

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending 31st December of 2024 (Year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	IN-BR14964227963638S
Name of the Promoter's Entity	AADHVIK DEVELOPERS
Address of the Promoter's Entity :	105, Shashi Complex, Near Pillar No.- 38, Raja Bazar, Patna, Bihar-800014
Total Experience of promoter in Real Estate Sector	1 Ongoing Project.
Total Experience in Real Estate After commencement of RERA	1 Ongoing Project.
No of Project done Before commencement of RERA	No Any
No of Project done After commencement of RERA	1. AADHVIK ASHOK ENCLAVE

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP54235-1/17/R-1304/2022
Name of Project	AADHVIK ASHOK ENCLAVE
Name of Promoter	AADHVIK DEVELOPERS
Project Address	THANA NO.- 36, TAUZI NO.- 5241, KHATA NO.- 24, SURVEY PLOT NO.- 916, MAUZA- MUSTAFFAPUR, THANA- DANAPUR, BIHAR.
Project Registration is valid up to	30/06/2025
Starting date of Project	01/02/2022
Type of Project	Residential/Group Housing
Name of the Competent Authority which sanctioned the project map	Nagar Parishad Danapur , Nizamat
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

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-11.5		Total Number of Apartments in Landowner's share-11.5	
				Booked	AFS Executed	Booked	AFS Executed
Aadhvik Ashok Enclave	3 BHK	801.00	6				
Aadhvik Ashok Enclave	3 BHK	705.00	3				
Aadhvik Ashok Enclave	3 BHK	826.00	6				
Aadhvik Ashok Enclave	2 BHK	560.00	3				
Aadhvik Ashok Enclave	2 BHK	591.00	2				
Aadhvik Ashok Enclave	1 BHK	301.00	3				
Total							
				%of total units	%of total units	%of total units	%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

- Association of Allotte not be made because, booking percentage not exceeds 50% yet.

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

(A) Cancelled by Allotees No Any	(B) Cancelled by Promoters No Any
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VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES/ PARKING SPACE

Building Wise/ Block Number	Total Number of Sanctioned Garages/ Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted -

Aadhvik Ashok Enclave	23	
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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				
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.-79/21-22 (Aadhvik Ashok Enclave) (To be filled 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
1.	Excavation (if any)	100%	Completed
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	100%	Completed
5.	Stilt Floor	100%	Completed
6.	Slabs of Super Structure	100%	05-11-2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	20%	25-05-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	30%	28-05-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	35%	25-03-2025

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	30%	20-06-2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	10%	30-06-2025
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	10%	30-06-2025
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.	20%	30-06-2025
14.	Overall Percentage of Actual Work Done and final completion date	50.45%	30-06-2025

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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Yes	50%	28-05-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	40%	20-06-2025
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 / RainWater Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and FireSafety Requirements	Yes	0%	28-05-2025
13.	Closed Parking	Yes	40%	25-03-2025
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to AddMore)	No		
17.	Overall Percentage of Actual Work Done and final completion date	Yes	32.50%	30-06-2025

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.	19230200004333
2	Estimated Cost of the Project including land cost at the start of the Quarter	318.00/- (In Lakh)
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	300.00/- (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	8,57,143.00/-
6	Actual Cost Incurred during the Quarter	15,34,477.00/-
7	Net amount at end of the Quarter	0.00/-
8	Total expenditure on Project till date	1,69,26,979.00/-
9	Cumulative fund collected till the end of Quarter in question	92,42,770.00/-

10	Cumulative expenditure done till the end of Quarter in question	1,69,26,979.00/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	56.42%

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 PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.

(A)	S. No.	Particulars
	1.	Photographs showing Front Elevation.- Attached Below
	2.	Photographs showing Rear Elevation.- Attached Below
	3.	Photographs showing Side Elevation (Both sides) 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

