FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending July to September of 2024 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U45200BR2016PTC025843
Firm Address:	Flat No.: 105, First Floor, Pushpanjali Apartment, Mustafapur, Khagaul Road, Danapur, Patna-801503, Bihar, India
Total Experience of promoter in Real Estate Sector	No Any
Total Experience in Real Estate After Implementation of RERA	6 Years
No of Project done Before Implementation of RERA	No Any
No of Project done After Implementation of RERA	2

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP00403-1/476/R-306/2018
Name of Project/Phase of Registered Project	SAI SHYAM SMART CITY
Name of Promoter	AASTIK SMART CITY PVT. LTD.
Project Address	MAUZA-BABAKKARPUR, THANA-SAHPUR, THANA NO.-35, TAUZI NO.-5059, KHATA-38,53,46, PLOT NO-197, 196, 195
Name of Co-promoter	NA
Project Registration is valid up to	28/04/2023
Starting date of Project or Phase of the Project	16/08/2018
Type of Project or Phase of the Project	Residential/Group Housing
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	Total Number of sanctioned apartments	Total Number ofapartments in promoter share	Total Number of Apartment booked Promoter
Sai Shyam Smart City	4 BHK	1141.00	07	07	1. Total Booked : 37 2. Total Sold : 00 Percentage of Booking:- 70%
Sai Shyam Smart City	3 BHK	939.00	07	03	
Sai Shyam Smart City	3 BHK	1142.00	07	01	
Sai Shyam Smart City	3 BHK	974.00	21	12	
Sai Shyam Smart City	3 BHK	941.00	07	03	
Sai Shyam Smart City	3 BHK	950.00	07	03	
Sai Shyam Smart City	3 BHK	917.00	07	05	
Sai Shyam Smart City	3 BHK	1038.00	01	01	
Sai Shyam Smart City	3 BHK	1005.00	01	01	
Sai Shyam Smart City	2 BHK	586.00	01	01	
Sai Shyam Smart City	2 BHK	635.00	01	00	
Sai Shyam Smart City	2 BHK	502.00	01	00	
Sai Shyam Smart City	2 BHK	637.00	01	00	
Sai Shyam Smart City	2 BHK	611.00	01	00	
Sai Shyam Smart City	2 BHK	621.00	07	00	
Sai Shyam Smart City	2 BHK	554.00	07	02	
Sai Shyam Smart City	2 BHK	582.00	07	06	
Sai Shyam Smart City	2 BHK	590.00	07	06	
Sai Shyam Smart City	2 BHK	630.00	07	00	
Sai Shyam Smart City	2 BHK	668.00	07	02	
Sai Shyam Smart City	2 BHK	703.00	01	00	
Sai Shyam Smart City	2 BHK	733.00	01	00	
Sai Shyam Smart City	2 BHK	502.00	01	00	
Sai Shyam Smart City	2 BHK	679.00	01	00	
Sai Shyam Smart City	2 BHK	736.00	01	00	
Sai Shyam Smart City	2 BHK	636.00	01	00	
Sai Shyam Smart City	2 BHK	738.00	01	00	
Sai Shyam Smart City	2 BHK	539.00	01	00	

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number ofapartments in promoter share	Total Number of Apartment booked Promoter
Sai Shyam Smart City	2 BHK	638.00	01	00	
Sai Shyam Smart City	2 BHK	611.00	01	00	
Sai Shyam Smart City	1 BHK	437.00	01	00	
Sai Shyam Smart City	1 BHK	437.00	01	00	
Sai Shyam Smart City	1 BHK	340.00	01	00	
Sai Shyam Smart City	1 BHK	560.00	01	00	
Sai Shyam Smart City	1 BHK	414.00	01	00	
Sai Shyam Smart City	1 BHK	560.00	01	00	
Sai Shyam Smart City	1 BHK	414.00	01	00	
Sai Shyam Smart City	1 BHK	414.00	01	00	
Sai Shyam Smart City	1 BHK	560.00	01	00	
Sai Shyam Smart City	1 BHK	377.00	01	00	
Sai Shyam Smart City	1 BHK	560.00	01	00	
Sai Shyam Smart City	1 BHK	616.00	01	00	

- **Association of Allottees:- Note Since we have just received the format of Association of Allottees, due to non-availability of allottees reason being the festive season, we are in the process of completing it and updating it as soon as possible.**

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Sai Shyam Smart City	No Garages available	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	EnclosedasAnnexureNo.
1.	NOC for Environment				
2.	Fire N.O.C.				

