INDIA NON JUDICIAL

Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2401628604
Certificate Issue Date	:	12-Sep-2024 03:11 PM
GRN No.	:	BHR20240902299900E
Unique Doc Reference	:	EST-BR-3500-2400028338
Party Name	:	VASTU VASTAYA BUILDER PVT LTD
Purchased by	:	VASTU VASTAYA BUILDER PVT LTD
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	1000 (One Thousand Only)
Reg. Fee (Rs.)	:	0 (Zero Only)
I.L.R. & P. Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Total SCT (Rs.)	:	0 (Zero Only)
Total Amount (Rs.)	:	1000 (One Thousand Only)

WELFARE STAMP
बिहार
BIHAR
BRECR036C241000038730
08 Oct 2024

(Annexure 1)

Guidelines for formation of Allottees' Association by promoter to meet the obligations as Per Section 11 (4) (e) of Real Estate (Regulation and Development) Act, 2016

These Guidelines are being issued for the limited purpose of formation of Association of Allottees in order to fulfil the mandate as prescribed in section 11(4) (e) of RERA Act, 2016 so that the names of the allottees/ Members on record and for reporting purpose in order to avoid any litigation and for the purpose of grievance redressal at the level of RERA Bihar.

Other functions of Association of Allottees as mandated in Section 11(4) (1) and other legal obligations tor example execution of conveyance deed of common areas etc. to the Association of Allottees as mandated by Section 17 of the Act. Would be fulfilled by Association of Allottees after the Association of Allottees gets registered under appropriate law and with competent Authority as notified by State Government from time to time.

IN 2401634748

Statutory Alert.
1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Modal Byelaws and other memorandum would be prepared as per the law prescribed by State Government.

The formation of association should be reported by the promoter to the Authority in the QPR using a non-judicial stamp of at least Rs. 1000/-

Article 1: Name and Address

1. Name : **ADPS PALACE**
   The name of the association shall be **[ADPS PALACE PROJECT]** Allottees Association
2. Office Address: **Ward No. 09 Mohalla Rampur Mouja Rampur Thana Rampur Gaya Bihar (Khesra/Plot No 5308 (old), 5176 (new), 5178 (new), 5177 (new), Khata No – 09 (old), 624 (new), 52 (new), Thana No – 09, Mauza – Rampur.**

Article 2: Purpose and Objective

A. Purpose:

The primary purpose of the association is to safeguard the interests of all allottees and communications per Section 11 (4) (e) RERA Act, 2016. Promoter is responsible for formation of this association.

B. Objectives:

- To represent the collective interests of the allottees.
- To ensure transparency in dealings related to allotments.
- To engage with relevant authorities for infrastructural development etc.

Article 3: Membership

There would be two committees in each Association of Allottees:

i. **General Body**

All the allottees who have made bookings in the project would be members of the General Body by virtue of holding the status as Allottee.

ii. **Executive Committee**

All the members of the association, the General Body, would elect office bearers of the Executive Committee, one president, one secretary and one treasurer from amongst them as office bearers. In case, the total number of allottees in a real estate project is more than 50, one additional post of joint secretary would be created. These office bearers would jointly constitute the executive committee and would be entitled to take up issues concerning allottees on their behalf. The elected office bearers would hold the post for a period of three years.

Article 4: Time of formation

Promoter shall form this Association of Allottees within a period of three months as soon as majority of allottees have made booking i.e. the number of bookings exceeds half of the total number of units in a given real estate project.

Article 5: Filling the vacant posts of office bearers

In case any post of the office bearers becomes vacant for any reason (resignation/death etc.) the same shall be filled within three months from the date of Vacancy.

The vacant post will be filled for remainder term of the person who vacated the office.

Members of the association would vote for election of the vacant post in same manner in which an office bearer is to be elected as mentioned in Article 4.



Article 6: Format for providing information about the association of allottees formed by the promoter as per Section 11 (4) (e) of RERA Act.

Name of the Project: - ADPS PALACE

Name of the Association: - ADPS PALACE

Details of the Members of General Body (Details of Allottees

Sr. No.	Name of the Allottee	Flat No.	Parking Space Details	Mobile No. of allottee	Address the allottee	Re Marks
1.	Ankita kumari	Flat No - 101, 1st Floor	Ground Floor Parking no - 101	7543859153	Ajmatganj, P.S - Paraiya, Distt - Gaya, Bihar -824209.	
2.	Sangeeta Kumari	Flat No-201, 2nd Floor	Ground Floor Parking no - 201	7320010744	Flat no. 304, Gharana tower infront of Rampur, P.S - Rampur, Dist- Gaya, 823001 Bihar.	
3.	Dheeraj kumar	Flat No-202, 2nd Floor	Ground Floor Parking no - 202	9835860168	C/o-Mantu Singh, J P Chouk, Mohalla-Gola Bazar, Thana-Sherghati, Gaya.Bihar-824211.	
4.	Dimpi Kumari	Flat No-203, 2nd Floor	Ground Floor Parking no - 203		Churi, Gaya, Bihar-823002.	
5.	Surya Bhushan Kumar	Flat No-204, 2nd Floor	Ground Floor Parking no - 204	8847548989	Manpur Sonar Toli, PO.-Buniyadganj, PS:-Muffasil, Dist- Gaya, Bihar.	
6.	Sudha kumari & Jayant Kumar	Flat No-304, 3rd Floor	Ground Floor Parking no - 304	9931036872	Vijay Pan Dukan, Samir Takya Dist- Gaya, Bihar.	
7.	Krishna Kumar	Flat No-305, 3rd Floor	Ground Floor Parking no - 305	7903638573	Kashipur , Ward no- 8, PS:-Samastipur, Dist Samastipur, Bihar.	
8.	Ravi kumar Magadiya	Flat No-401, 4th Floor	Ground Floor Parking no - 401	8538961555	Gopalganj Bazar, PO + P.S - Ghoshi, Dist.- Jehanabad 804406, Bihar	

