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-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		Total Number of Apartments in Landowner's share–12	
				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 no.			23	4	2	0	0
Percentage of total Units				36.36 % of total units	18.18% of Total units	00 % of total units	00 % 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	(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 -
Aadhvik Ashok Enclave	23	4

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 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%**	**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%**	**Completed**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**60%**	**15-05-2025**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**60%**	**28-05-2025**

9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**50%**	**30-04-2025**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**70%**	**20-06-2025**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**15%**	**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.	**40%**	**30-06-2025**
14.	Overall Percentage of Actual Work Done and final completion date	**65 %**	**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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Yes	60%	28-05-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	60%	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	20%	28-05-2025
13.	Closed Parking	Yes	80%	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	55%	**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 atthe 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	4,76,190.00/-
6	Actual Cost Incurred during the Quarter	19,05,763.00/-
7	Net amount at end of the Quarter	0.00/-

8	Total expenditure on Project **till date**	1,88,32,742.00/-
9	Cumulative fund collected till the end of Quarter in question	97,18,961.00/-
10	Cumulative expenditure done till the end of Quarter in question	1,88,32,742.00/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	62.77%

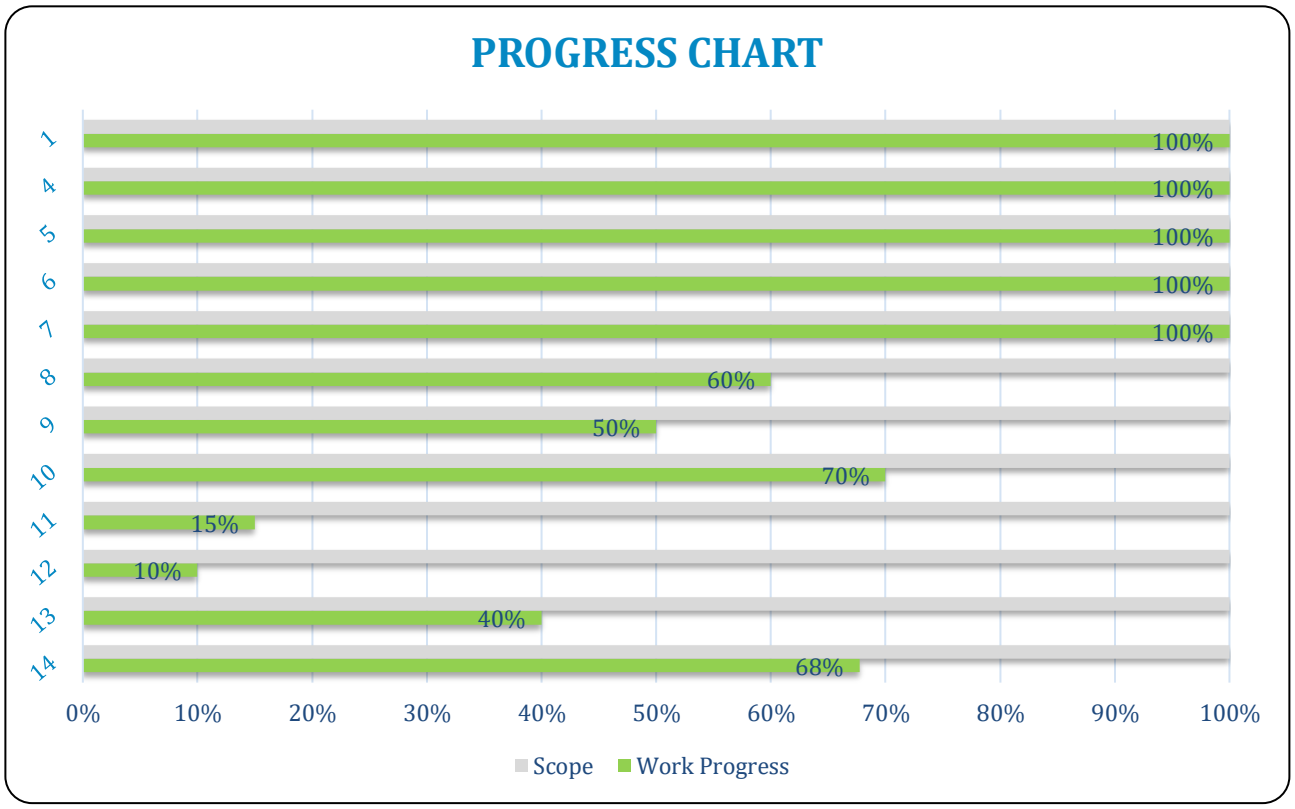
XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any
No Any

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



XVI. BROCHURE /Prospectus:- Attached Below

XVII Grievance Redressal Officer

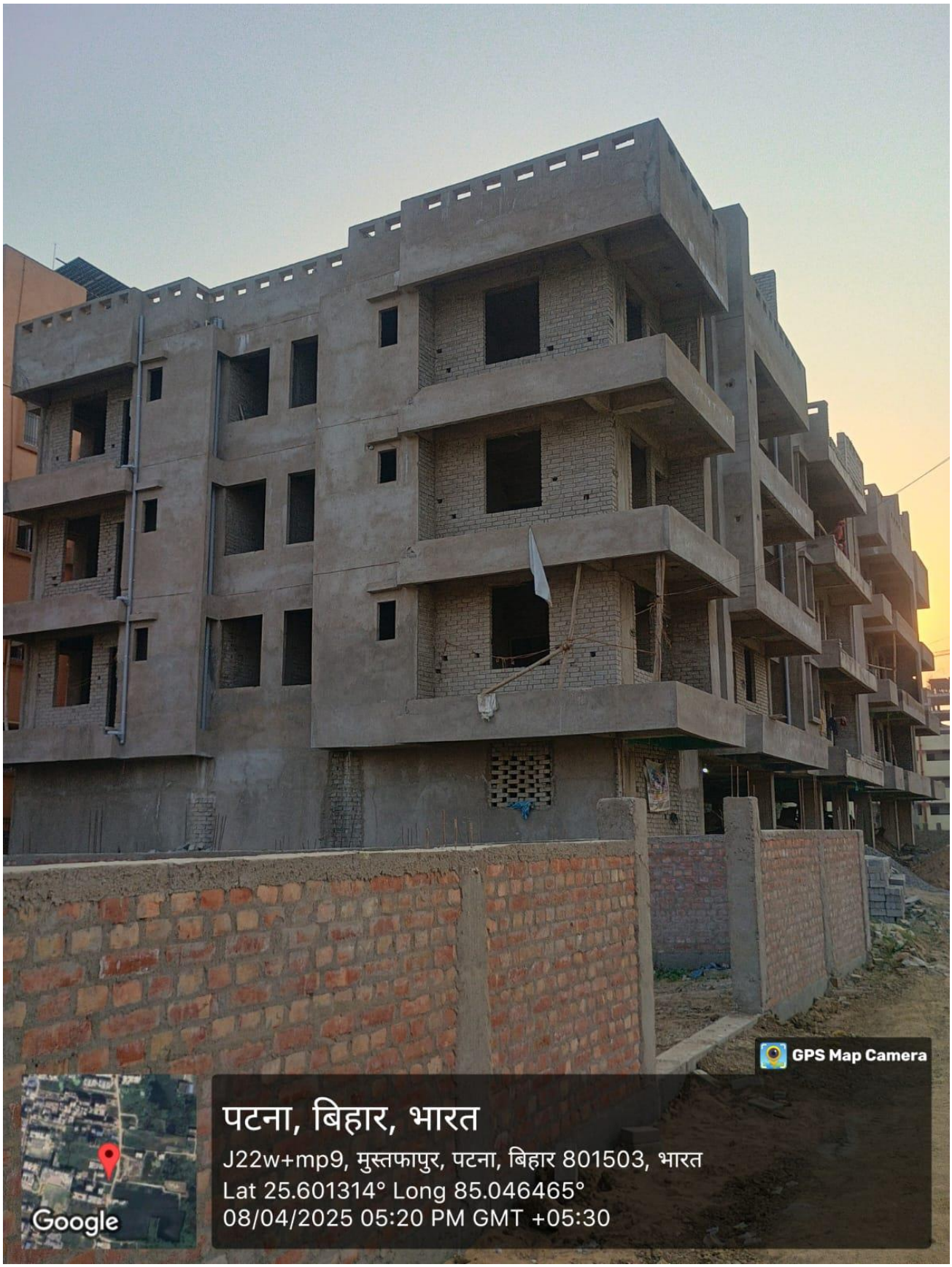
Name :- Harsh Bhalotia
Contact No :- 9911662614
Email id :- md.aadhvikhousing@gmail.com
Address :- 105, Shashi Complex, Near Pillar No.- 38, Raja Bazar, Patna, Bihar-800014.