4.	NOC from Airport Authority ofIndia				
5.	Other Approval(s), if any, Required for the Project.				

VI. Construction Progress of the Project

1. Plan Case Number- 77,92/17-18(Sai Shyam Smart City)(To beadded 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 (4)
1.	Excavation (if any)	**100%**	**Completed**
2.	Basements (if any)	**100%**	**Completed**
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**NA**	
6.	Slabs of Super Structure	**85%**	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**40%**	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**42%**	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	

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 of Sale. Any other activities.	**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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Foot paths	No		
2.	Water Supply	Yes	50%	Pump Installed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	No		
5.	Landscaping & TreePlanting	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/Rain Water Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	No		

13.	ClosedParking	Yes	80%	Basement and GF Structure work complete, Finishing work pending.
14.	OpenParking	No		
15.	Electrical Meter Room, Sub-Station,ReceivingStation	No		
16.	Others(OptiontoAddMore)	No		

VIII.EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OFPLOTTED DEVELOPMENT
Not Applicable because our project is Residential/Group Housing.

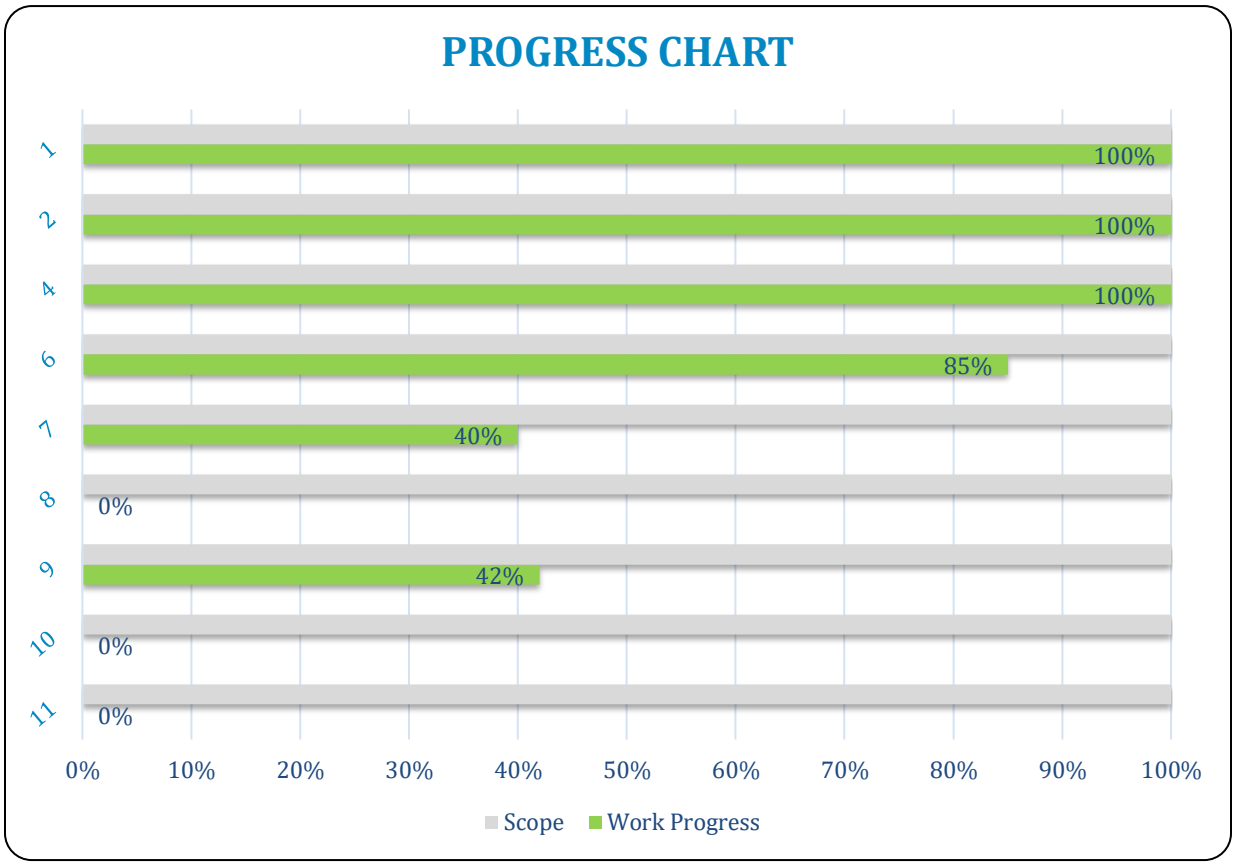
IX.GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	**Sr.No.**	**Particulars**
	1.	**FrontElevation.-**Attached Below
	2.	**RearElevation.-** Attached Below
	3.	**SideElevation.-** Attached Below
(B)		**Photograph of each floor**

