

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending July to September-24 (Year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U45400BR2013PTC021629
Firm Address:	FLAT NO.- 207, S.S. ENCLAVE ASHIANA DIGHA MAIN ROAD PATNA
Total Experience of promoter in Real Estate Sector	6 Years
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	3 RERA Approved Projects

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00279-4/44/R-1226/2021
Name of Project/Phase of Registered Project	SAI SWARAJ PALACE
Name of Promoter	AASTIK HOMES PVT. LTD.
Project Address	MAUZA- MUSTAFAPUR, THANA- DANAPUR, THANA NO.- 36, TAUZI NO. 5242, KHATA No. 69,120.
Name of Co-promoter	NA
Project Registration is valid up to	31/03/2025
Starting date of Project or Phase of the Project	15/03/2021
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

II.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-39	Total Number of Apartments in Landowner's share-39
Sai Swaraj Palace	02 BHK	650	22	1. Total Booked : 02 2. Total Sold: 00	1. Booked -0 2. Sold- 0
Sai Swaraj Palace	03 BHK	909	44	1. Total Booked : 16 2. Total Sold	
Sai Swaraj Palace	04 BHK	1130	12	1. Total Booked : 04 2. Total Sold	
				Percentage of booking- 56.41%	Percentage of booking-0

- **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 Swaraj Palace	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- 43/20-21 (Sai Swaraj Palace)(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)
1.	Excavation (if any)	100%
2.	Basements (if any)	90%
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	60%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	20%
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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	35%

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)	Details
(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	10%	
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	70%	
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)	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	ProjectAccountNo.	19230200003947
2	Estimated Cost of the Project including land cost at the start of the Quarter	1,608/- (In Lakh)
3	Amount received during the Quarter	87,50,000/-
4	Actual Cost Incurred during the Quarter	47,21,077/-
5	Net amount at end of the Quarter	0.00/-
6	Total expenditure on Project Up to September, 2024	7,67,99,148/-
7	Cumulative fund collected till the end of Quarter in question	8,23,35,491/-(Included tax)
8	Cumulative expenditure done till the end of Quarter in question	7,67,99,148/-

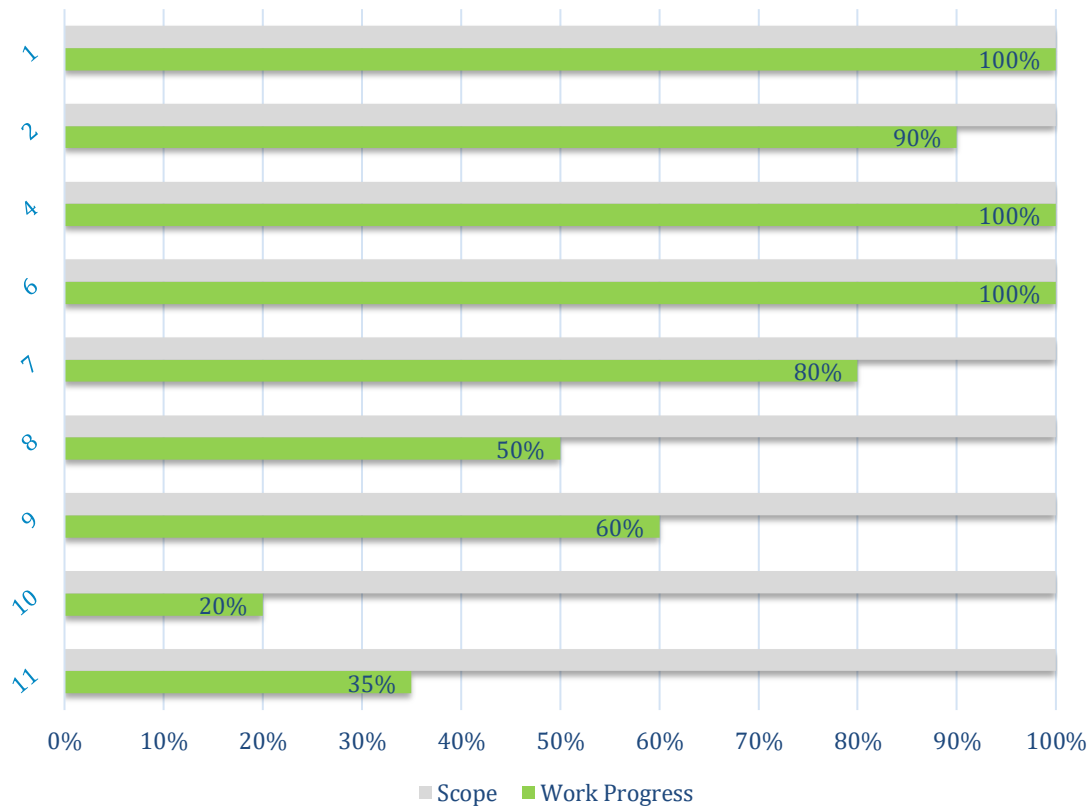
XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