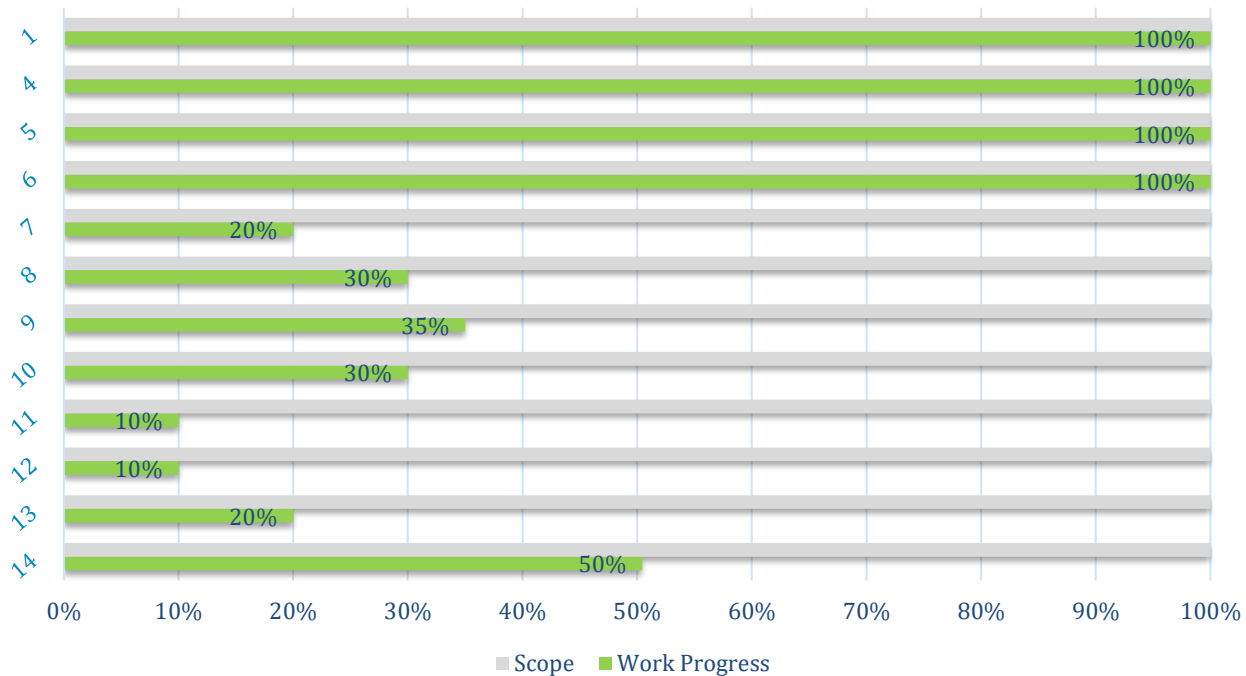
A	List of Legal Cases (if any) On Project / Promoter	
1.	(a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
2.	No. of Execution Cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
3.	No. of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
4.	No. of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties	NA

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

- a. Whether the project is in progress as per time schedule or lagging behind? Yes
b. If yes, whether it would be completed on the completion date fixed as per RC.
Yes

If No, then Reason for delay: NA

PROGRESS CHART



XVI. BROCHURE /Prospectus:- Attached Below

XVII Grievance Redressal Officer

Name :- Harsh Bhalotia

Contact No :- 9911662614

Email id :- md.aadhvikhousing@gmail.com

Address :- 105, Shashi Complex, Near Pillar No.- 38, Raja Bazar, Patna, Bihar-800014.

Project Site Photographs





जम्सोत, बिहार, भारत
J22w+rcg, मोर्या पथ, मुस्तफापुर, जम्सोत, पटना, बिहार 801503, भारत
Lat 25.602029° Long 85.045582°
15/01/25 12:01 PM GMT +05:30

GPS Map Camera

















GPS Map Camera

जम्सोत, बिहार, भारत
J22w+rcg, मोर्या पथ, मुस्तफापुर, जम्सोत, पटना, बिहार 801503, भारत
Lat 25.601406° Long 85.045957°
15/01/25 11:59 AM GMT +05:30



