

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending July to Sept-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	BRERAP00403-2/1033/R-878/2020
Name of Project/Phase of Registered Project	SAI SHYAM SMART CITY BLOCK B & C
Name of Promoter	AASTIK SMART CITY PVT. LTD.
Project Address	THANA NO- 35, TAUZI NO- 5059, KHATA NO-28, 46, 52, 72, MAUZA- BABBAKARPUR THANA- SAHAPUR DANAPUR, PLOT NO-201, 202, 203, 204
Name of Co-promoter	NA
Project Registration is valid up to	15/08/2024
Starting date of Project or Phase of the Project	15/09/2019
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 of apartments of Promoter	Total Number of Apartment Booked from Promoter Share	Total Number of apartments of Land Owner-31
Sai Shyam Smart City Block B	2 BHK	647.00	12	11	Total Booked : 06 Total Sold :00	Total Booked : 0 Total Sold :0
Sai Shyam Smart City Block B	2 BHK	630.00	12	02		
Sai Shyam Smart City Block C	2 BHK	643.00	12	06	Total Booked : 02 Total Sold :00	
Sai Shyam Smart City Block C	2 BHK	706.00	12	08		
Sai Shyam Smart City Block B	3 BHK	830.00	24	11	Total Booked : 08 Total Sold :00	
Sai Shyam Smart City Block C	3 BHK	959.00	12	04	Total Booked : 04 Total Sold :00 Percentage of Booking:- 37%	Percentage of Booking:- 0
Sai Shyam Smart City Block C	3 BHK	979.00	12	12		

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

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Sai Shyam Smart City block B and C	No Garages available	1. Booked/Allotted - 2. Sold -	

V. DETAILSOFBUILDINGAPPROVALS

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

VI. Construction Progress of the Project

1. Plan Case Number- 23/19-20{Sai Shyam Smart City(Block B & C)}{To be added 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)	100%	Completed
3.	Podiums (if any)	NA	
4.	Plinth	100%	Completed
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	30%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	20%	
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.	30%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	

11.	<p>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 may be required to complete project as per specifications in Agreement of Sale.</p> <p>Any other activities.</p>	0%	
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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 & Footpaths	No		
2.	Water Supply	Yes	50%	Pump Installed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
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/Rain Water Harvesting	No		
11.	Energy Management	No		

12.	Fire Protection and Fire Safety Requirements	No		
13.	Closed Parking	Yes	0%	
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others(option to Add More)	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.	Front Elevation.-Attached Below
	2.	Rear Elevation.- Attached Below
	3.	Side Elevation.- Attached Below
(B)		Photograph of each floor

X. Financial Progress of the Project

S. No.	Particulars	Amount (in Rs.)
1	Project Account No.	19230200003319
2	Estimated Cost of the Project including land cost at the start of the Quarter (In Lakh)	30,00,00,000/-
3	Amount received during the Quarter	31,66,396/-
4	Actual Cost Incurred during the Quarter	17,36,832/-
5	Net amount at end of the Quarter	2,96,800/-
6	Total expenditure on Project Up to Setemember-2024	3,23,89,063/-
7	Cumulative fund collected till the end of Quarter in question	4,01,74,746/-(Including tax)
8	Cumulative expenditure done till the end of Quarter in question	3,23,89,063/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