NOTARY
AWA[illegible] KUMAR
[illegible]-GAYA
Regd. No. [illegible]
E.D.-2-5-22

9.	Sunita Kumari & Dharmendra Kumar	Flat No-402, 4th Floor	Ground Floor Parking no - 402	9931840644	Village Dubhal Thana Bodhgaya Dist. Gaya-823001, Bihar	
10.	Sunil Kumar	Flat No-403, 4th Floor	Ground Floor Parking no - 403	9308294949	Gango bigha, Gaya, near AP colony Bihar.	
11	Satyendra Kumar Yadav (Landowner)	Flat No - 102, 1st Floor	Ground Floor Parking no - 102	9801850421	Mahalla Shastri Nagar Road No. 4 Sahar Gaya Thana Rampur Dist. Gaya-823001	
12	Punam Sinha (Landowner)	Flat No-205, 2nd Floor	Ground Floor Parking no - 205	8757523506	Chiryatand Rampur Jail Road Sahar Gaya Thana Rampur Dist Gaya Bihar-823001	
13	Savita Sinha (Landowner)	Flat No-303, 3rd Floor	Ground Floor Parking no - 303	7903562717	Ward no 46 near Surya Mandir Kenduai Thana Magadh Medical College Dist. Gaya, Bihar -824231	

Details of the office bearers

Sr. No	Post	Name of the office bearer	Flat No.	Mobile No. of office bearer	Address of the office bearer	Re Marks
1.	President	Jayant Kumar	Flat No-304, 3rd Floor	9931036872	ADPS Palace Apartment Ward No. 09 Mohalla Rampur Thana Rampur Gaya	
2.	Secretary	Dharmendra Kumar	Flat No-402, 4th Floor	9931840644	ADPS Palace Apartment Ward No. 09 Mohalla Rampur Thana Rampur Gaya	
3.	Joint Secretary (If the total no. of allottees in a project is more than 50)	Sangeeta Kumari	Flat No-201, 2nd Floor	7320010744	ADPS Palace Apartment Ward No. 09 Mohalla Rampur Thana Rampur Gaya	
4.	Treasurer	Ravi kumar Magadiya	Flat No-401, 4th Floor	7763814319	ADPS Palace Apartment Ward No. 09 Mohalla Rampur Thana Rampur Gaya	

Undertaking:

We solemnly affirm, declare and undertake that all the details stated above are true to the best of our knowledge and nothing material has been concealed here. 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.

Jayant Kumar

Signature of President

Signature and Stamp of Promoter

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

Dharmendra Kumar

Signature of Secretary

Date: 13/10/2024

Sangeeta Kumari

Signature of Joint Secretary (If any)

Ravikumar Magdiya

Signature of Treasurer

1165 Dated 12/10/24

12/10/24

12/10/24

Stamp of Association of Allottees

ADPS PALACE ASSOCIATION

NOTARY

ADVOCATE ASHOK KUMAR

Regd. No. [illegible]

E.D. 25-22

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **01.10.2024 TO 31.12.2024.**

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U70102BR2014PTC 022146	Name of Firm	**VASTU VASTAYA BUILDER PVT. LTD**
Firm Address :	SUJATA BAYPASS ANAND BIHAR COLONY BODHGAYA, GAYA-824231. (BIHAR)		
Total Experience of promoter in Real Estate sector	10 YEARS		
Total Experience in Real Estate after Implementation of RERA	7 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	1	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	2 1	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00356-9/217/R-1513/2023	Name of Project/Phase of Registered Project	**ADPS PALACE**
Name of Promoter	**VASTU VASTAYA BUILDER PVT. LTD DIRECTOR SATYENDRA KUMAR**	Project Address Ward no 09 mohalla Rampur Mauja Rampur Thana Rampur Gaya (Bihar)	Plot no. 5308 (old), 5176 (new), 5178 (new), 5177 (new) Khata No. 09 (old), 624 (new), 52(new), Thana No. 09 Mauza-Rampur. Gaya, Bihar
Name of Co-promoter			
Project Registration is valid up to	31.12.2026		
Starting date of Project or Phase of the Project	25.04.2023		
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	28.11.2027 By Gaya Nagar Nigam		

