FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024

| I. PARTICULARS OF PROMOTERS | | | |
|---|---|---|---|
| Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies | PARTNERSHIP DEED NO - 24/2021 | Name of Firm | MITTAL INFRASPACES |
| Firm Address : | ALOK AGRAWAL,4 RAI GOPAL SARKAR LANE, NAYA BAZAR, BHAGALPUR | | |
| Total Experience of promoter in Real Estate sector | 08YEARS | | |
| Total Experience in Real Estate after Implementation of RERA | 07 YEARS | | |
| No of Project done Before Implementation of RERA | 1. Residential<br>2. Commercial<br>3. Residential-cum Commercial<br>4. Plotted project | NIL | |
| No of Project done After Implementation of RERA | 1. Residential<br>2. Commercial<br>3. Residential-cum Commercial<br>4. Plotted project | TWO RESIDENTIAL CUM COMMERCIAL PROJECTS | |

| II. PARTICULARS OF PROJECT | | | |
|---|---|---|---|
| Project Registration Number | BRERAP81137-002/61/R-1577/2023 | Name of Project/Phase of Registered Project | A.S TOWER |
| Name of Promoter | MITTAL INFRASPACES | Project Address | MAHESHPUR, ALIGANJ, MAUZA-BANSI ROAD, BHAGALPUR |
| Name of Co-promoter | N/A | | |
| Project Registration is valid up to | 16-01-2028 | | |
| Starting date of Project or Phase of the Project | 15-09-2023 | | |
| Type of Project or Phase of the Project | Commercial | | |
| Period of validity of map by the Competent Authority | 16-01-2028 | | |

MITTAL INFRASPACES

Alok Agrawal

PARTNER

## 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 - 10 | Total Number of Apartments in Landowner's share - 09 |
|---|---|---|---|---|---|---|
| | 1. 1 BHK<br>2. 2 BHK, -<br>3. 3 BHK<br>4. Shop<br>5. Bungalow -<br>6. Plot etc. | 19 | | SHOP/OFFICE -19 | 1. Booked / Allotted -02 (PART)<br>2. Sold-NIL | 3. Booked/ Allotted - NIL<br>Sold -NIL. |
| | | | | | Percentage of booking 20% | Percentage of booking 0% |

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.

These details may not be available to common people

| Name | Address | contact number | Email id (If any ) |
|---|---|---|---|

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

| Building / Block Number | Total Number of Sanctioned Garages | Total Number of Garages: | |
|---|---|---|---|
| | | 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 | N/A | | | |
| 2. | Fire N.O.C. | DIRECTOR-CUM-STATE FIRE OFFICER, BIHAR, PATNA | | 22-08-2022 | |
| 3. | Water Supply Permission | N/A | | | |
| 4. | NOC from Airport Authority of India | N/A | | | |
| 5. | Other Approval(s), if any, required for the Project. | N/A | | | |

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## VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 231/22-23

| 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) | 100% | |
| 3. | Podiums (if any) | | |
| 4. | Plinth | 100% | |
| 5. | Stilt Floor | | |
| 6. | Slabs of Super Structure | 41.66% | |
| 7. | Internal walls,<br>Internal Plaster,<br>Floorings,<br>Doors and Windows within Flats /Premises. | 5%<br>0%<br>0%<br>0% | |
| 8. | Sanitary Fittings within the Flat/Premises,<br>Electrical Fittings within the Flat/Premises | 0%<br>0% | |
| 9. | Staircases,<br>Lifts Wells and Lobbies at each Floor level,<br>Overhead and Underground Water Tanks. | 40%<br>40%<br>0% | |
| 10. | External plumbing and external plaster,<br>elevation,<br>completion of terraces with waterproofing of the Building/Wing. | 0%<br>0%<br>0%<br>0% | |

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| | | | |
|---|---|---|---|
| 11. | Installation of Lifts,<br>water pumps,<br>Fire Fighting Fittings and Equipment as per CFO NOC,<br>Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC,<br>Finishing to entrance lobby/s, plinth protection,<br>paving of areas appurtenant to Building/Wing,<br>Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale.<br><br>Any other activities | 0%<br>100%<br>0%<br>0%<br><br><br><br><br><br>0%<br><br>0% | |

| 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 | YES | 25% | |
| 2. | Water Supply | YES | 10% | |
| 3. | Sewerage (Chamber, Line, 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 | | |

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| | | | | |
|---|---|---|---|---|
| 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. | Closed Parking | YES | 0% | |
| 14. | Open Parking | NO | | |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | YES | 0% | |
| 16. | Others (Option to Add More) | | | |

**VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT**

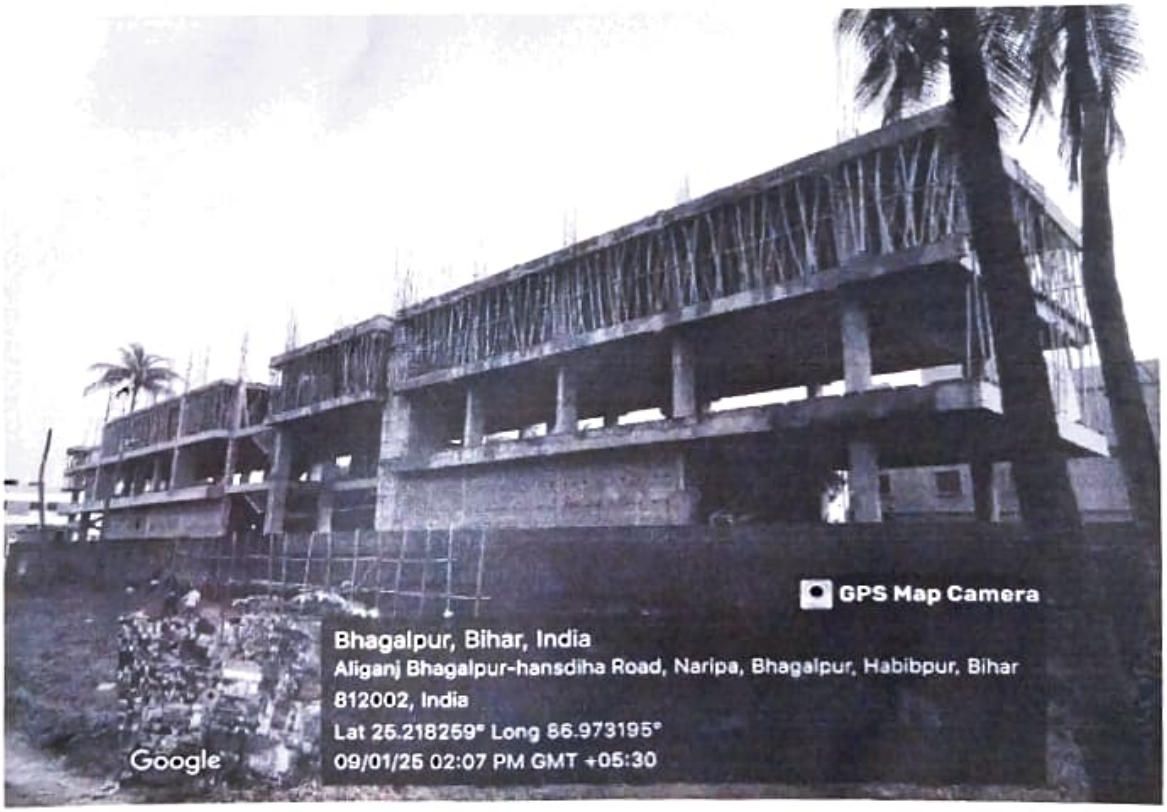
| | | PROPOSED YES/NO. | PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate) | Expected Completion date in (dd/mm/yy) Format |
|---|---|---|---|---|
| 1. | Internal Roads and foot paths | | | |
| 2. | Water Supply | | | |
| 3. | Sewerage Chambers Septic Tank | | | |
| 4 | Drains | | | |
| 5. | Parks, Land Scaping and Tree Planting | | | |
| 6. | Street Lighting | | | |
| 7. | Disposal of sewage & sullage water | | | |

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| | | | | |
|---|---|---|---|---|
| 8. | Water conservation/Rain Water Harvesting | | | |
| 9. | Energy Management | | | |