No Any

XII.MISCELLANEOUS

A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	09
3.	No. of possessions given to allottees	0

PROGRESS CHART



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

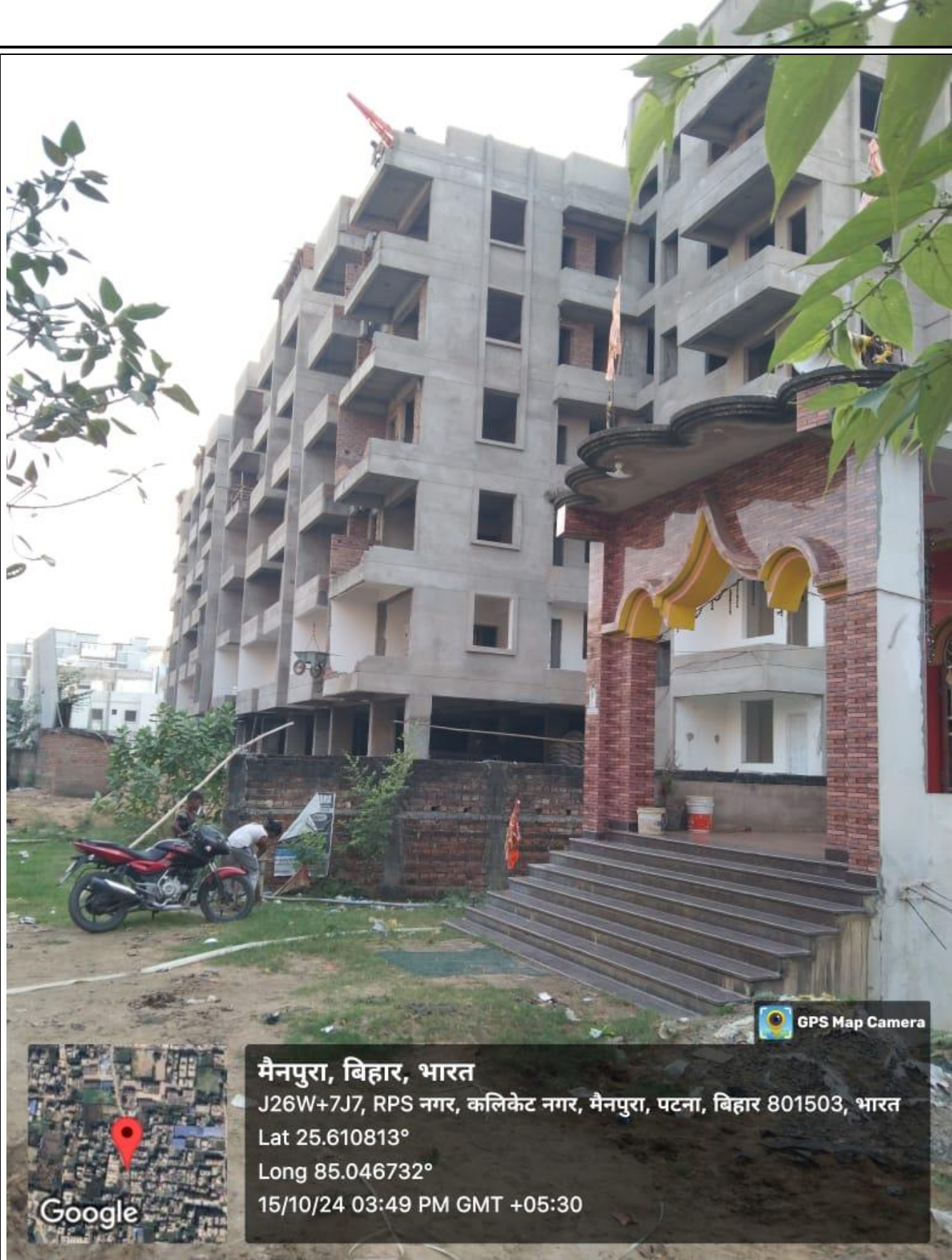
S.No.	Building/Block Number	Apartment Type	Total Number of sanctioned apartments	Details of allotment made so far with Flat number/Bungalow/plot etc -	Cancellation of Flat allotment, If any with Flat number / Bungalow/Plot etc
1.	Sai Swaraj Palace	2 BHK	22	Attached Below Annexure 'A'	Attached Below Annexure 'B'
2.	Sai Swaraj Palace	3 BHK	44		
3	Sai Swaraj Palace	4 BHK	12		