X. Financial Progress of the Project		
Sr. No.	**Particulars**	**Amount (in Rs.)**
1	ProjectAccountNo.	19230200002501
2	Estimated Cost of the Project including land cost at the start of the Quarter	2,250.00/-**(In Lakh)**
3	Amount received during the Quarter	23,17,146/-
4	Actual Cost Incurred during the Quarter	23,90,255/-
5	Net amount at end of the Quarter	35,000/-
6	Total expenditure on Project Up to Sept-2024	10,99,48,064/-
7	Cumulative fund collected till the end of Quarter in question	11,34,74,388/-(Including tax)
8	Cumulative expenditure done till the end of Quarter in question	10,99,48,064/-

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

XII.MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties.	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties.	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	35
3.	No. of possessions given to allottees	0

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					
S.No.	**Building/Block Number**	**Apartment Type**	**Total Number of sanctioned apartments**	**Details of allotment made so far with Flat number/Bungalow/plot etc -**	**Cancellation of Flat allotment, If any with Flat number / Bungalow/Plot etc**
1.	Sai Shyam Smart City	1 BHK	12	**Attached Below Annexure 'A'**	**No Any**
2.	Sai Shyam Smart City	2 BHK	57		
3	Sai Shyam Smart City	3 BHK	58		
4	Sai Shyam Smart City	4	7		

XV. BROCHURE /Prospectus - Attached Below

XVI Grievance Redressal Officer
Name: Kousar Khan Contact No: Email id: Address:- Aastik Group Saguna more

Project Site front Photographs



Declaration,

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



Annexure A

AASTIK SMARTCITY PVT. LTD.			
SAI SHYAM SMARTCITY BLOCK-A			
Sr. No.	Particular Name	Flat No.	Block
1	Booked	509	A
1	Vacant	209	A
1	Booked	210	A
2	Booked	410	A
3	Booked	508	A
4	Booked	608	A
5	Booked	610	A
1	Vacant	408	A
1	Booked	208	A
1	Booked	211	A
2	Booked	212	A
3	Booked	411	A
4	Booked	412	A
5	Booked	611	A
1	Vacant	UG-12	A
1	Booked	413	A
2	Booked	213	A

AASTIK SMARTCITY	
SAI SHYAM SMARTCIT	
Sr. No.	Particular Name
1	Booked
2	Booked
3	Booked
1	Vacant
2	Vacant
1	Booked
2	Booked
1	Vacant
1	Booked
2	Booked
1	Vacant
1	Booked
2	Booked
3	Booked
1	Booked
2	Booked
3	Booked
4	Booked
5	Booked
6	Booked
7	Booked
1	Vacant
2	Vacant
3	Vacant
4	Vacant
5	Vacant
1	Booked
1	Vacant