No Any

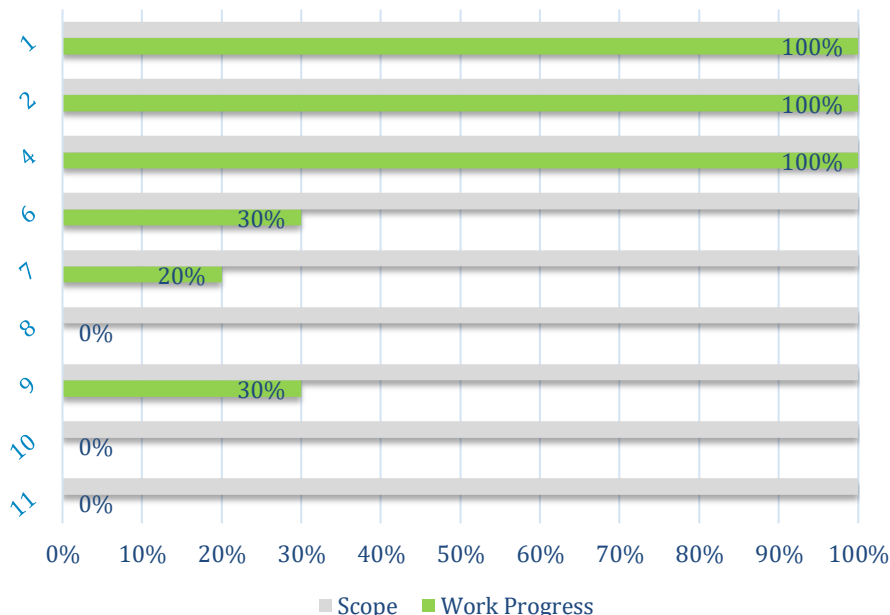
XII.MISCELLANEOUS

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.	No Any
4.	No of Sua - Moto cases against this project Case No. Name of Parties	No Any
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties.	No Any
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	15
3.	No. of possessions given to allottees	0

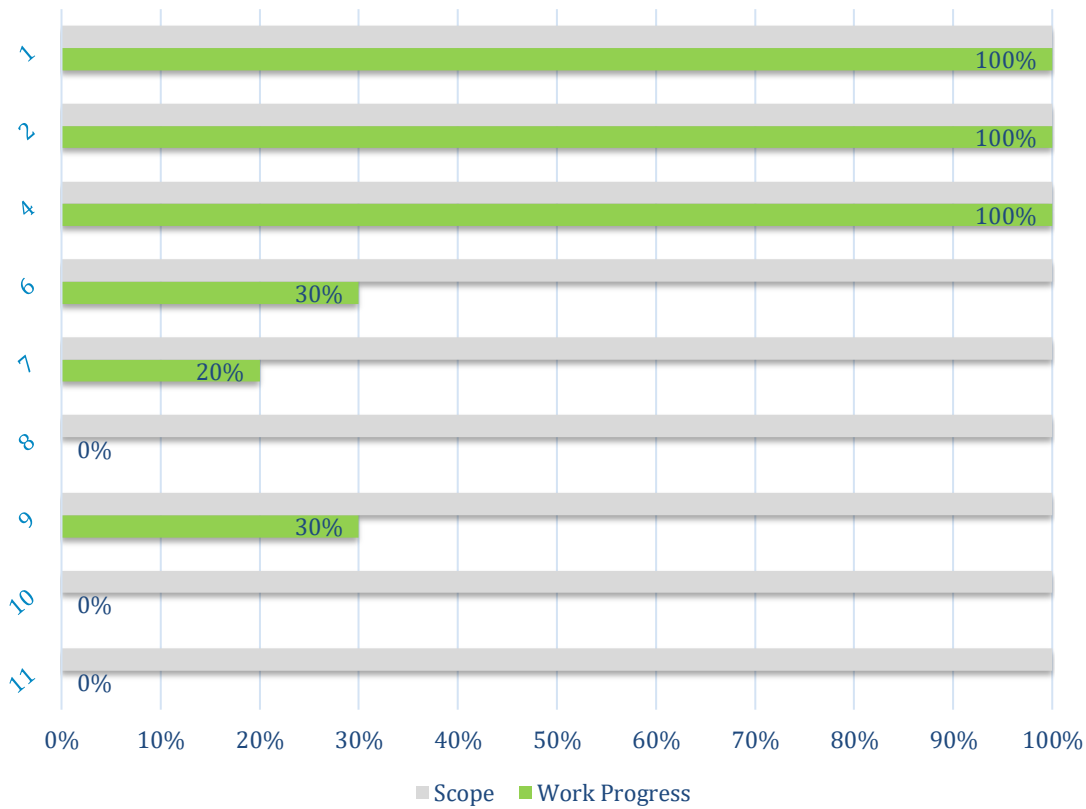
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?