XV. BROCHURE /Prospectus - Attached Below**XVI Grievance Redressal Officer**

Name: Rohit Kumar
Contact No: 7360005514
Email id:
Address: Aastik Group Saguna More

Project Site Photographs





GPS Map Camera



मैनपुरा, बिहार, भारत

J26W+7J7, RPS नगर, कलिकेट नगर, मैनपुरा, पटना, बिहार 801503, भारत

Lat 25.610813°

Long 85.046732°

15/10/24 03:49 PM GMT +05:30

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

Aastik Homes Pvt. Ltd.
For AASTIK HOMES PVT. LTD.

Director Director

Annexure 'A'			
S. NO.	Name	Flat No.	Type
1	Nantu Devi	212	02 BHK
2	Archana Kumari	111	02 BHK
3	Ankit Kr (Sanjay Sir)	102	03 BHK
4	Ankit Kr (Sanjay Sir)	103	03 BHK
5	Deepak Kumar	110	03 BHK
6	Prabhwati Devi	113	03 BHK
7	Amrendra Kr Singh	202	03 BHK
8	Rakesh Kumar	206	03 BHK
9	Deepak Kumar	207	03 BHK
10	Rinku Kumari	209	03 BHK
11	Shobha Kumari	210	03 BHK
12	Pramod Kumar Karan	213	03 BHK
13	Raushan Kumar (Nitu Kri)	214	03 BHK
14	Sanjay Kumar Chry Sir	302	03 BHK
15	Sanjay Kumar Chry Sir	303	03 BHK
16	Deepti Kaushik (Sanjay Kr Chry Sir Non Agreement 27.07.23	306	03 BHK
17	Bimla Rani (Sanjay Kumar Chry Sir)	313	03 BHK
18	Sandhya Kumari	406	03 BHK
19	Anand Purshotam	101	04 BHK
20	Puja Bharti	201	04 BHK
21	Sanjay Kumar Choudhary	401	04 BHK
22	Usha Devi (Ajay Sir)	501	04 BHK

Annexure 'B'			
S. NO.	Name	Flat No.	Type
1	Usha Kumari	412	02 BHK

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

Mob.: 8102923201, 8102923203, 8102923204, 7360005503, 9304444970

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

Website : www.aastikgroup.com



<http://facebook.com/aastikgroup>



Toll Free : 1800 1212 521

Sai SWARAJ PALACE



AASTIK

आस्तिक का सपना, सबको घर हो अपना

RERA Reg. No.- BRERAP00279-4/44/R-1226/2021

A Project By “Aastik Homes Pvt.Ltd “

“SWARAJ PALACE”
DEVELOPERS :- AASTIK GROUP
AT R.P.S. COLONY DANAPUR, PATNA



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 transvered 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.