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	8 12	4772 8628	20	1. Booked / Allotted - 10 2. Sold-	10 Booked/ Allotted - Sold -
					Percentage of booking 100%	Percentag eof booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	20	1. Booked/Allotted -	10
		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	Enclosed as Annexure No.
1.	NOC for Environment	NA			
2.	Fire N.O.C.	NA			
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.	NA			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No._____(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%	
2.	Basements (if any)	NA	
3.	Podiums (if any)	100%	
4.	Plinth	100%	
5.	Stilt Floor	100%	

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	90%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	50%	
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	0%	
	requirements as me 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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	0%	
9.	Solid Waste Management & Disposal	NO	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	NO	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	60%	
14.	Open Parking	NO	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO	0%	

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	
	3.	Side Elevation	Attached
(B)		Photograph of each floor	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	PUNJAB NATIONAL BANK A/C NO. 4922002100004923
2.	Estimated Cost of the Project including land cost at the start of the Project	2,74,87,065.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	19,74,752.46
6.	Actual Cost Incurred during the Quarter	4,16,395.46
7.	Net amount at end of the Quarter	59,92,137.76
8.	Total expenditure on Project **till date**	3,06,73,357.67
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind?

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my 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.

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

Signature of Promoter

Name: SATYENDRA KUMAR

Date: 07.01.2025



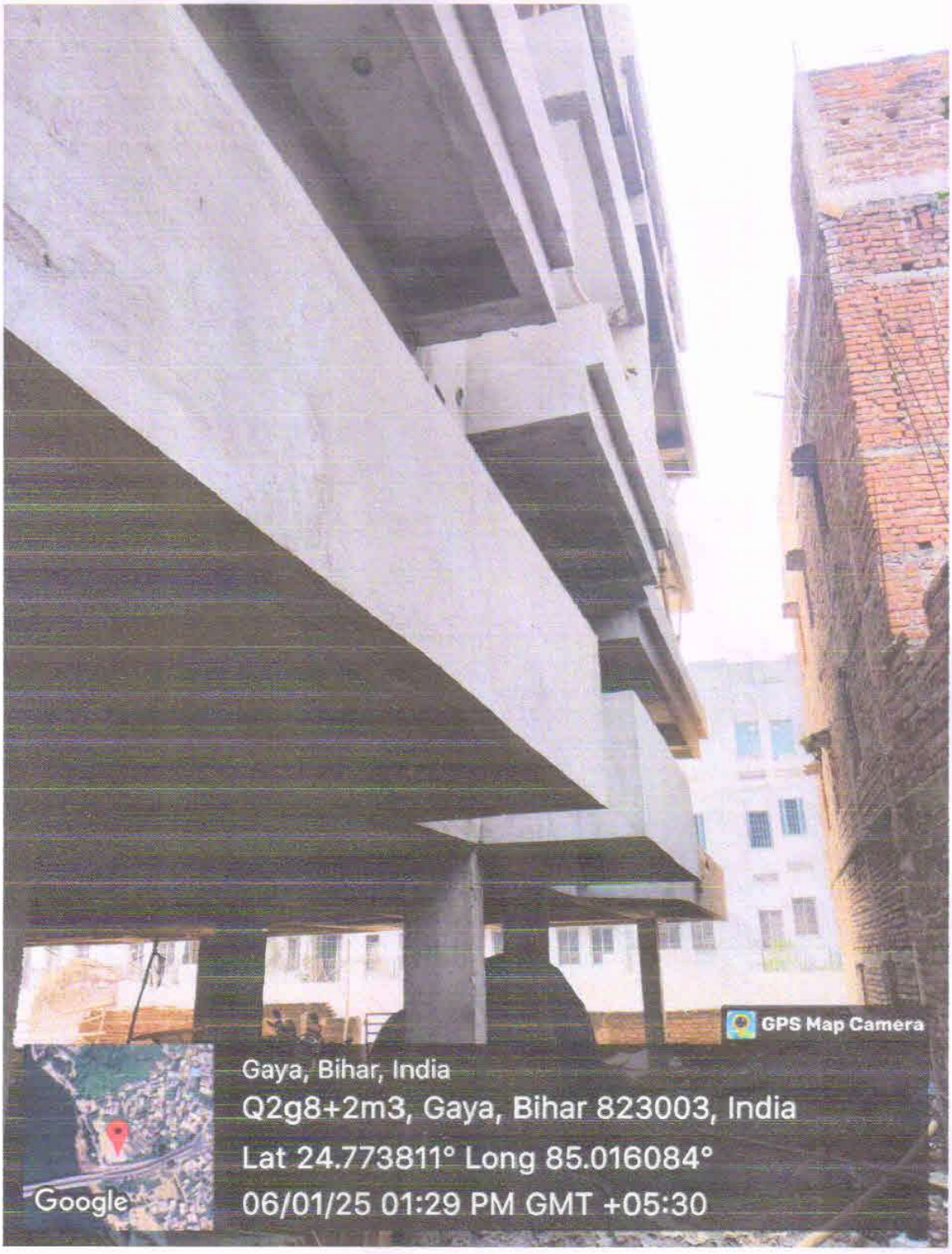
VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR



VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR



VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR