

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Registration no. of the Partnership firm/LLP Identification number/Any other	Registration No. - F000184/2021	Name of the Promoter's Entity ANSH RAJ CONSTRUCTION	Remarks
Address of the Promoter's Entity :	G-2, GROUND FLOOR, R S ENCLAVE, NEAR IOC PETROL PUMP, NALA ROAD, PATNA-800004		
Total Experience of the promoter in Real Estate sector (In Completed years)			
Total Experience in Real Estate Sector after Commencement of RERA (In Completed years)			
No of Projects done before Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP12561-003/58/R-1754/2024	Name of Project	NAGESHWAR SMRITI APARTMENT
Name of Promoter	ANSH RAJ CONSTRUCTION	Project Address	MAUZA-SADIKPUR JOGI, PATRAKAR NAGAR, PATNA
Project Registration is valid up to	24/11/2028		
Starting date of Project	23/08/2024		
Type of Project	Residential		
Name of the Competent Authority which sanctioned the project map			
Period of validity of map as granted by the Competent Authority concerned	24/11/2028		

ANSH RAJ CONSTRUCTION
Project Nageshwar Smriti Apartment
Bimlencha Kumar

Partner

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Total Number of sanctioned apartments/ unit-wise	Total Numbers of apartments in Promoter's share- FLAT-08	Total Numbers of apartments in Promoter's share- FLAT-08	Total Numbers of apartments in Landowner's share FLAT-10	Total Numbers of apartments in Landowner's share FLAT-10
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	1-BHK						
	2-BHK		06	NIL	NIL	NIL	NIL
	3-BHK		12	NIL	NIL	NIL	NIL
	4-BHK and over						
	shop						
	Office Space						
	Bungalow						
	Plots (in case of plots specific area of plot must be mentioned)						
		Total Carpet Area		% of total Units 0%	% of total Units 0%	% of total Units 0%	% of total Units 0%

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

The details of the Association of Allottees need to be provided in the proforma of Association of Allottees attached with this Form.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO./OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allottees	(B) Cancelled by Promoters
Flat No./Plot no./Shop No./Etc. :	Flat No./Plot no./Shop No./Etc. :
*whether notice and reminder of cancellation was Served to the promoters by Allottee/s	*whether notice and reminder of cancellation has been Served to the Allottees by serving
Yes/No	Yes/No

M/s Ansh Raj Construction
Project Nageshwar Smriti Apartment

Bhaskar Kumar

Partner

VI. DISCLOSURE OF BOOKED INVENTORY OF GARAGES/PARKING SPACE

Building Wise / Block Number	Total Number of Sanctioned Garages/Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted
	18	NIL

VII. 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	Validity up to	Attach Copy
1.	Environment Clearance	Not Applicable		
2.	Fire N.O.C.	Director-Cum-Fire Officer, Bihar , Patna	27/06/2022	
3.	Airport Authority of India N.O.C.	Not Applicable		
4.	Water Supply Permission	Not Applicable		
5.	Other Approval(s), if any, required for the Project.	Not Applicable		

VIII. PROGRESS OF THE PROJECT-INTERNAL INFRASTRUCTURE DEVELOPMENT
In case of more than one Block/Building/Apartment/Plots/Bungalow, the details have to be filled for each Block separately

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)	0%	
2.	Basements (if any)	0%	
3.	Podiums (if any)	0%	
4.	Plinth	0%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats	0% 0% 0% 0%	

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Project Nageshwar Smriti Apartment
Bhulendra Kumar

Partner

	/Premises.		
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	0% 0% 0%	
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	
13.	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. Any other activities	0% 0% 0%	
14.	Overall Percentage of Actual work Done and Final Completion date		

**IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS –
PEOGRESS RELATED TO AMENITIES AND COMMON AREA**

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/yy y)
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M/s Ansh Raj Construction
Project Nageshwar Smriti Apartment

Bimendra Kumar

Partner

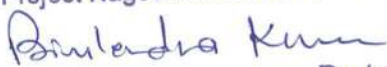
				Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO	N/A	
16.	Others (Option to Add More)			
17.	Overall Percentage of Actual Work Done and final Completion date			

M/s Ansh Raj Construction
 Project Nageshwar Smriti Apartment
 Dwarka, New Delhi

Partner

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENT AGE 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			
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			

XI. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	171421010000140
2.	Estimated Cost of the Project including land cost at the start of the Project	8,01,14,744=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	3,45,14,744=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A