Project Site Photographs

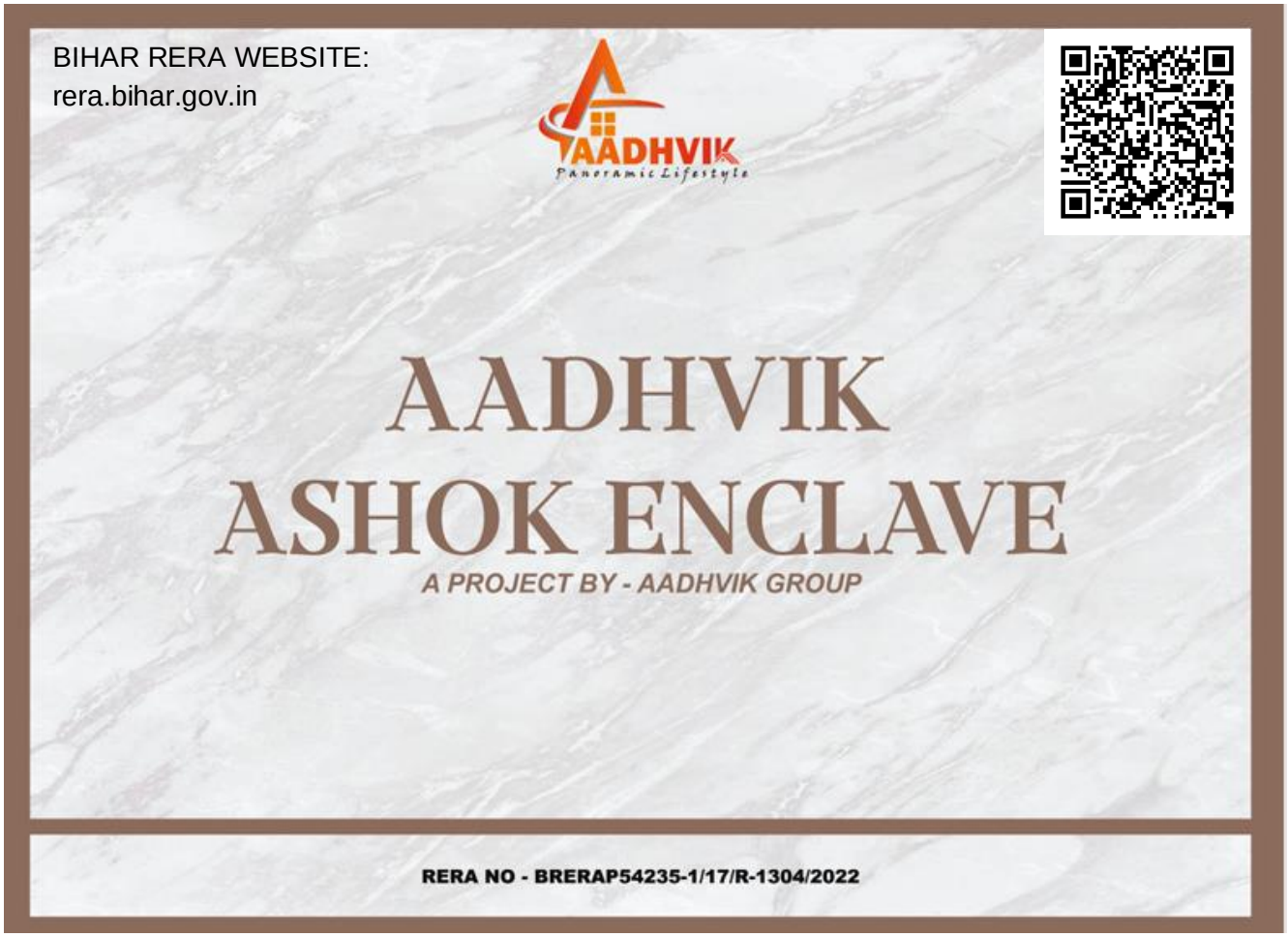



GPS Map Camera
पटना, बिहार, भारत
J22w+c23, खगौल, पटना, बिहार 801503, भारत
Lat 25.601396° Long 85.045809°
08/04/2025 05:21 PM GMT +05:30
Google


GPS Map Camera
जम्सौत, बिहार, भारत
J22w+rcg, मौर्या पथ, मुस्तफापुर, जम्सौत, बिहार 801503, भारत
Lat 25.601416° Long 85.045816°
08/04/2025 05:21 PM GMT +05:30
Google


GPS Map Camera
पटना, बिहार, भारत
J22w+mp9, मुस्तफापुर, पटना, बिहार 801503, भारत
Lat 25.601314° Long 85.046465°
08/04/2025 05:20 PM GMT +05:30
Google

BROCHURE:


BIHAR RERA WEBSITE:
rera.bihar.gov.in
AADHVIK
Panoramic Lifestyle
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.