PROGRESS CHART BLOCK B



PROGRESS CHART BLOCK C



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 CityBlock B	2 BHK	24	Attached Below Annexure 'A'	No Any
2.	Sai Shyam Smart CityBlock B	3 BHK	24		
3	Sai Shyam Smart CityBlock C	2 BHK	24		
4	Sai Shyam Smart CityBlock C	3 BHK	24		

XV. BROCHURE /Prospectus -

Attached Below

XVI Grievance Redressal Officer

Name: Kousar Khan

Contact No:

Email id:

Address: Aastik Group Saguna More

Project Site Photographs



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

Signature of Promoter

Aastik Smartcity Pvt. Ltd.

FOR AASTIK SMARTCITY PVT. LTD

Authorized Signatory-Director

AASTIK SMARTCITY PVT. LTD.			
SAI SHYAM SMARTCITY (BLOCK-B)			
Sr. No.	Particular Name	Flat No.	Block
1	Booked	204	B
2	Booked	404	B
3	Booked	406	B
4	Booked	504	B
5	Booked	206	B
6	Booked	506	B

1	Vacant	203	B
2	Vacant	205	B
3	Vacant	403	B
4	Vacant	405	B
5	Vacant	503	B
6	Vacant	604	B
7	Vacant	606	B

Sr. No.	Particular Name	Flat No.	Block
1	Booked	201	B
2	Booked	202	B
3	Booked	207	B
4	Booked	208	B
5	Booked	401	B
6	Booked	402	B
7	Booked	407	B
8	Booked	502	B

1	Vacant	408	B
2	Vacant	601	B
3	Vacant	608	B

Annexure A**AASTIK SMARTCITY PVT. LTD.****SAI SHYAM SMARTCITY (BLOCK-C)**

Particular Name	Flat No.	Block
Vacant	103	C
Vacant	105	C
Vacant	303	C
Vacant	305	C
Vacant	505	C
Vacant	603	C

