Aditya Builders
Savitri Sadan, Nageshwar Colony, Boring Road, Patna - 1
Mob. : 9334732211

Ref. .....

Date : 15.4.2023.

Form – VII
[Regulation -09]

Quarterly Progress Report for 4th quarter ending January 2023 to March 2023 (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00840-1/975/R-794/2019	Name of Project/Phase of Registered Project	Raghuvansh Enclave
Name of Promoter	Aditya Builders	Project Address	Shivganj,Shital Tola , Arrah , Bhojpur
Name of Co-promoter	NA		
Project Registration is valid up to	06-07-2022		
Starting date of Project or Phase of the Project	6-8-2018		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority	10-8-2022		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
Block A and Block B But We work on ~~only~~ Block B , A,	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -	2BHK and 3BHK 958 sq feet each 1025sq feet each		1. Booked/ Allotted - 11 2. Sold - 7

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	11
Block A and Block B But We work on Only Block B	16 in Block B Only 16 in A block	1. Booked/Allotted - 2. Sold -	7

M/s ADITYA BUILDER'S

PARTNER

IV. Construction Progress of the Project

1. Building / Wing / Layout Number_____(To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100 % only A and B Block
2.	Basements (if any)	NO
3.	Podiums (if any)	100% A and B Block
4.	Plinth	100% A and B Block
5.	Stilt Floor	100% B and A Block
6.	Slabs of Super Structure	100% B and A Block
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% B Block and 25 of Block A
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100% B Block
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% B Block
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% B Block
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 my be required to complete project as per specifications in Agreement ofSale. Any other activities.	100% B Block

M/s ADITYA BUILDER'S

PARTNER

V. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Yes B Block	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100 % B Block	
4.	Storm Water Drains	NA	continue	
5.	Landscaping & Tree Planting	NA	NA	
6.	Street Lighting	YES	NA	
7.	Community Buildings	NA	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	By Pavver Blocks	100 %	
9.	Solid Waste Management & Disposal	YES		
10.	Water Conservation / Rain Water Harvesting	Yes		
11.	Energy Management	Yes		
12.	Fire Protection and Fire Safety Requirements	YES	100% B Block	
13.	Closed Parking	Yes	100% B Block	
14.	Open Parking	NA	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YAs	100 % B Block	
16.	Others (Option to Add More)			

M/s ADITYA BUILDER'S
Ranjan Kr Singh.
PARTNER

VI.	PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars	
1.	Front Elevation.	Attached Yes
2.	Rear Elevation.	Attached Yes
3.	Side Elevation.	Attached Yes

VII.	Financial Progress of the Project	
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	50200018486811
2.	Estimated Cost of the Project including land cost at the start of the Quarter	99800000/00
3.	Amount received during the Quarter January to March 2023.	87,90,000/00
4.	Actual Cost Incurred during the 4th Quarter , Partner and supplier dues clear and loan back	60,95,389 /00
5.	Net amount at end of the Quarter Only B block	60,95,389
6.	Total expenditure on Project **till date only**	3,55,29,125/00
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	NA

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	No
2.	Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	7
2.	Agreement for Sale	4

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.

M/s ADITYA BUILDER'S
Ranjan Kr Singh
Signature of Promoter

PARTNER
Name: Ranjan Kumar Singh
Date : 15-04-2023

FORM No. 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

To,

The Aditya Builders
Boring Road, Patna

Date 5/4/2023.

Subject: Certificate of Percentage of Work executed in the project **Raghubansh Enclave** havingNo. of Building(s)/ B Wing(s) o the Phase.bearing the registration no. BRERAP00840- 1/975/R -794/2019 dated 21.10.2019 and being developedon the Plot bearing C.S. (Old) Khata no.1686, **C.S. (Old) Khesra no.4685, 4686 Part, R.S. (New) Khata no. 61,क,ख,ग,घ,च,छ, R.S.(New) Plot no. 74,Mauja-KasbeyAra, Thanano237, Mohalla-Sheoganj,(ShitalTola), Old ward no. 03, Nagar Nigam ward no. 37, Tauzi no. 30, Khewat No. 286 , Circle no.06, Dist- Ara , Bhojpur, Bihar , PIN-802301,admeasuring 1498.78sq.mts., area being developed by the Promoter Shri RANJAN KUMAR SINGH**

Sir,

Block- B,

I/We **NISHI JAIN** have undertaken assignment as Architect/LicensedSurveyor of certifying Percentage of execution of Work of the **RaghubanshEnclave**. Building(s)/….B…..Wing(s)of the **RaghubanshEnclave**. Phase of theProject,situated on the Mauja-KasbeyAra,Thanano237, Mohalla-Sheoganj,(ShitalTola), Old ward no. 03, Nagar Nigam ward no. 37, Tauzi no. 30, Khewat No. 286 , Circle no.06, C.S. (Old) Khata no.1686, C.S. (Old) Khesra no.4685, 4686 Part, R.S. (New) Khata no. 61,क,ख,ग,घ,च,छ, R.S.(New) Plot no. 74, **Dist- Ara , Bhojpur, Bihar** PIN…802301…admeasuring 1853.70 sq. mts. area being developed by Mr Ranjan Kumar Singh Followingtechnical professionals are appointed by Owner/ Promoter:-·