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

Kitchen
Granite top ith 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 Wirings 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 quest 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

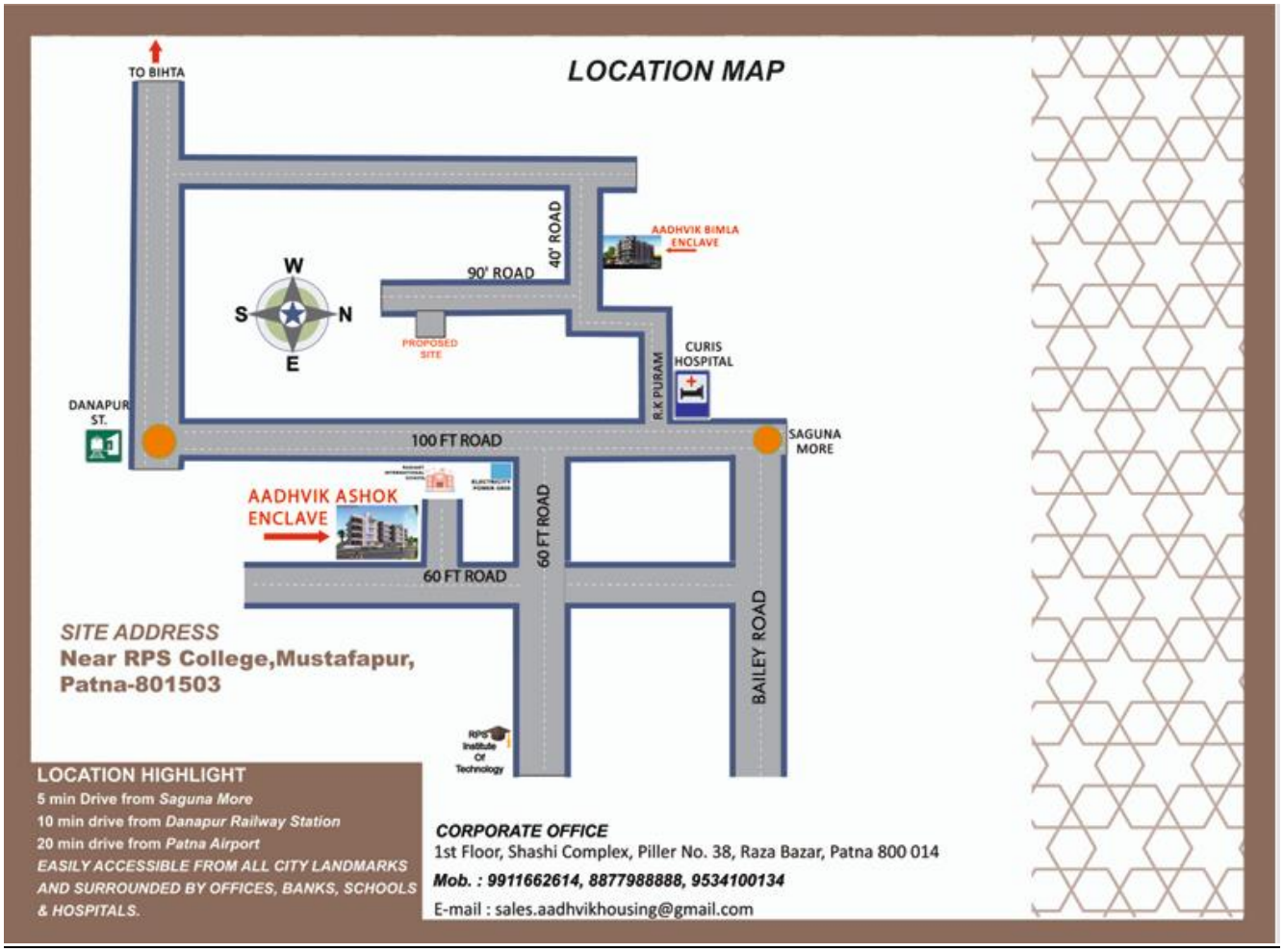
PROGRESS	PERCENTAGE OF TOTAL AMOUNT
At the time of booking	10%
After execution of registered agreement for sale	30%
On completion of ground floor slab	20%
On completion of 1st floor slab	15%
On completion of 2nd floor slab	10%
On completion of 3rd floor slab	10%
On handover or possession	5%

PAYMENT PLAN 2

PROGRESS	PERCENTAGE OF TOTAL AMOUNT
At the time of booking	10%
After exection 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



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 :15-04-2025