1	Vacant

' PVT. LTD.	
Y BLOCK-A	
Flat No.	Block
601	A
615	A
701	A
406	A
715	A
215	A
415	A
506	A
206	A
501	A
201	A
414	A
504	A
705	A
204	A
205	A
214	A
305	A
404	A
405	A
704	A
UG-14	A
203	A
503	A
614	**A**
703	A
401	A
505	A

AASTIK SMARTCITY PVT. LTD.			
SAI SHYAM SMARTCITY BLOCK-A			
1	Booked	202	A
2	Booked	207	A
3	Booked	407	A
4	Booked	507	A
5	Booked	607	A
1	Builder	502	A
2	Builder	702	A

7

402	A

S P E C I F I C A T I O N

Structure
Earthquake and fire resistant structure according to latest seismic code, Brick work in cement mortar ratio of 1:6.

Toilets
Ceramic tile/ Wall Cladding with ceramic Fixtures and CP fittings, CPVC/plumbing, Provision for hot & cold water system.

Windows
Sal wood / anodized framed windows.

Wall Finishes
Internal- Plaster with wall putty
External- Permanent finish with wall putty and water proof paint

Flooring
Vitrified Tiles.

Electrical
Modular switches, copper electrical wiring through out in concealed conduit with provision for light points, power- points, T.V and Telephone sockets. Power back up per dwelling with the help of silent generator.

Security
Provision for intercom connected to every flat/ CCTV surveillance in common areas.

Kitchen
Ceramic tile flooring, Granite counter with Stainless Steel Bowl, wall tiling up to Dado, Provision for hot and cold water system.

Doors
Flush doors, Fire proof engineered door wherever required.

Elevator
Branded high speed lift having a capacity of 6 passengers.

NOTES : "In the quest of excellence, some of the specifications may have to be revised. Specifications are subject to change keeping in mind high quality standards as decided by the company or any competent authority."

Payment Schedule

Construction Link Plan

Booking Amount	15%
Within 45 Days of Booking	30%
On Completion of Foundation	10%
On Completion of Ground Floor Slab	10%
On Completion of First Floor Slab	10%
On Completion of Second Floor Slab	5%
On Completion of Third Floor Slab	5%
On Completion of Fourth Floor Slab	5%
On Completion of Fifth Floor Slab	5%
At the Time of Possession	5%
Parking & Other Miscellaneous Charges	**₹ 3,50,000**

Down Payment Plan

Booking Amount	10%
Within 45 Days of Booking	85%
At the Time of Possession	5%
Parking & Other Miscellaneous Charges	**₹ 3,50,000**

Note: GST and other government taxes extra as applicable











Facilities & Amenities

- Landscaped Court with Children's Play Area
- Club House
- Gymnasium
- Swimming Pool
- Temple
- Jogging Track
- 24 x 7 Power Back Up
- Round the Clock Security manned by an Advanced Security System
- Latest Fire Fighting Equipments

We are providing loan facilities from these Banks:

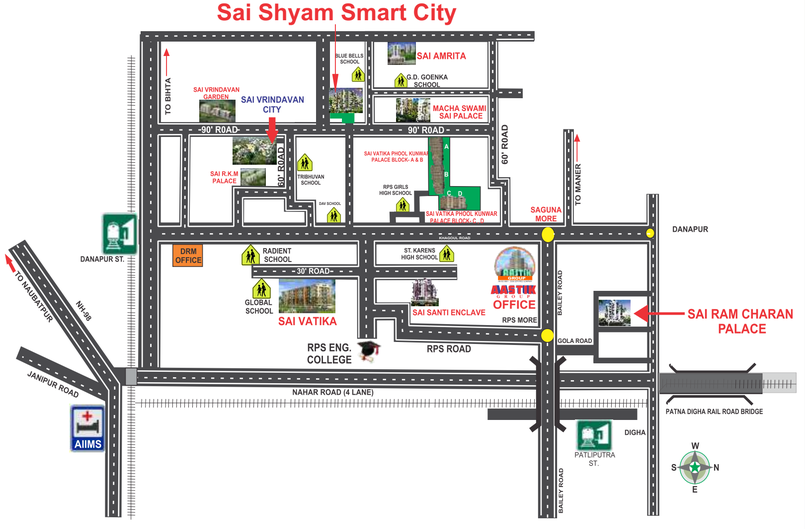
State Bank of India | बैंक ऑफ इंडिया Bank of India | HDFC HOME LOANS | punjab national bank | ICICI Bank Home Loans | LIC HFL LIC HOUSING FINANCE LTD | AXIS BANK | IDBI BANK