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 Project Nageshwar Smriti Apartment

 Partner

5.	Amount received during the Quarter	00=00
6.	Actual Cost Incurred during the Quarter	00=00
7.	Net amount at end of the Quarter	00=00
8.	Total expenditure on Project till date	00=00
9.	Cumulative fund collected till the end of Quarter in question	00=00
10.	Cumulative expenditure done till the end of Quarter in question	00=00
11.	Percentage of Expenditure incurred of the total Estimated development cost of the project	

XIII. GEO TAGGED AND DATE PHOTOGRAPH (EACH BLOCK/BUILDING/APARTMENT/PLOTS/BUNGLOW) OF THE PROJECT

The photograph must have date.

(A)	Sr. No.		
	1.	Photographs showing Front Elevation	ATTACH
	2.	Photographs showing Rear Elevation	ATTACH
	3.	Photographs showing Side Elevation (Both Sides)	ATTACH
	4.	Photograph of each floor showing the progress of interior works	
	5.	Photographs of Common Areas (Staircase, Lift Area, Terrace, parking, etc.)	
(B)	Sr. No.		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	

XIV. MISCELLANEOUS

A	List of Legal Cases (if any) – Against Project / Promoter
1.	(a) Case No. RERA/TEMP/2025-26/28/76 (b) Name of Parties - Anuj Kumar and Arun Kumar Order passed, if Yes, Whether complied (Yes/No) NO <i>civil District. Palna Sadar - (2025) Case No - Title suit / 138 / 2025 (Bhimendra vs Anuj Kumar)</i>
2.	No of Execution Cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No) NO

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Project Nageshwar Smriti Apartment
Bhimendra Kumar

Partner

3.	No of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No)	NO
4.	No of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No)	NO

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

- | |
|---|
| a. Weather the project in progress as per time schedule or lagging behind? Yes/No
b. If yes, whether it would be completed on the completion date fixed as per RC. Yes/No.
c. If No, then Reason for delay: |
|---|

XVI. BROCHURE /Prospectus : Copy of the brochure/prospectus to be uploaded with Form-7

XVII Name of Grievance Redressal Officer nominated by the promoter whom allottee can contact in case of any query or grievance Name : BIMLENDRA KUMAR Contact No : 7004533958 Email id : anshrajconstruction62@gmail.com Address : G-2, GROUND FLOOR, R S ENCLAVE, NEAR IOC PETROL PUMP, NALA ROAD, PATNA-800004

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.

M/s Ansh Raj Construction
Project Nageshwar Smriti Apartment

Bimlendra Kumar

Signature of Promoter **Partner**

Name: **BIMLENDRA KUMAR**

Date:



APPLICATION FOR COMPLAINT

Print

To,

REAL ESTATE REGULATORY AUTHORITY (RERA)
6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar,
Patna - 800023.

Complaint Registration Form

RERA NO : **RERA/TEMP/2025-26/28/76**

Date of Filing: **25-Apr-2025**

Complainant Classification

Prayer : **For violence of act rules and regulations**

Complainant Type : **Authority - M**

NA

Project Details

Is Project Registered with RERA : **No** RERA Application/Registration No. : **BRERAP12561_003/58/R-1753/2024**

Project Name : **NAGESHWAR SMRITI APARTMENT**

Promoter Name : **ANSH RAJ CONSTRUCTION**

Project Block Name :

Flat No :

District : **Patna**

Circle : **Patna Sadar**

Police Station : **800004**

Complainant Details

Name : **M/S Ansh Raj Construction, through its Partner Sri Bimlendra Kumar**

Father's Name : **Late Indradeo Prasad Singh**

Aadhaar No :

548974822808

Mobile No : **9798142208**

Email ID : **priyanka.adv.kumari023@gmail.com**

Official/Residential Address of Complainant

Address:-**2, Ground Floor, R.S. Enclave, Near I.O.C. Petrol Pump, Nala Road, P.S.- Kadamkuan, Dist.-Patna-800004**

State : **Bihar**

District : **Patna**

Police Station : **Kadamkuan**

Pin Code:
800004

Address for Service of All Notices of Complainant

Address:-**2, Ground Floor, R.S. Enclave, Near I.O.C. Petrol Pump, Nala Road, P.S.- Kadamkuan, Dist.-Patna-800004**