TYPICAL FLOOR PLAN

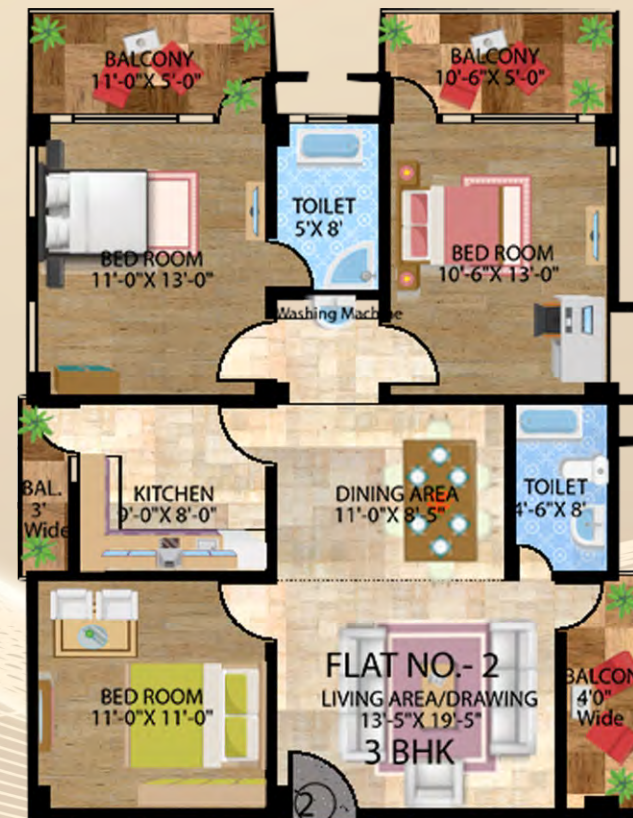


FLAT NO .	SUPER BUILT / UP AREA (SQ.FT.)	UNIT TYPE
F - 01	2050 SQ.FT.	(4 BHK)
F - 02	1650 SQ.FT.	(3 BHK)
F - 03	1650 SQ.FT.	(3 BHK)
F - 04	1050 SQ.FT.	(2 BHK)
F - 05	1050 SQ.FT.	(2 BHK)
F - 06	1650 SQ.FT.	(3 BHK)
F - 07	1650 SQ.FT.	(3 BHK)

FLAT NO .	SUPER BUILT / UP AREA (SQ.FT.)	UNIT TYPE
F - 08	2050 SQ.FT.	(4 BHK)
F - 09	1650 SQ.FT.	(3 BHK)
F - 10	1650 SQ.FT.	(3 BHK)
F - 11	1050 SQ.FT.	(2 BHK)
F - 12	1050 SQ.FT.	(2 BHK)
F - 13	1650 SQ.FT.	(3 BHK)
F - 14	1650 SQ.FT.	(3 BHK)



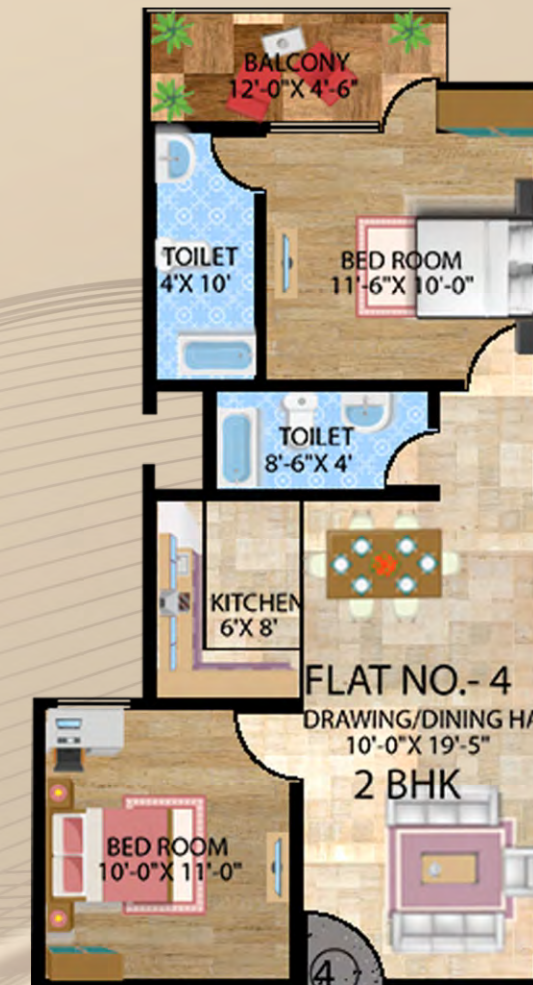
FLAT NO.01
2050 SQFT
4 BEDROOM
3 BATHROOM
5 BALCONY



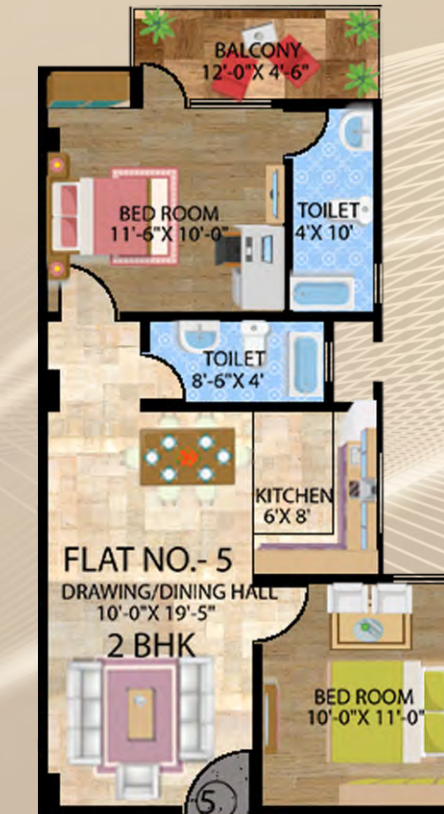
FLAT NO. 02
1650 SQFT
3 BEDROOM
2 BATHROOM
4 BALCONY



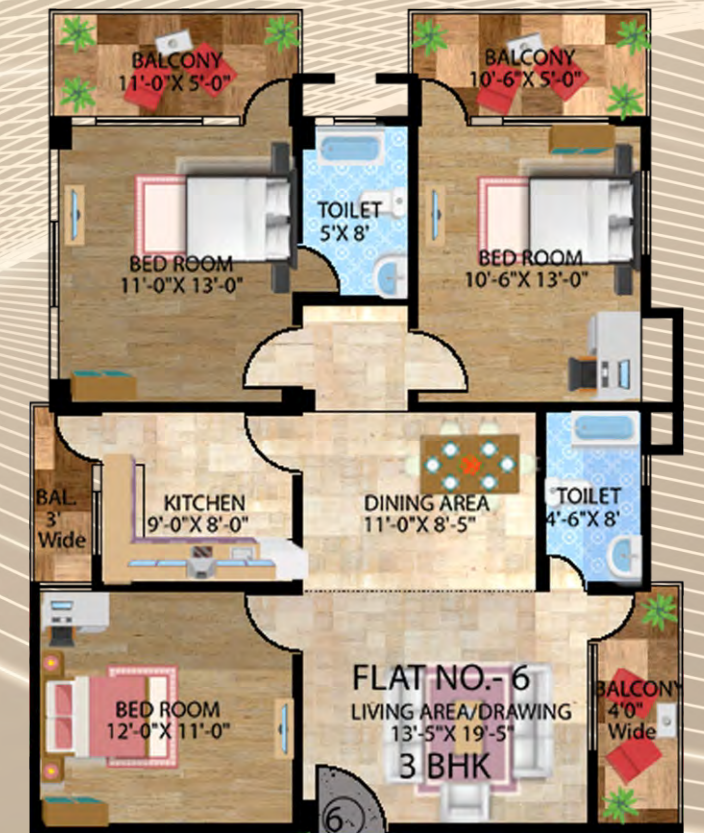
FLAT NO. 03
1650 SQFT
3 BEDROOM
2 BATHROOM
4 BALCONY



FLAT NO.04
1050 SQFT
2 BEDROOM
2 BATHROOM
1 BALCONY



FLAT NO.05
1050 SQFT
2 BEDROOM
2 BATHROOM
1 BALCONY



FLAT NO.06
1650 SQFT
3 BEDROOM
2 BATHROOM
4 BALCONY



FLAT NO.07
1650 SQFT
3 BEDROOM
2 BATHROOM
4 BALCONY



FLAT NO.08
2050 SQFT
4 BEDROOM
3 BATHROOM
5 BALCONY



FLAT NO.11
1050 SQFT
2 BEDROOM
2 BATHROOM
1BALCONY



FLAT NO. 12
1050 SQFT
2 BEDROOM
2 BATHROOM
1 BALCONY



FLAT NO.09
1650 SQFT
3 BEDROOM
2 BATHROOM
4 BALCONY



FLAT NO.10
1650 SQFT
3 BEDROOM
2 BATHROOM
4 BALCONY



FLAT NO. 13
1650 SQFT
3 BEDROOM
2 BATHROOM
4 BALCONY



FLAT NO. 14
1650 SQFT
3 BEDROOM
2 BATHROOM
4 BALCONY

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 Basement Floor	10%	On Time of Possession	10%
On Completion of Ground Floor Slab	10%		
On Completion of 1st Floor Slab	10%		
On Completion of 2nd Floor Slab	10%		
On Completion of 3rd Floor Slab	5%		
On Completion of 4th Floor Slab	5%		
On Completion of 5th 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.5,00,000