Relationships Beyond Banking WITH YOU, RIGHT THROUGH

*Note: "Aastik Group does not take responsibility for the procedural delay in loan sanction/ disbursement which is based on the individual capacity of the applicants. Loan sanction/ disbursement are at the sole discretion of the banks."

Location Map

Not to Scale



AASTIK GROUP
आस्तिक का सपना, सबके घर हो अपना

AASTIK GROUP

Corporate Office : AASTIK GROUP, Danapur - Khagaul Road, Patna 801 503.

Mob. No. : 8102923201, 8102923202, 8102923203, 8102923204, 8102923205, 9304444970

E-mail : info@aastikgroup.com, sales@aastikgroup.com | Website : www.aastikgroup.com | http://facebook.com/aastikgroup

Toll Free : 1800 - 1212 - 521 | **Contact : 9334441118** | **Ph. No. : 06115 - 220 977**

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A Project By **"Aastik Smart City Pvt. Ltd."**

Area Statement (Block - A)

Flat No.	Super B/Up Area	Type
A-1	1500 Sq.ft.	3 BHK
A-2	1850 Sq.ft.	4 BHK
A-3	1550 Sq.ft.	3 BHK
A-4	1550 Sq.ft.	3 BHK
A-5	1550 Sq.ft.	3 BHK
A-6	1500 Sq.ft.	3 BHK
A-7	1850 Sq.ft.	4 BHK
A-8	995 Sq.ft.	2 BHK
A-9	895 Sq.ft.	2 BHK
A-10	995 Sq.ft.	2 BHK
A-11	1050 Sq.ft.	2 BHK
A-12	1050 Sq.ft.	2 BHK
A-13	1095 Sq.ft.	2 BHK
A-14	1550 Sq.ft.	3 BHK
A-15	1500 Sq.ft.	3 BHK

* "In the interest of maintaining high standards, floor plans, layout plans, dimensions and specifications may change as decided by the company or any competent authority without giving any prior notice.

TYPICAL FLOOR PLAN





N W E S

BLOCK - A1 (3BHK)
S.B. AREA -1500 Sq.ft.



BLOCK - A2 (4BHK)
S.B. AREA -1850 Sq.ft.



BLOCK - A7 (4BHK)
S.B. AREA -1850 Sq.ft.



BLOCK - A8 (2BHK)
S.B. AREA - 995 Sq.ft.



BLOCK - A9 (2BHK)
S.B. AREA - 895 Sq.ft.



BLOCK - A3 (3BHK)
S.B. AREA -1550 Sq.ft.



BLOCK - A4 (3BHK)
S.B. AREA -1550 Sq.ft.



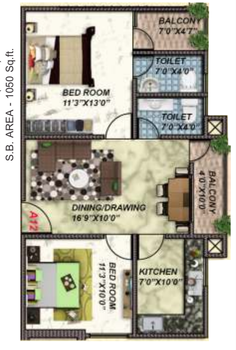
BLOCK - A10 (2BHK)
S.B. AREA - 995 Sq.ft.



BLOCK - A11 (2BHK)
S.B. AREA - 1050 Sq.ft.



BLOCK - A12 (2BHK)
S.B. AREA - 1050 Sq.ft.



BLOCK - A5 (3BHK)
S.B. AREA -1550 Sq.ft.



BLOCK - A6 (3BHK)
S.B. AREA -1500 Sq.ft.



N W E S

BLOCK - A13 (2BHK)
S.B. AREA - 1095 Sq.ft.



BLOCK - A14 (3BHK)
S.B. AREA -1550 Sq.ft.



BLOCK - A15 (3BHK)
S.B. AREA -1500 Sq.ft.