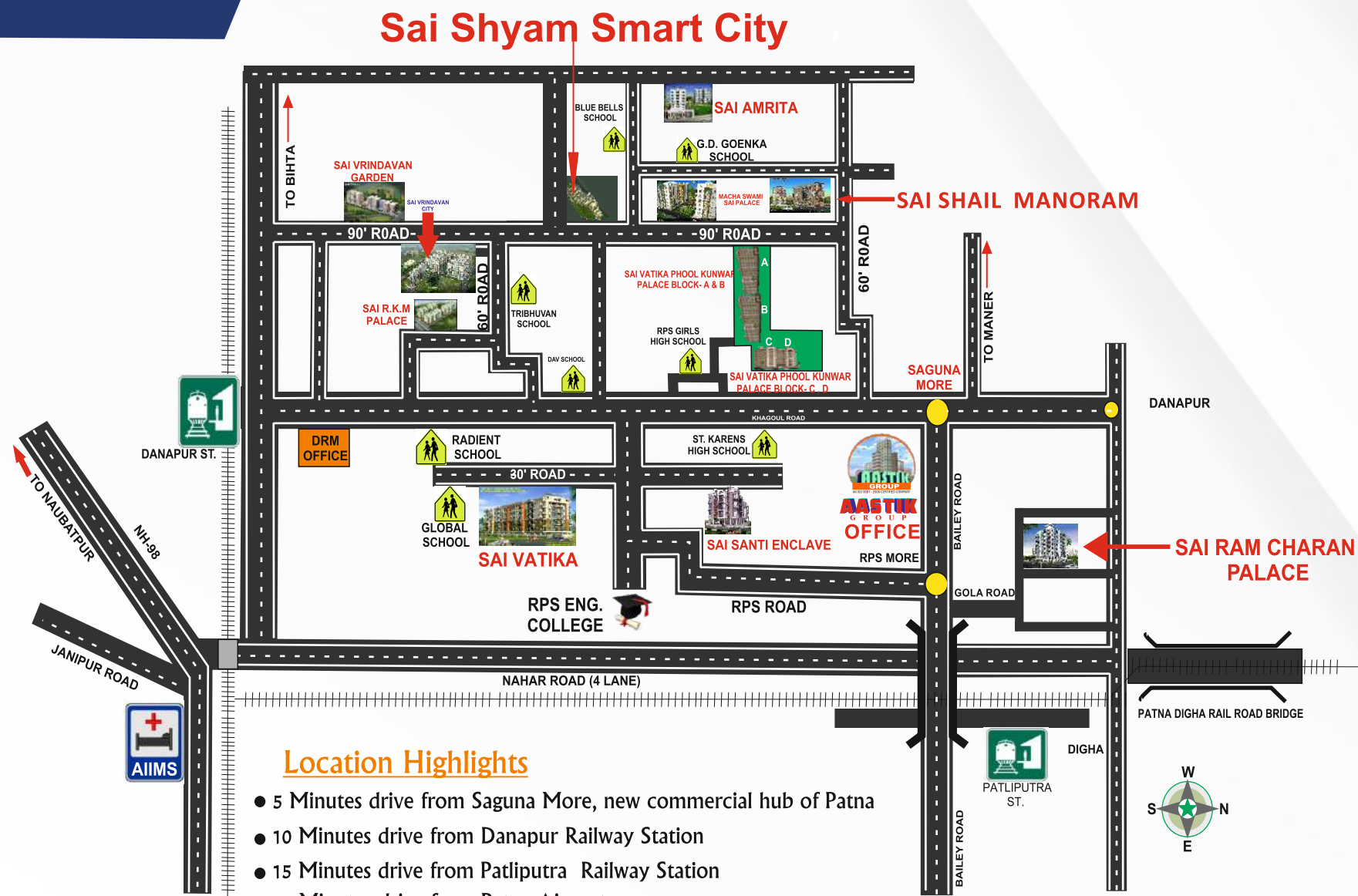
Booked	304	C
Booked	306	C

Vacant	104	C
Vacant	106	C
Vacant	504	C
Vacant	506	C
Vacant	604	C
Vacant	606	C

Booked	101	C
Booked	302	C
Booked	307	C
Booked	502	C

Vacant	102	C
Vacant	107	C
Vacant	108	C
Vacant	301	C
Vacant	308	C
Vacant	501	C
Vacant	507	C
Vacant	508	C
Vacant	601	C
Vacant	602	C
Vacant	607	C
Vacant	608	C

Location Map



Location Highlights

- 5 Minutes drive from Saguna More, new commercial hub of Patna
- 10 Minutes drive from Danapur Railway Station
- 15 Minutes drive from Patliputra Railway Station
- 20 Minutes drive from Patna Airport
- Easily accessible from all city landmarks and surrounded by Offices, various banks, schools and hospitals

आस्तिक का सपना, सबको घर हो अपना



Corporate Office :

AASTIK GROUP, Danapur - Khagaul Road, PATNA 801 503, Bihar

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E-mail : info@aastikgroup.com, sales@aastikgroup.com

Website : www.aastikgroup.com

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Toll Free : 1800 1212 521

Contact : 9334441118



AASTIK

आस्तिक का सपना, सबको घर हो अपना

RERA Reg. No.-BRERA P00403-2/1033/R-878/2020

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



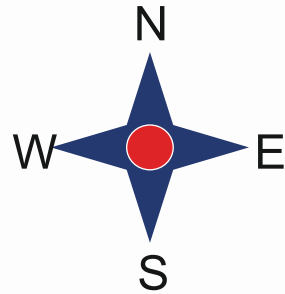
AASTIK

आस्तिक का सपना, सबको घर हो अपना

Aastik Group is one of the leading and largest real estate developers of Patna. It comprises of

- ◆ Aastik Buildcon Private Limited
- ◆ Aastik Homes Private Limited
- ◆ Aastik Dream Valley Private Limited
- ◆ Aastik Buildtech Private Limited
- ◆ Aastik Smart City Private Limited
- ◆ Aastik Creators Private Limited

Since inception, the group has strived for benchmark quality, customer centric approach, robust engineering, uncompromising business ethics, on time delivery of projects and transparency in all spheres of business conduct. Aastik group today is synonymous with excellence in quality, style and substance. It has transversed a path of steady growth and expansion with increasing turnover every year. The group has always focussed on delivering quality residential and commercial spaces in a timely manner with utmost perfection. It is managed by highly qualified professionals who are fully engrossed to ensure high high standards in quality construction, timely delivery and customer satisfaction. It is a clean and transparent group who keeps its commitments as pers contracts. The key factors behind the success of Aastik are time bound project completion and faith of its customers. The group has successfully handed over two residential projects located on Danapur-Khagaul road, Patna. Currently the group has 9 residential projects running in full swing across the prime locations of Patna. It has emerged as one of the most preferred developer of region with bigger and more challenging projects being added each year.