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




VITAL INFRASPACES

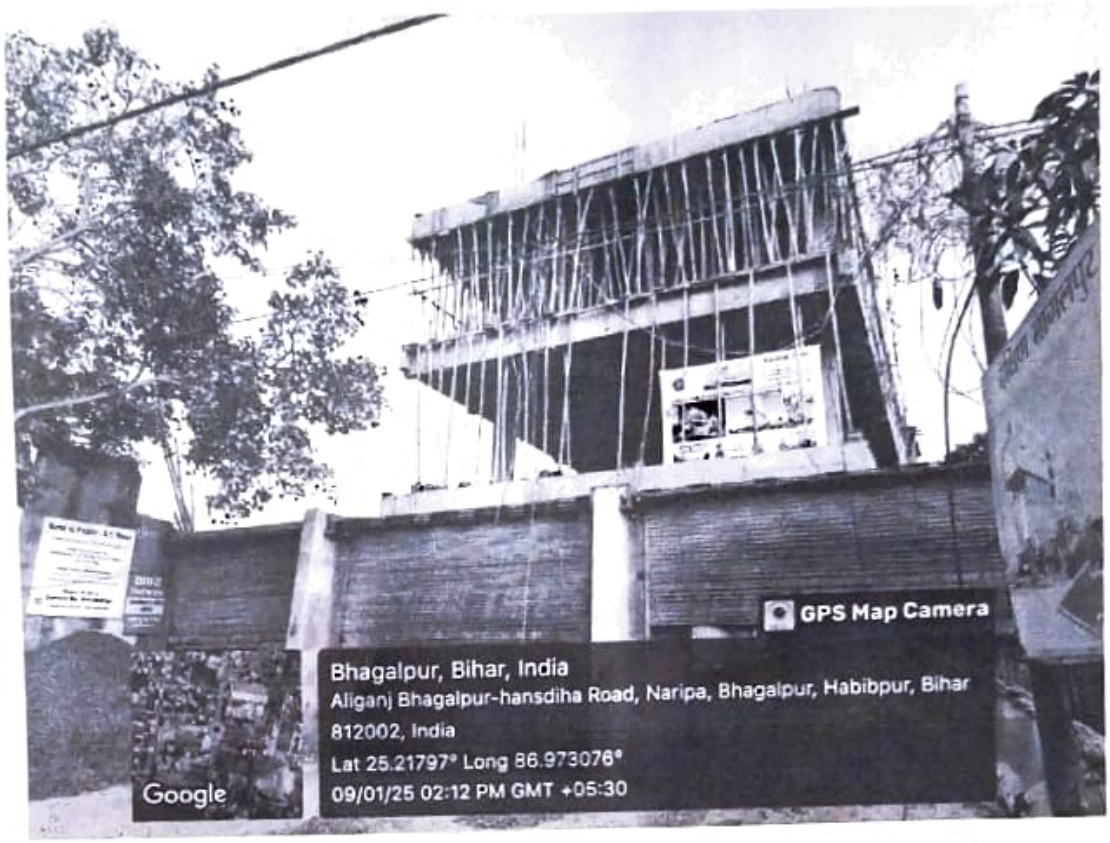
PARTNER







MITTAL INFRASPACES




| X. FINANCIAL PROGRESS OF THE PROJECT | | |
|---|---|---|
| S. No. (1) | Particulars (2) | Amount (In Rs.) (3) |
| 1. | Project Account No. | 250019121969 |
| 2. | Estimated Cost of the Project including land cost at the start of the Project | 11,56,45,000=00 |
| 3. | Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) | 6,59,00,000=00 |
| 4. | Any Variation in Development Cost which is declared at the start of the Project . | N/A |
| 5. | Amount received during the Quarter | 10,53,500=00 |
| 6. | Actual Cost Incurred during the Quarter | 25,81,702=00 |
| 7. | Net amount at end of the Quarter | 00=00 |
| 8. | Total expenditure on Project **till date** | 2,43,21,462=00 |
| 9. | **Cumulative fund collected till the end of Quarter in question** | 96,21,000=00 |
| 10. | **Cumulative expenditure done till the end of Quarter in question** | 2,43,21,462=00 |

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| XI. | DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED | |
|---|---|---|
| | | |
| | | |

| XII. MISCELLANEOUS | | |
|---|---|---|
| A | List of Legal Cases (if any) – On Project / Promoter | |
| 1. | Case No. | NO |
| 2. | Name of Parties | NO |
| 3. | No of Execution Cases against this project<br>Case No.<br>Name of Parties | NO |
| 4. | No of Suo - Moto cases against this project<br>Case No.<br>Name of Parties | NO |
| 5. | No of Certificate cases /PDR cases against this project<br>Case No.<br>Name of Parties | NO |
| B | Sale/Agreement for Sale during the Quarter | |
| 1. | Sale Deed | NIL |
| 2. | Agreement for Sale | NIL |
| 3. | No. of possessions given to allottees | NIL |
| XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART | | |
| Weather the project in progress is as per time schedule or lagging behind? | | |

| XIV UNITS ALLOCATION DETAILS |
|---|
| |

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| Total Number of sanctioned apartments<br>1 BHK-<br>2 BHK -<br>3 BHK-<br>4 BHK-<br>Shop- 19<br>Bungalow -<br>Plot etc | Details of allotment made so far with Flat number/ Bungalow - Plot etc | | Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc | |
|---|---|---|---|---|
| | NO | TYPE | NO | TYPE |
| | A2/1 | SHOP | A3/2 | SHOP |
| | A2/2 | SHOP | | |
| | A2/3 | SHOP | | |
| | A3/1 | SHOP | | |
| | A3/3 | SHOP | | |

**XV. BROCHURE /Prospectus**

**XVI Grievance Redressal Officer**

**Name :** ALOK AGRAWAL
**Contact No :**
**Email id :** ADMIN@MITTALINFRA.COM
**Address :** ALOK AGRAWAL,4 RAI GOPAL SARKAR LANE, NAYA BAZAR, BHAGALPUR

**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.

MITTAL INFRASPACES

**Signature of Promoter**

**Name:** ALOK AGRAWAL

**Date:** 11/01/2025