

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending 31st December of 2024 (Year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U45200BR2012PTC019259
Name of the Promoter's Entity	ASHIRWAD ENGICON PVT. LTD.
Address of the Promoter's Entity :	Ashirwad Engicon Pvt Ltd, R. K. Puram, Danapur, Bihar, India 801503
Total Experience of promoter in Real Estate Sector	6 Years
Total Experience in Real Estate After commencement of RERA	6 Years
No of Project done Before commencement of RERA	No Any
No of Project done After commencement of RERA	1. Vaishnavi Enclave 2. IOB Galaxy 3. Ghanshyam Enclave 4. Ashirwad Heritage and Ramdas Enclave 5. Ashirwad Siddhi Vinayak 6. Ashirwad Rose Valley 7. Mamta Palace

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00036-2/72/R 64/2018
Name of Project	IOB GALAXY
Name of Promoter	ASHIRWAD ENGICON PVT. LTD.
Project Address	DANAPUR BIHTA HIGHWAY, THANA BIHTA,PATNA
Name of Co-promoter	NA
Project Registration is valid up to	01/10/2021
Starting date of Project	01/08/2016
Type of Project	Mixed Development (residential and commercial)
Name of the Competent Authority which sanctioned the project map	
Period of validity of map by the	Three Years from the date of passing of MAP

Competent Authority	
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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 – 449	Total Number of Apartments in Promoter's share – 449	Total Number of Apartments in Landowner's share –64	Total Number of Apartments in Landowner's share –64
				Booked	AFS Executed	Booked	AFS Executed
IOB Galaxy Block A	Shop	250.00	22				
IOB Galaxy Block A	Shop	245.00	9				
IOB Galaxy Block A	Shop	215.00	28				
IOB Galaxy Block A	Shop	160.00	6				
IOB Galaxy Block A	Shop	140.00	4				
IOB Galaxy Block A	Shop	1325.00	1				
IOB Galaxy Block A	Shop	1530.00					
IOB Galaxy Block B, C, & D	3 BHK	905.00					
IOB Galaxy Block B, C, & D	3 BHK	895.00	54				
IOB Galaxy Block B, C, & D	3 BHK	895.00	54				
IOB Galaxy Block B, C, & D	3 BHK	915.00	6				
IOB Galaxy Block B, C, & D	3 BHK	905.00	6				
IOB Galaxy Block B, C, & D	3 BHK	905.00	6				
IOB Galaxy Block B, C, & D	3 BHK	926.00	6				

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 – 449	Total Number of Apartments in Promoter's share – 449	Total Number of Apartments in Landowner's share –64	Total Number of Apartments in Landowner's share –64
IOB Galaxy Block B, C, & D	3 BHK	905.00	54				
IOB Galaxy Block A	3 BHK	905.00	14				
IOB Galaxy Block A	3 BHK	905.00	14				
IOB Galaxy Block A	3 BHK	895.00	14				
IOB Galaxy Block A	3 BHK	895.00	14				
IOB Galaxy Block E	2 BHK	673.00	2				
IOB Galaxy Block E	2 BHK	677.00	4				
IOB Galaxy Block E	2 BHK	665.00	9				
IOB Galaxy Block E	2 BHK	665.00	9				
IOB Galaxy Block E	2 BHK	673.00	18				
IOB Galaxy Block E	2 BHK	669.00	9				
IOB Galaxy Block E	2 BHK	669.00	9				
IOB Galaxy Block E	1 BHK	436.00	1				
IOB Galaxy Block E	1 BHK	371.00	1				
IOB Galaxy Block E	1 BHK	371.00	9				
IOB Galaxy Block E	1 BHK	437.00	9				
IOB Galaxy	3 BHK	875.00	4				

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 – 449	Total Number of Apartments in Promoter's share – 449	Total Number of Apartments in Landowner's share –64	Total Number of Apartments in Landowner's share –64
Block F							
IOB Galaxy Block F	3 BHK	886.00	1				
IOB Galaxy Block F	3 BHK	676.00	1				
IOB Galaxy Block F	3 BHK	885.00	36				
IOB Galaxy Block F	3 BHK	908.00	9				
IOB Galaxy Block F	3 BHK	711.00	9				
Total				455	452	5	0
				% of total units	% of total units	% of total units	% of total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

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

- Since we have just received the format of Association of Allottees, due to non-availability of allottees, we are in the process of completing it and updating it as soon as possible.

