारत  
Lat 25.61517°  
Long 85.032567°  
08/10/24 12:17 PM GMT +05:30

ASTHANU GHARONDA JV  
*Aneesh Gharonda*  
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*  
*Asthanu Gharonda JV*

*Partner*

*Date :*

ASTHANU GHARONDA JV

*Asthanu Gharonda JV*  
PARTNER



## SPECIFICATION

STRUCTURES :	R.C.C. Frame Earthquake resistant structure with wall in cement mortar as per design & specification.
IRON :	TATA Incon only
WALL FINISHES INTERNAL :	All internal wall will be plastered and then POP/PUTTY.
WALL FINISHES EXTERNAL :	Exquisitely designed classical exterior finish.
FLOORING :	Good quality KAJARIA or SOMANY Tiles only in all the rooms and Room Solid tiles in Kitchen & Toilet.
KITCHEN :	Granite top on working platform and 3 fts. high glazed tiles above Platform.
STILT PARKING AREA :	Kota Pathar / Marble
DOOR :	Factory Made Flush Doors and Painted with two coats of Synthetic enamel paint over coat of wood Primer.
WINDOW :	CAPUR SALGAMHAR/ ANODIZED frame only.
TOILETS WALL :	Glazed tiles up to a height of 7 fts. in all walls.
SAHITARY WARES :	Vitreous white colour WC and washbasin.
BATH FITTINGS :	JAGUAR only.
ELECTRICAL :	All Electrical wiring in ANCHOR or HAVELS concealed conduits with copper wires, convenient Provision and distribution of light and power plugs Greyer point in toilet will be provided.
WATER SUPPLY :	Round the clock supply of water ensured from overhead tank and deep tube well. RO drinking water.
GENERATOR :	Suitable capacity to provide emergency electric supply upto 300 watts in each flat will be Provided MAHINDRA or KILOSKAR only.
TEL INTER COM & TV POINTS :	In drawing/Dining Room and will be provided.
OTHER FACILITIES :	Electric, Water Supply and drainage Point Provision for washing machine.
LIFT :	OTIS or KONE only.
RESERVED CAR PARKING SPACE :	Available in the Ground / Basement Floor.
BRICK :	Red Bricks / Blocks only

### NOTE

In the quest of excellence, some of the specifications may have to be revised. Specification are subject to change in keeping standards as decided by any competent authority.



## ASTHANU GHARONDA JV

ADDRESS  
Janki Palace, 3rd Floor, Front of St. Karens High Secondary School,  
Danapur - Khagaul Road, Patna (Bihar) - 801503

Web: [www.asthanubuildcon.com](http://www.asthanubuildcon.com)  
Email: [info@asthanubuildcon.com](mailto:info@asthanubuildcon.com)  
Contact: +91 88778 11111 | 99346 47001



Asthanu Buildcon  
NE. MIND. GOOD. DREAM.

## VIJAY SHREE CITY



RERA NO  
**BRERAP41704-1/188/R-1316/2022**

A PROJECT BY : ASTHANU GHARONDA JV



#### BLOCK A

FLAT NO	CARPET AREA (SQ. FT.)
A-101	1156 SQ. FT. (3BHK)
A-102	896 SQ. FT. (2BHK)
A-103	1156 SQ. FT. (3BHK)
A-104	1538 SQ. FT. (4BHK)
A-105	1463 SQ. FT. (4BHK)



#### BLOCK B

FLAT NO	CARPET AREA (SQ. FT.)
A-101	1125 SQ. FT. (3BHK)
A-102	1121 SQ. FT. (3BHK)
A-103	1144 SQ. FT. (3BHK)
A-104	1125 SQ. FT. (3BHK)



घर आपका, प्रयास हमारा

### AMENITIES & FACILITIES

CHILDREN PLAY AREA 24x7 SECURITY | CCTV INTERCOM  
TEMPLE 24X7 WIFI DIGITAL DOOR LOCK R.O. DRINKING WATER  
GAS PIPE LINE DIGITAL SECURITY COMPOUND WALL



### PLAN

#### PAYMENT

At The Time of Booking	10%
After Booking within 45 Days	30%
On Completion of Basement Slab	10%
On Completion of Ground Floor Slab	10%
On Completion of 1st Floor Slab	10%
On Completion of 2nd Floor Slab	10%
On Completion of 4th Floor Slab	5%
On Completion of 7th Floor Slab	5%
At the time of Possession	5%
Other charges	5L



Note: Payment schedule is subject to change. The developer shall be liable for any delay in completion of the project. The payment schedule is subject to change without any prior notice.