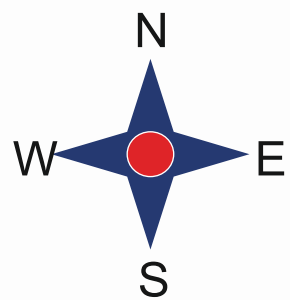


BLOCK B

TYPICAL FLOOR PLAN

Flat No.	Saleable Area (Sq.ft)	Unit Type
B1	1395	3BHK
B2	1395	3BHK
B3	1050	2BHK
B4	1025	2BHK

Flat No.	Saleable Area (Sq.ft)	Unit Type
B5	1050	2BHK
B6	1025	2BHK
B7	1395	3BHK
B8	1395	3BHK



BLOCK C

TYPICAL FLOOR PLAN

Flat No.	Saleable Area (Sq.ft)	Unit Type
C1	1595	3BHK
C2	1625	3BHK
C3	1075	2BHK
C4	1150	2BHK

Flat No.	Saleable Area (Sq.ft)	Unit Type
C5	1075	2BHK
C6	1150	2BHK
C7	1625	3BHK
C8	1595	3BHK



AMENITIES



Community Hall



Garden



Temple



Security Guard

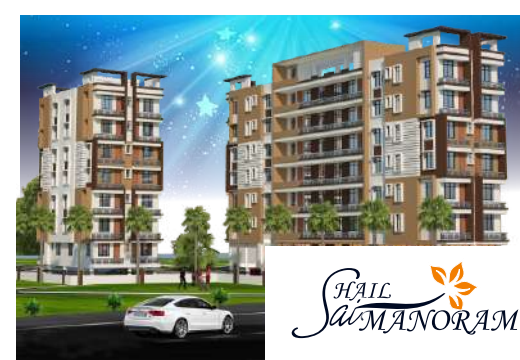


Children's Play Area



Gymnasium

Our Projects at a Glance



Specifications



Structure :

Earthquake resistant structure according to latest seismic code, RCC framed structure with walls of Bricks on G.I. frames

Wall finishes :

Internal - Plaster with wall putty, **External** - Permanent finish with wall putty and water proof paint

Flooring :

Anti skid vitrified tiles for flat, Granite for stair case

Railing :

Stainless Steel /Iron



Kitchen :

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

Toilet :

Ceramic tile / stone, flooring and wall cladding with ceramic fixtures and CP fittings, CPVC / G.I. Plumbing

Doors :

Entrance - Internal - Flush Doors, Fire proof engineered doors wherever required

Windows :

Sal wood / anodized framed windows.



Electrical :

Modular switches, copper electrical wiring throughout in concealed conduit with provision for light- points, power- points, T.V. and telephone sockets. Power backup (Through silent Generator) not exceeding 400 watts per flat

Elevator :

Branded high speed lift having a capacity of 6 passengers.

Security :

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

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

PAYMENT SCHEDULE

Type - 1	Flexi Plan	Type - 2	Down Payment Plan
At The Time Of Booking	10%	At The Time Of Booking	10%
After Booking Withing 45 Days	30%	After Booking Withing 45 Days	80%
On Completion of Ground Floor Slab	10%	On Time of Possession	10%
On Completion of 1st Floor Slab	10%		
On Completion of 2nd Floor Slab	10%		
On Completion of 3rd Floor Slab	10%		
On Completion of 4th Floor Slab	5%		
On Completion of 5th Floor Slab	5%		
On Completion of 6th Floor Slab	5%		
On Time of Possession	5%		

We are providing loan facilities from these Banks:



***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."

Other Miscellaneous Charges : Rs.3,50,000