FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending June 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 :	4, Rai Gopal Sarkar Lane, Naya Bazar, Bhagalpur- 812002		
Total Experience of promoter in Real Estate sector	8 years		
Total Experience in Real Estate after Implementation of RERA	7 years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Nil	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 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(ALI GANJ), BAUNSI ROAD, BHAGALPUR
Name of Co-promoter			
Project Registration is valid up to	16.01.2028		
Starting date of Project or Phase of the Project	13.06.2023		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Commercial	
Period of validity of map by the Competent Authority	16.01.2028		

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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 1. Booked / Allotted -2 2. Sold-nil	Total Number of Apartments in Landowner's share -9 3. Booked/ Allotted - Sold -nil
AS Tower	Shop A2/1 A2/2 A2/3 A3/1 A3/2 A3/3 (shops A2 & A3 allotted in part to different allottees)	Shop 160 sq ft 160 sq ft 319 sq ft 320 sq ft 80 sq ft 320 sq ft	19 shops/offices	Percentage of booking 20%	Percentage of booking 0%

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				
2.	Fire N.O.C.				
3.	Water Supply Permission				
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 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)	100%	
3.	Podiums (if any)		
4.	Plinth	100%	
5.	Stilt Floor		
6.	Slabs of Super Structure	15%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.		
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.	10%	
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	Water Pump Installed	

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	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.		

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	20%	
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		
8.	Treatment and Disposal of Sewage and Sullage Water			
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES		

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12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station			
16.	Others (Option to Add More)			

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

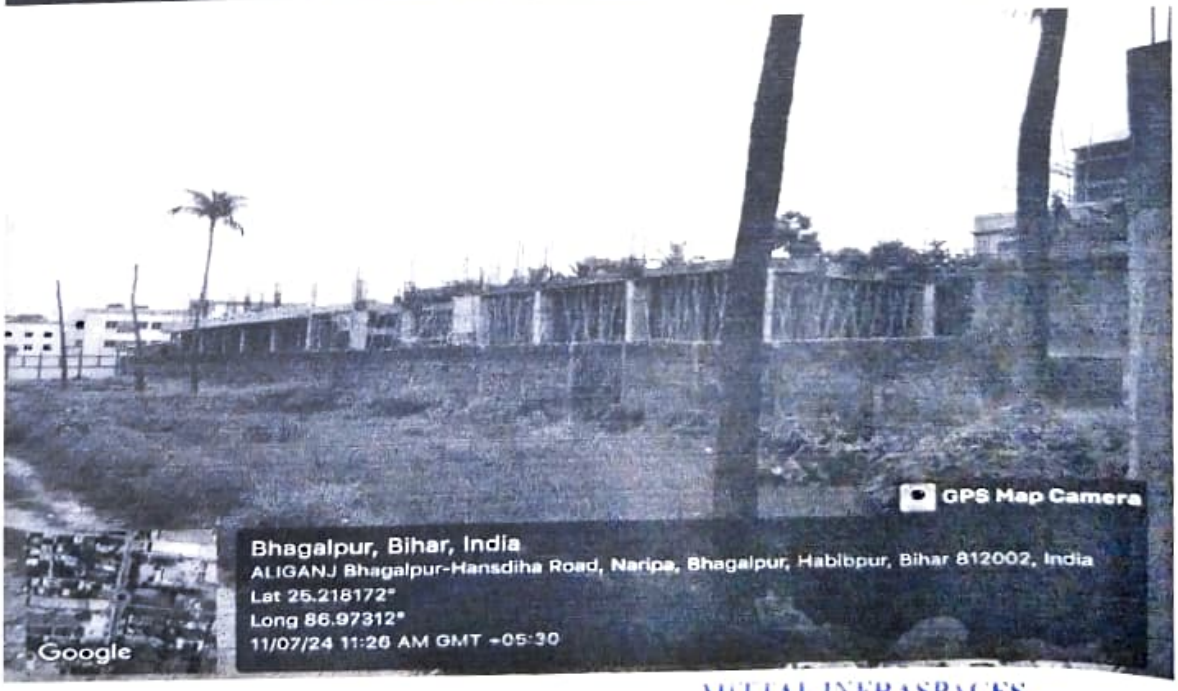
		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal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

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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	





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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	115645000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	65900000/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	Allottees 1900000/-
6.	Actual Cost Incurred during the Quarter	2069766/-
7.	Net amount at end of the Quarter	-
8.	Total expenditure on Project **till date**	20893109/-
9.	Cumulative fund collected till the end of Quarter in question	Allottees 6972000/-
10.	Cumulative expenditure done till the end of Quarter in question	20893109/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NIL

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NIL
2.	Name of Parties	
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	NIL

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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? As Per Time		

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.

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alok agarwal

PARTNER

Signature of Promoter

Name-Alok Agarwal

Date:11.07.2024