FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending Oct-Dec of 2024 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U45400BR2012PTC019040
Firm Address:	NEAR SHEELA VIBHA BHAWAN, TILKAMANJHI, BHAGALPUR
Total Experience of promoter in Real Estate Sector	5 Years
Total Experience in Real Estate After Implementation of RERA	5 Years
No of Project done Before Implementation of RERA	No Any
No of Project done After Implementation of RERA	1. SAMRIDHI TOWER 2. BAIDYANATH TOWER

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP00751-2/35/R-1549/2023
Name of Project/Phase of Registered Project	BAIDYANATH TOWER
Name of Promoter	ADARSH VIHAR BUILDTECH PRIVATE LIMITED
Project Address	ROY HARIMOHAN THAKUR ROAD, THANA-BARARI, DIST- BHAGALPUR, IN WARD NO.- 28, HOLDING NO.- 24, 24C, 24B, KHATA NO.- 411, KHESRA NO.- 670, KA, KHA, G, GH, CH, UNDER BHAGALPUR MUNICIPAL CORPORATION, DIST-

	BHAGALPUR
Name of Co-promoter	NA
Project Registration is valid up to	20/12/2026
Starting date of Project or Phase of the Project	12/03/2023
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 in Promoter's share –	Total Number of Apartments in Landowner's share –
BAIDYANATH TOWER	3 BHK	1,038	6	1. Booked/ Allotted- **6** 2. Sold Percentage of booking	3. Booked/ Allotted 4. Sold
BAIDYANATH TOWER	3 BHK	1,038	6		
BAIDYANATH TOWER	3 BHK	965	6		
BAIDYANATH TOWER	3 BHK	965	6		
BAIDYANATH TOWER	3 BHK	870	6		
BAIDYANATH TOWER	3 BHK	870	6		
BAIDYANATH TOWER	2 BHK	860	6		

BAIDYANATH TOWER	2 BHK	860	6		Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	**Total Number of SanctionedGarages**	**Total Number of Garages:**	
BAIDYANATH TOWER	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	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- 154/22-23 (BAIDYANATH TOWER Block A) (To be added for each Building / Wing)

S. No. (1)	**Tasks / Activity (2)**	**Percentage of Actual Work Done (As on date of the**	**Expected Completion date in (dd/mm/yyy) Format**

		Certificate) (3)	
1.	Excavation (if any)	**100%**	**Completed**
2.	Basements (if any)	**90%**	**31-03-2025**
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**NA**	
6.	Slabs of Super Structure	**0%**	**Compieted**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**0%**	**12-09-2025**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**12-12-2025**
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**0%**	**12-09-2025**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**12-06-2026**
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.	**10%**	**12-10-2026**

VI. Construction Progress of the Project

1. Plan Case Number- 154/22-23 (BAIDYANATH TOWER Block B) (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/yyy) Format
1.	Excavation (if any)	**100%**	**Completed**
2.	Basements (if any)	**80%**	**10-12-2024**
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**NA**	
6.	Slabs of Super Structure	**100%**	**Completed**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**0%**	**12-09-2025**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**12-12-2025**
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**6%**	**12-09-2025**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**12-06-2026**

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.	**10%**	**12-10-2026**

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	No		
2.	Water Supply	Yes	50%	12-06-2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	12-06-2026
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	0%	12-06-2026
13.	Closed Parking	Yes	0%	12-06-2026
14.	Open Parking	No		
15.	Electrical Meter Room, Sub Station, Receiving Station	No		
16.	Others (Option to AddMore)	No		

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

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	**S. 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.	120002818457

2	Estimated Cost of the Project including land cost at the start of the Project	5,902.10/- **(In Lakh)**
3	Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)	5,600.00/-
4	Any Variation in Development Cost which is declared at the start of the Project	
5	Amount received during the Quarter (Alottee)	44,59,000.00/-
	Amount received during the Quarter (Personal)	0.00/-
6	Actual Cost Incurred during the Quarter	1,42,64,966.00/-
7	Net amount at end of the Quarter	2,97,074/-
8	Total expenditure on Project **till date**	2,10,21,110/-
9	Cumulative fund collected till the end of Quarter in question	/-
10	Cumulative expenditure done till the end of Quarter in question	/-

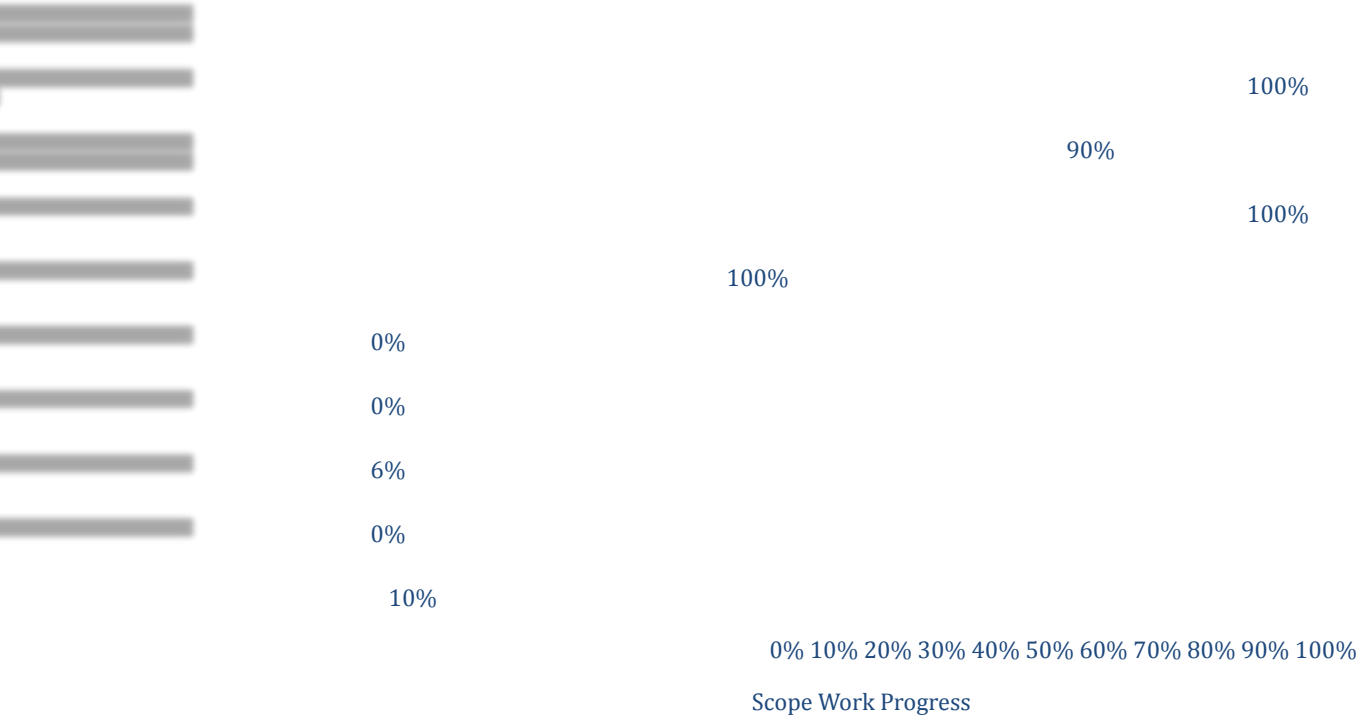
XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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	
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 Saleduring the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	

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

PROGRESS CHART



Project Site Photographs





<u>Undertaking</u>:

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
.Director
Date :