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

(A) Cancelled by Allottees No Any	(B) Cancelled by Promoters No Any
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VI. DISCLOSURE OF SOLD / 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 -
IOB Galaxy	513	<u>460</u>

VII. DETAILS OF BUILDING APPROVALS

Already filed along with Registration Application

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Validity Upto		Attach Copy
1.	Environment Clearance				
2.	Fire N.O.C.				
4.	Airport Authority of India NOC				
5.	Water Supply Permission				
6.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT**In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately****1. Building / Wing / Layout Number- IOB Galaxy 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 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	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	Completed

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	Completed
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	100%	Completed
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	100%	Completed
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.	100%	Completed
14.	Overall Percentage of Actual Work Done and final completion date	100%	Completed

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Building / Wing / Layout Number- IOB Galaxy 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/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	100%	Completed

7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	Completed
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	100%	Completed
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	100%	Completed
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.	100%	Completed
14.	Overall Percentage of Actual Work Done and final completion date	100%	Completed

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Building / Wing / Layout Number- IOB Galaxy Block C (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/yyyy)
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		Certificate) (3)	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	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	Completed
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	100%	Almost Completed
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	100%	Completed
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.	100%	Completed
14.	Overall Percentage of Actual Work Done and final completion date	100%	Completed

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Building / Wing / Layout Number- IOB Galaxy Block - D (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	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	Completed
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	100%	Completed
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	100%	Completed
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	100%	Completed

	as per Specifications in Agreement of Sale. Any other activities.		
14.	Overall Percentage of Actual Work Done and final completion date	100%	Completed

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Building / Wing / Layout Number- IOB Galaxy Block E (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	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	Completed
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	100%	Completed
12.	N.O.C, Electrical fittings, Mechanical Equipment,	100%	Completed

	compliance to conditions of environment as per prescribed norms		
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.	100%	Completed
14.	Overall Percentage of Actual Work Done and final completion date	100%	Completed

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

1. Building / Wing / Layout Number- IOB Galaxy Block F (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	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	Completed

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	Completed
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	100%	Completed
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	100%	Completed
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.	100%	Completed
14.	Overall Percentage of Actual Work Done and final completion date	100%	Completed

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS 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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	100%	Completed
2.	Water Supply	Yes	100%	Completed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	Completed
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	100%	Completed
13.	Closed Parking	Yes	100%	Completed
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to AddMore)	No		
17.	Overall Percentage of Actual Work Done and final completion date	Yes	100%	Completed

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

Not Applicable because our project is Residential/Group Housing.

XI. Financial Progress of the Project

S.No.	Particulars	Amount (in Rs.)
1	Project Account No.	00000036957731481
2	Estimated Cost of the Project including land cost at the start of the Quarter (In Lakh)	6,530.00/-
3	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost) (In Lakh)	530.00/-
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5	Amount received during the Quarter	2,07,41,079/-
6	Actual Cost Incurred during the Quarter	1,97,62,840.44/-
7	Net amount at end of the Quarter	2,996.32/-

8	Total expenditure on Project till date	1,32,13,69,503.61/-
9	Cumulative fund collected till the end of Quarter in question	1,38,44,34,667.46/-
10	Cumulative expenditure done till the end of Quarter in question	1,32,13,69,503.61/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	

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

No Any

XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.

(A)	S. No.	Particulars
	1.	Photographs showing Front Elevation.- Attached Below
	2.	Photographs showing Rear Elevation.- Attached Below
	3.	Photographs showing Side Elevation (Both sides) Attached Below
	4.	Photograph of each floor showing the progress of interior works
	5.	Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)
(B)		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

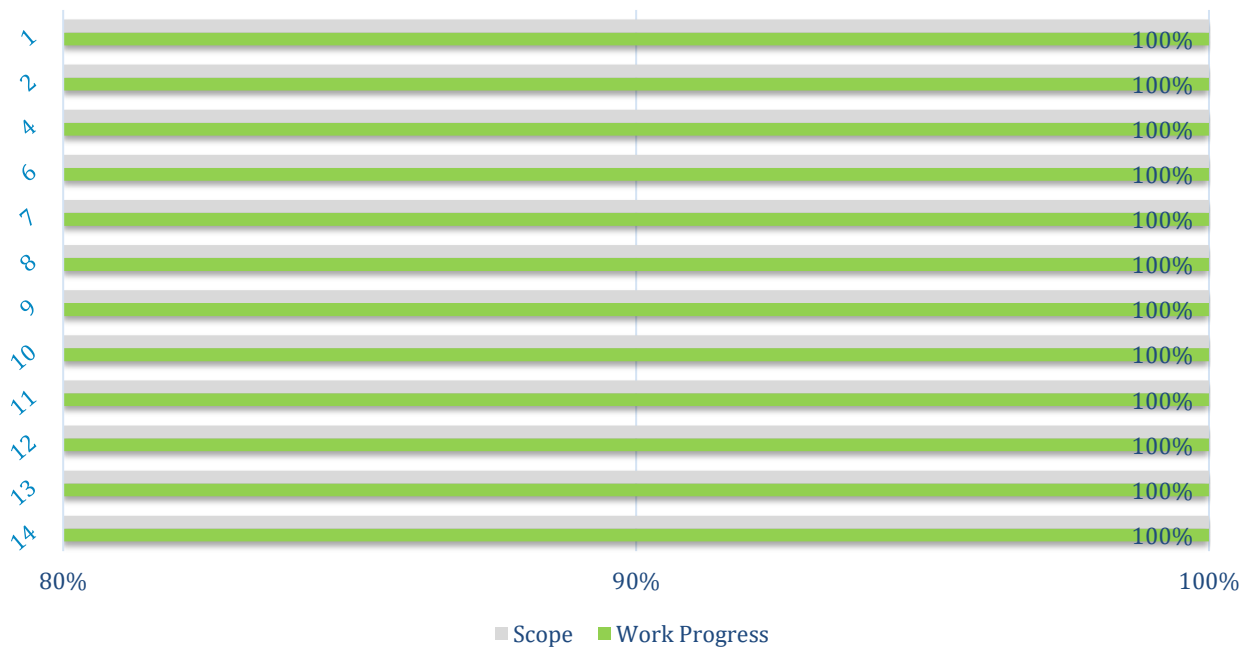
XIV. MISCELLANEOUS

A	List of Legal Cases (if any) On Project / Promoter	
1.	(a)Case No. (b)Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
2.	No. of Execution Cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
3.	No. of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
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)	NA

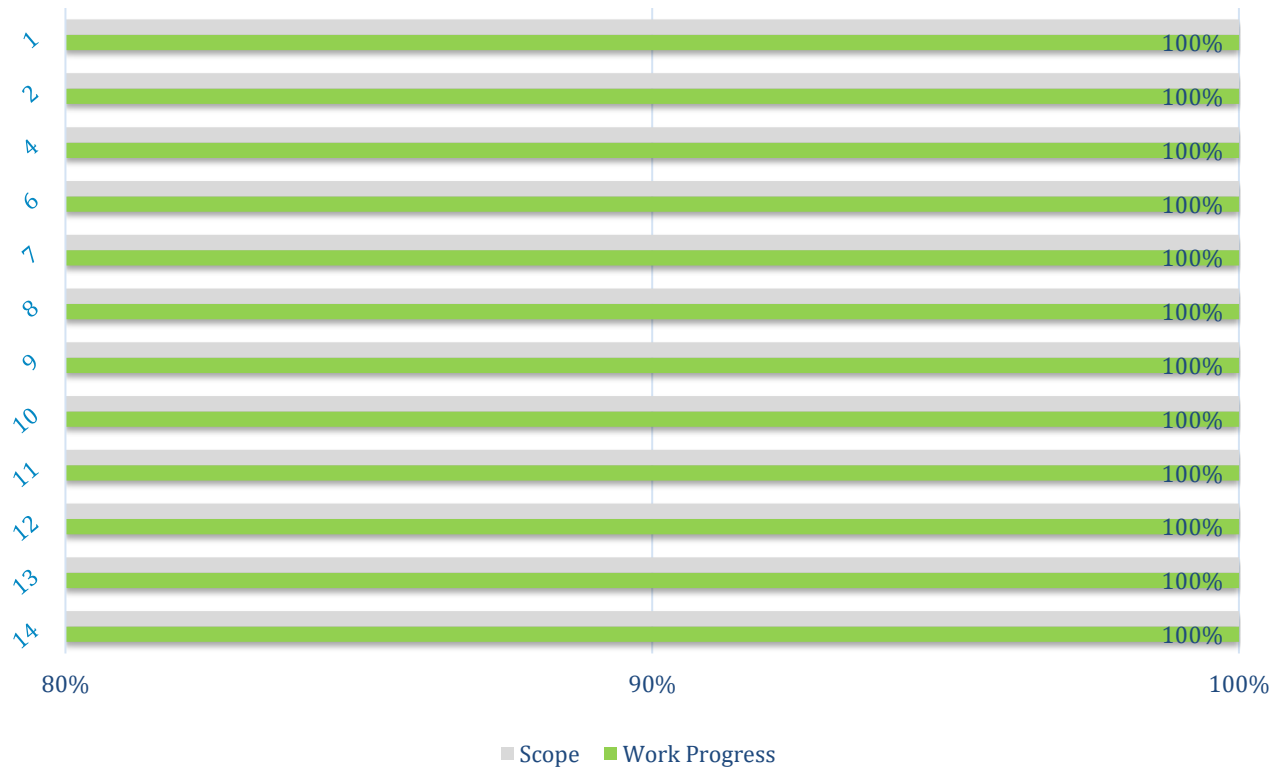
XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

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

PROGRESS CHART BLOCK A



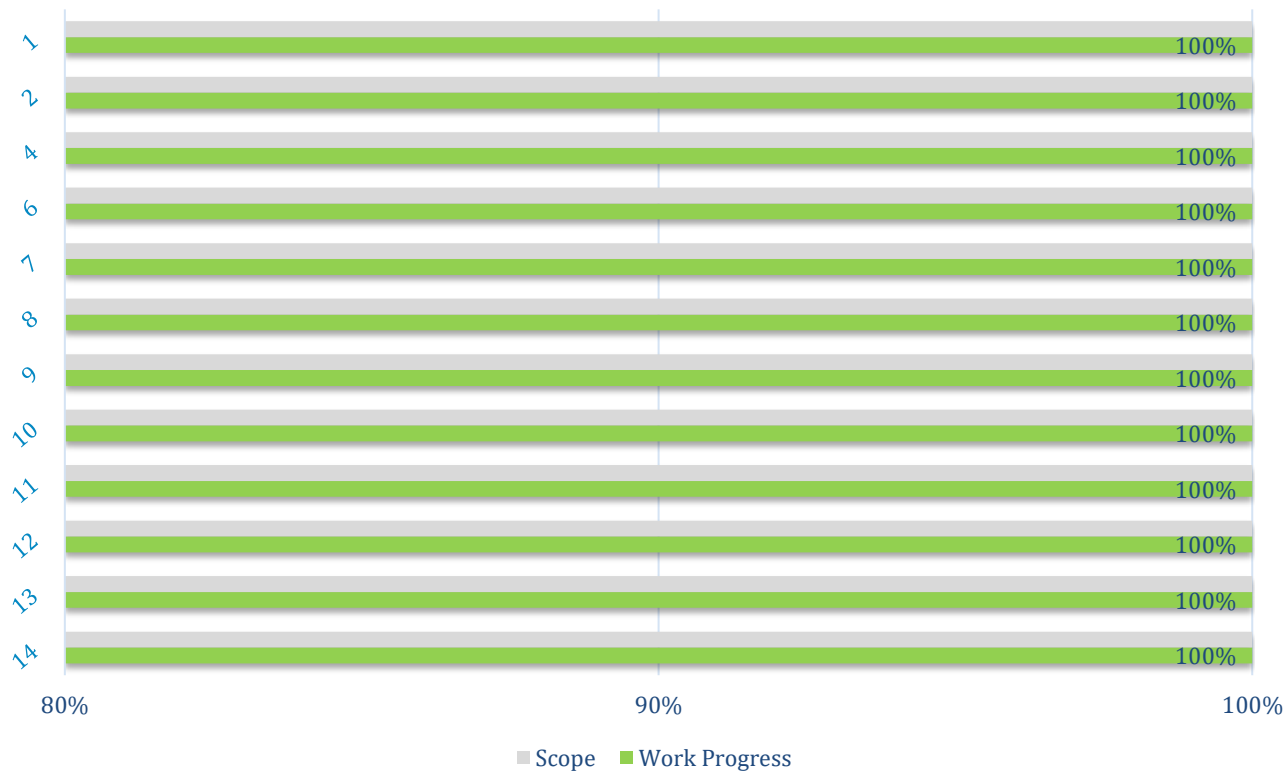
PROGRESS CHART BLOCK B



PROGRESS CHART BLOCK C



PROGRESS CHART BLOCK D



PROGRESS CHART BLOCK E



PROGRESS CHART BLOCK F



XVI. BROCHURE /Prospectus -

Attached Below

XVII Grievance Redressal Officer

Name : Ajay Singh

Contact No : 7033292801

Email id : ashirwadepl@gmail.com

Address : Ashirwad Engicon Pvt Ltd, R. K. Puram, Danapur, Bihar, India 801503

Project Site Photographs

Front Elevation



Side Elevation









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
Ashirwad Engicon Private Limited.

Director

Date: 11-01-2025