(i) M/s/Shri/Smt…..Ar. Nishi Jain….as L.S./Architect;
(ii) *M/s* /Shri/Smt……Kumar Ujjwal….as StructuralConsultant
(iii) *M/s* /Shri/ as Mechanical/Electrical/Plumbing Consultant(MEP)
(iv) *M/s* /Shri/Smt……Sri. Krishna Upadhyay……as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/ Wing of the Real Estate Project as registered vide numberBRERAP00840- 1/975/R -794/2019under Bihar RERA is as per table A here in below. The percentage of the work executed with respect to each of the activity ofthe entire phase is detailed in Table B. Building /WingNumber A Project)

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TABLE-A

(to be prepared separately for each Building /Wing of the

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100 %
2	Number of Basement(s) and Plinth	NA
3	Number of Podiums	NA
4	Stilt Floor	100 %
5	Number of Slabs of Super Structure	5 (100%)
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	100%
7	Sanitary Fittings within theFlat/Premises, Electrical Fittings within the Flat/Premises.	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 requiredto obtain Occupation/ Completion Certificate.	100%

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

Sr. No.	Common areasand Facilities,Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads &Foot-paths.	Yes		
2	Water Supply	Yes	100%	Submersible pump
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	100%	Own septic tank
4	Storm Water Drains	No		
5	Landscaping & Tree Planting.	No		
6	Street Lighting	Yes		
7	Community Buildings	NA		
8	Treatment and disposal of sewage and sullage Water	NA		
9	Solid Waste management & Disposal.	NA		
10	Water conservation, Rain water harvesting.	NA		
11	Energy management	Yes	100%	DG set
12	Fire protection and fire safety requirements	Yes	100%	Wet riser system with alarm
13	Electrical meter room, Sub-Station,receiving station.	Yes	100%	Meter panel in stilt floor
14	Others (Option to Add more).			

Yours Faithfully,

Ar. Nishi Jain
Certified Architect & Valuer
M. Arch. (Lucknow), FIV (New Delhi)
AIIA (Mumbai) COA Regd. No.-CA/48285/2010
AR. NISHI JAIN
CA/2010/48285

Signature&Name(INBLOCKLETTERS)ofL.S/Architect

FORM No. 1

[See Regulation 3]

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(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

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Sir,

Block- A

I/We **NISHI JAIN** have undertaken assignment as Architect/LicensedSurveyor of certifying Percentage of execution of Work of the **RaghubanshEnclave**. Building(s)/….A…..Wing(s)of the **RaghubanshEnclave**. Phase of theProject,situated on the Mauja-KasbeyAra,Thanano237, Mohalla-Sheoganj,(ShitalTola), Old ward no. 03, Nagar Nigam ward no. 37, Tauzi no. 30, Khewat No. 286 , Circle no.06, C.S. (Old) Khata no.1686, C.S. (Old) Khesra no.4685, 4686 Part, R.S. (New) Khata no. 61,क,ख,ग,घ,च,छ, R.S.(New) Plot no. 74, **Dist- Ara , Bhojpur, Bihar** PIN…802301…admeasuring 1853.70 sq. mts. area being developed by Mr Ranjan Kumar Singh Followingtechnical professionals are appointed by Owner/ Promoter:-

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T ABLE-A **(to be prepared separately for each Building / A Wing of the**

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100 %
2	Number of Basement(s) and Plinth	N/A
3	Number of Podiums	NA
4	Stilt Floor	100 %
5	Number of Slabs of Super Structure	5 (100 %)
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	50 %
7	Sanitary Fittings within theFlat/Premises, Electrical Fittings within the Flat/Premises.	5% sanitary work and 10% electrical work
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	Staircase and lift well – 100% and overhead water tank is not constructed.
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	-
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/ Completion Certificate.	-

TABLE-B

InternalandExternalDevelopmentWorksinrespectoftheentireRegistered Phase.

Sr. No.	Common areasand Facilities,Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads &Foot paths.	Yes		
2	Water Supply	Yes		
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes		
4	Storm Water Drains	No		
5	Landscaping & Tree Planting.	No		
6	Street Lighting	Yes		
7	Community Buildings	NA		
8	Treatment anddisposal of sewage and sullage water	NA		
9	Solid Waste management &Disposal.	NA		
10	Water conservation, Rain water harvesting.	-		
11	Energy management	Yes		
12	Fire protection and fire safety requirements	Yes		
13	Electrical meter room, Sub-Station,receiving station.	Yes		
14	Others (Option to Add more).			

Yours Faithfully,

Ar. Nishi Jain
Certified Architect & Valuer
M. Arch. (Lucknow), FIV (New Delhi)
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AR. NISHI JAIN
CA/2010/48285

Signature&Name(INBLOCKLETTERS)ofL.S/Architect