Google





GPS Map Camera

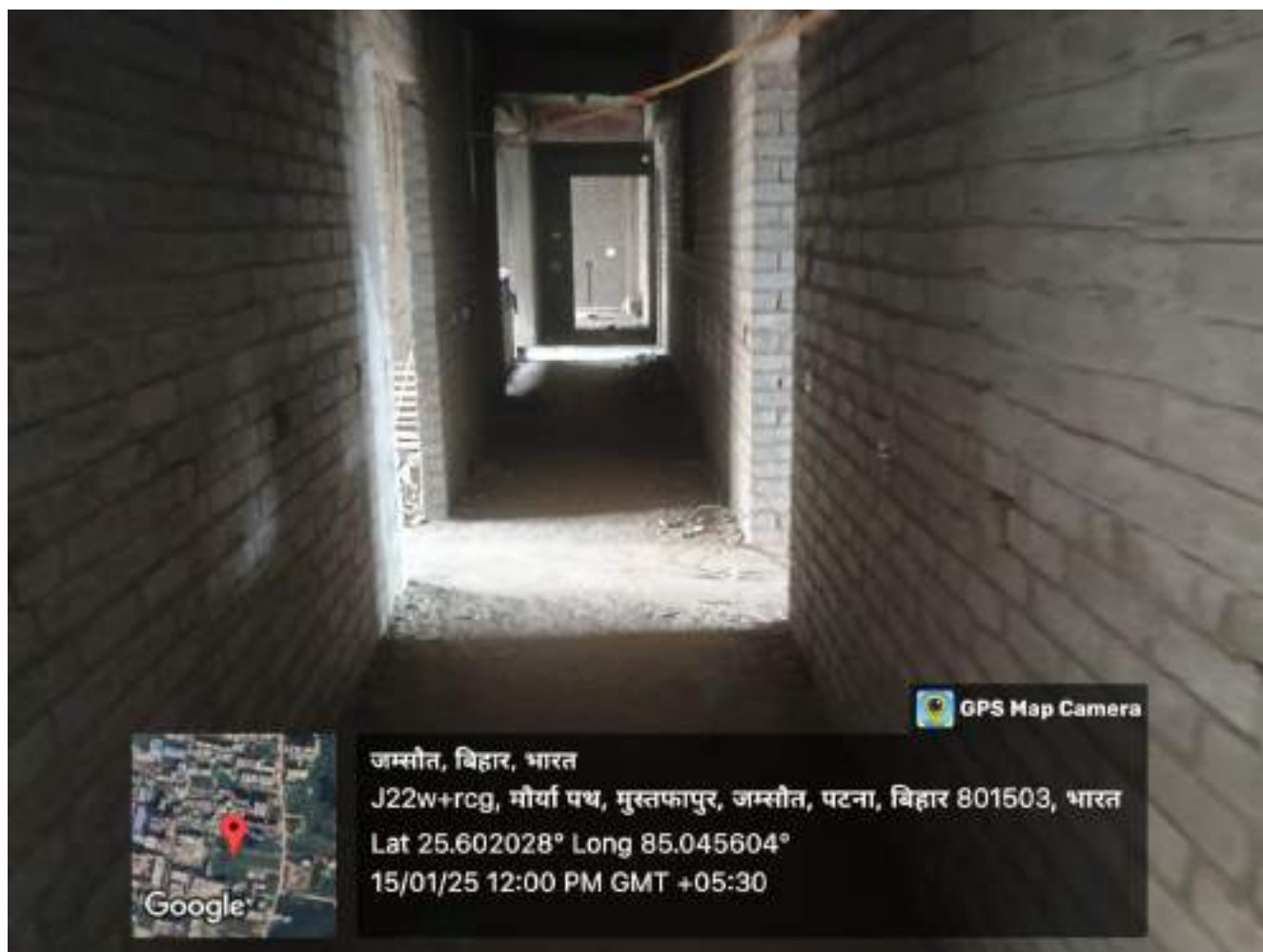
जम्सोत, बिहार, भारत

J22w+rcg, मोर्या पथ, मुस्तफापुर, जम्सोत, पटना, बिहार 801503, भारत

Lat 25.601404° Long 85.045956°

15/01/25 11:58 AM GMT +05:30

Google









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

M/s AADHVIK DEVELOPERS

 PARTNER

Name: Harsh Bhalotia

Date :15-01-2025



AADHVIK ASHOK ENCLAVE

A PROJECT BY - AADHVIK GROUP

RERA NO - BRERAP54235-1/17/R-1304/2022



TYPICAL FLOOR PLAN

FLAT NO	FLAT TYPE	SUPER-BUILT UP AREA
FLAT 01	3 BHK	1675 SQFT
FLAT 02	3 BHK	1350 SQFT
FLAT 03	1 BHK	645 SQFT
FLAT 04	3 BHK	1675 SQFT
FLAT 05	3 BHK	1495 SQFT
FLAT 06	2 BHK	1065 SQFT
FLAT 07	3 BHK	1495 SQFT
G.F FLAT 1	2 BHK	995 SQFT
G.F FLAT 2	2 BHK	995 SQFT

G.F - GROUND FLOOR



Marginal difference may occur during construction.



DAY VIEW



FLAT NO - 01

S/B/U AREA - 1675 SQFT

3 BEDROOM

2 TOILET

2 BALCONY



FLAT NO - 03

S/B/U AREA - 645 SQFT

1 BEDROOM

1 TOILET

1 BALCONY



FLAT NO - 02

S/B/U AREA - 1350 SQFT

3 BEDROOM

2 TOILET

1 BALCONY



FLAT NO - 04

S/B/U AREA - 1675 SQFT

3 BEDROOM

2 TOILET

2 BALCONY



FLAT NO - 05
S/B/U AREA - 1495 SQFT
3 BEDROOM
2 TOILET
2 BALCONY



FLAT NO - 06
S/B/U AREA - 1065 SQFT
2 BEDROOM
2 TOILET
1 BALCONY



FLAT NO - 07
S/B/U AREA - 1495 SQFT
3 BEDROOM
2 TOILET
2 BALCONY

↔ ↔
GROUND FLOOR
 ↔ ↔



FLAT NO - 01 (G.F)
S/B/U AREA - 995 SQFT
2 BEDROOM
2 TOILET



FLAT NO - 02 (G.F)
S/B/U AREA - 995 SQFT
2 BEDROOM
2 TOILET

SPECIFICATIONS

Foundation

As per the design of Structural Engineers.

Reinforcement

All steel will be used of TATA or Equivalent Brand.

Structure

Earthquake resistant RCC Framed structures.

Super Structure

5" (125) mm thick AAC Block or Fly Ash Brick Masonry in RCC Frames.

Internal Wall

Sand Cement Plaster covered with two coats of Wall Putty over it. Paints shall be charged extra.

External Wall

Shall be finished with Cement Sand Plaster covered with two coats of Acrylic Emulsion Paint over the coat of Wall Putty.

Flooring

(300x300) mm Branded Ceramic Tiles in Bathrooms, (600 x600) mm, Branded Vitrified Tiles in all the other Areas of the Flat, Granite, Marbles or Vitrified Tiles in all the Common Area's Floors. Tiles Brand - SOMANY, KAJARIA OR EQUIVALENT BRAND.

Kitchen

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

Staircase

RCC Stairs with Granite Floors having Stainless Steel Railings.

Doors

Sal Wood Frames, painted with two coats of Synthetic Enamel Paints over a coat of Primer.

Windows

Sal wood anodized framed windows.

Electricals

Concealed Copper Wires of Anchor / Havels or Equivalent Brands, Modular Switches & Sockets of Anchor / Havels or equivalent brands, One T.V. Points & adequate Lighting / Fan Points in all the Rooms & Drawing Hall, as per the design of the Architect / Electrical Consultant.

Lift

Kone/Otis/Johnson or equivalent brands shall be provided.

Generator

Eco-friendly common silent generator.

Toilets

Ceramic tile/Stone, flooring and wall cladding with ceramic fixtures and CP fittings, CPVC / G.I. Plumbing all branded fittings will be used like jaguar or equivalent brand.

Note:

In the spirit of excellence, some of the specification may have to be revised. Specifications are subject to change in keeping high quality standards as decided by any competent authority.

PAYMENT PLAN 1

PROGRESS

	PERCENTAGE OF TOTAL AMOUNT
At the time of booking	10%
After execution of registered agreement for sale	30%
On completion of ground floor slab	20%
On completion of 1st floor slab	15%
On completion of 2nd floor slab	10%
On completion of 3rd floor slab	10%
On handover or possession	5%

PAYMENT PLAN 2

PROGRESS

	PERCENTAGE OF TOTAL AMOUNT
At the time of booking	10%
After execution of registered agreement for sale	85%
On handover or possession	5%

Note: GST/other TAXES are extra



LIFT



24X7
CCTV SURVEILLANCE



HIGH POWER
GENERATOR



TERRACE
GARDEN



PARKING



24X7
WATER SUPPLY



24X7
SECURITY GUARD

AMENITIES

ONGOING PROJECT



AADHVIK BIMLA ENCLAVE

LOCATION MAP



SITE ADDRESS
Near RPS College, Mustafapur,
Patna-801503

LOCATION HIGHLIGHT

5 min Drive from Saguna More

10 min drive from Danapur Railway Station

20 min drive from Patna Airport

**EASILY ACCESSIBLE FROM ALL CITY LANDMARKS
AND SURROUNDED BY OFFICES, BANKS, SCHOOLS
& HOSPITALS.**

CORPORATE OFFICE

1st Floor, Shashi Complex, Piller No. 38, Raza Bazar, Patna 800 014

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