State : **Bihar**

District : **Patna**

Police Station : **Kadamkuan**

Pin Code:
800004

Promoter (Respondent) Details

Promoter Name : **I. Anuj Kumar II. Arun Kumar (Landowners)**

Respondent Name : **I. Anuj Kumar II. Arun Kumar (Landowners)**

Mobile : **7979720568**

Email ID: **aruntoy99@gmmail.com**

Official/Residential Address of Respondent

State : **Bihar**

District : **Patna**

Complete Address : **All R/o Mohalla- Rikabganj, P.S.- Malsalami, Patna City, Dist.- Patna-800008, A/P- Residing at 158, near S.S. Public School, South Chitragupta Nagar, P.S.- Kankarbagh, Patna -800020**

Police Station : **Kankarbagh**

Pin Code : **800020**

Address for Service of All Notices of Respondent

State : **Bihar**

District : **Patna**

Complete Address : **All R/o Mohalla- Rikabganj, P.S.- Malsalami, Patna City, Dist.- Patna-800008, A/P- Residing at 158, near S.S. Public School, South Chitragupta Nagar, P.S.- Kankarbagh, Patna -800020**

Police Station : **Kankarbagh**

Pin Code : **800020**

Representative Details

Name : Father's Name :

Mobile : Email ID :

Complete Address : **All R/o Mohalla- Rikabganj, P.S.- Malsalami, Patna City, Dist.- Patna-800008, A/P- Residing at 158, near S.S. Public School, South Chitragupta Nagar, P.S.- Kankarbagh, Patna -800020**

State : District :

Police Station : Pin Code :

Advocate Details

Registration No : **BR/157/2021**

Name : **Priyanka Kumari**

Mobile Number : **9798142208**

e-Mail Id : **priyanka.adv.kumari023@gmail.com**

Name of Document Vakalatnama and any more : **Vakalatnama**

Attachment:

Amount (In Rupees) of Public Demand

Total Consideration Amount (In Rupees) :

Total Amount Paid Till Date (In Rupees) :

Paid Amount From : **25-Apr-2025**

Total Amount Refunded By (If any, In Rupees): **100.00**

Total Court Fee : **1000.00**

Paid Court Fee: **1100.00**

Total Demand :

Financial Year : **2025**

Reason of Case

Subject of Complaint : **By way of various act Landowners are creating obstacles in the development of project.**

Facts of Complaint : **Promoter, complainant entered into a registered development agreement with respondents (Land owner/Executants) vide Deed no. 1402 dated 28/01/2021 for development of multi storied building over the land of respondents having Khata no.- 364, Survey Plot no.- 896 (Part), Ward no.- 34, Thana no.- 9, admeasuring admeasuring 10,452 sq.ft., situated at Mauza- Sadikpur Yogi, Mohalla- Sanjay Gandhi Nagar, Kali Mandir Road, Pllice Station- Patrakar Nagar, Town and District- Patna-800020 with shares abas 50 % for complainant and remaining 50% both respondents jointly hold their share in the constructed portion. Similar condition will remain in space of car parking etc but by way of various acts Landowners i.e. respondents are creating obstacles in the development of project and because of which allottees whom flats were booked is suffering.**

Relief(s) sought : **i. To direct the respondents to cooperate with the complainant in completion of the project. ii. To direct the respondents to cooperate with the complainant so that by completing the project, possession be given to allottees by complying section 11 and 17 of the RERA Act, 2016. iii. To grant appropriate monetary interest for creating such hindrance and economic loss to complainant. iv. To act in accordance to regulation 6 of Bihar RERA, Regulation 2024.**

Interim Order Required : **i. To direct the respondents to cooperate with the complainant in completion of the project.**

Remarks(if any):

Filing Date : **25-Apr-2025**

Attached Documents

#	Documents	Attached (Y/N)	View
1	Agreement for Sale	Y	
2	Allotment Letter	Y	

3	Cancellation Letter of issued by allottee	Y	
4	Entire Complaint Petition (FORM-M) with Annexures	Y	
5	Money Receipts issued by Promoter or Evidences showing payment details	Y	

Declarations

- ☒ . I, complainant, here by declare that the subject matter of the above claim falls within the Jurisdiction of the Authority
- ☒ . I, complainant, here by declare that the matter regarding which the complaint has been made is not pending before any Court of Law or any other Authority or any other Tribunal(s)
- ☒ . I verify that the contents of the above sections are true to my personal knowledge and belief and I have not suppressed any material fact(s)

--*M/S Ansh Raj Construction, through its Partner Sri Bimlendra Kumar* --
e- Signature of Complainant