FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending Jan-Mar of 2023 (Year)

I. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP00036-2/72/R 64/2018
Name of Project/Phase of Registered 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 or Phase of the Project	01/08/2016
Type of Project or Phase of the Project	Mixed Development (residential and commercial)
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 Apartment
IOB Galaxy Block A	Shop	250.00	22	1. Booked/ Allotted- 447 2. Sold-
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	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartment
IOB Galaxy Block A	Shop	1530.00	1	
IOB Galaxy Block B, C, & D	3 BHK	905.00	54	
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	
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	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartment
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 Block F	3 BHK	875.00	4	
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	

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of SanctionedGarages	Total Number of Garages:	
IOB Galaxy	No Garages available	1. Booked/Allotted - 2. Sold -	

IV. 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.				

V. Construction Progress of the Project

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)
1.	Excavation (if any)	**100%**
2.	Basements (if any)	**85%**
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.	**100%**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**100%**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**100%**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**100%**

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.	**70%**

V. Construction Progress of the Project

1. Building / Wing / Layout Number- IOB Galaxy Block B (To be aded 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)	**85%**
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.	**100%**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**100%**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**100%**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**100%**

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.	**70%**

V. Construction Progress of the Project

1. Building / Wing / Layout Number- IOB Galaxy Block C (To be aded 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)	**85%**
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.	**100%**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**100%**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**100%**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**100%**

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.	**70%**

V. Construction Progress of the Project

1. Building / Wing / Layout Number- IOB Galaxy Block - D(To be aded 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)	**85%**
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.	**100%**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**100%**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**100%**

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**100%**
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.	**70%**

V. Construction Progress of the Project

1. Building / Wing / Layout Number- IOB Galaxy Block E (To be aded 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)	**85%**
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.	**100%**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**100%**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**100%**

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**100%**
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.	**70%**

V. Construction Progress of the Project

1. Building / Wing / Layout Number- IOB Galaxy Block F (To be aded 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)	**85%**
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.	**100%**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**100%**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**100%**

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**100%**
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.	**70%**

VI. (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	Yes	50%	
2.	Water Supply	Yes	100%	Pump Installed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	90%	Sewerage work almost complete
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	50%	
13.	Closed Parking	Yes	99%	Final finishing work near about to complete
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to AddMore)	No		

VII. 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**

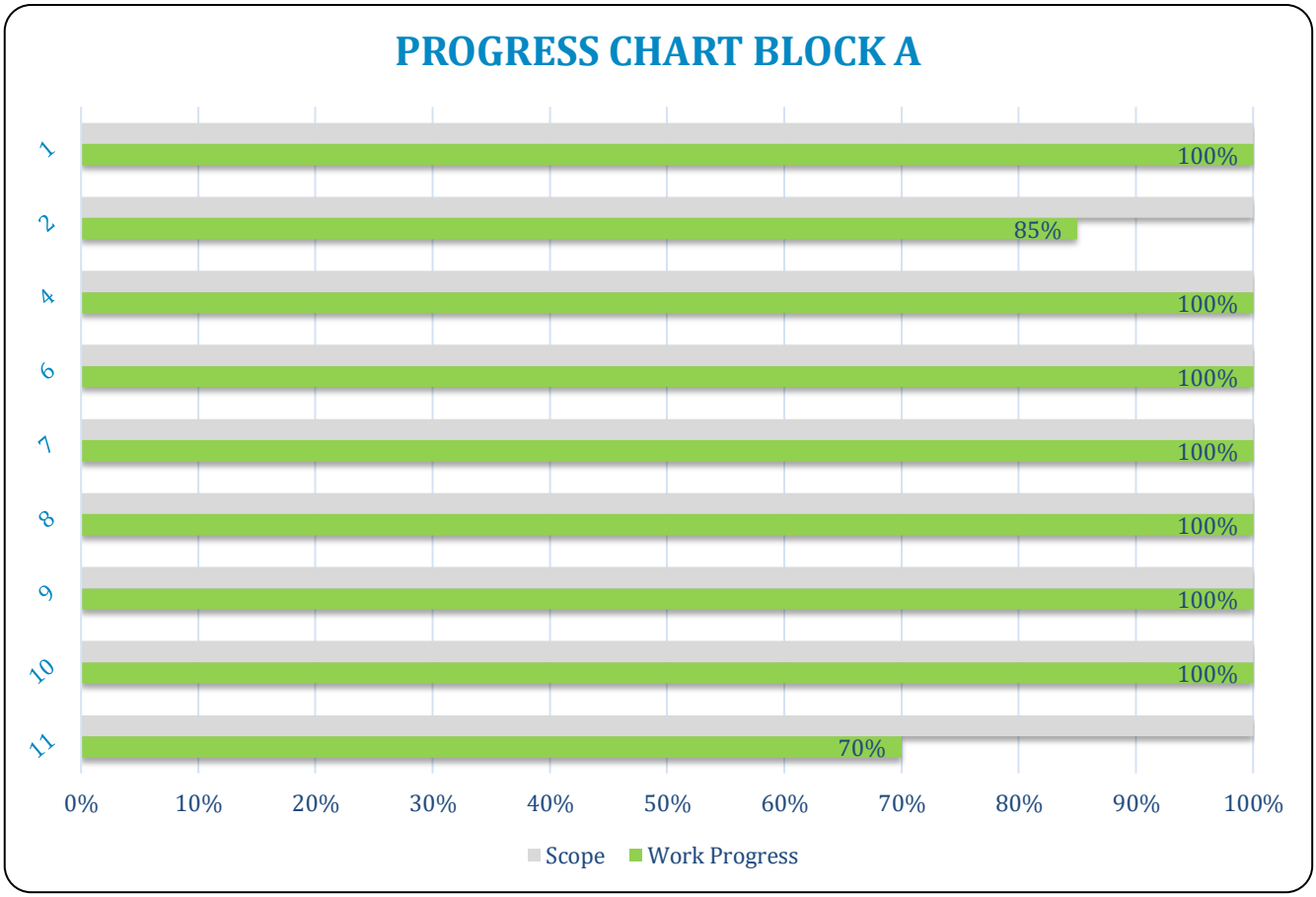
VIII. Financial Progress of the Project

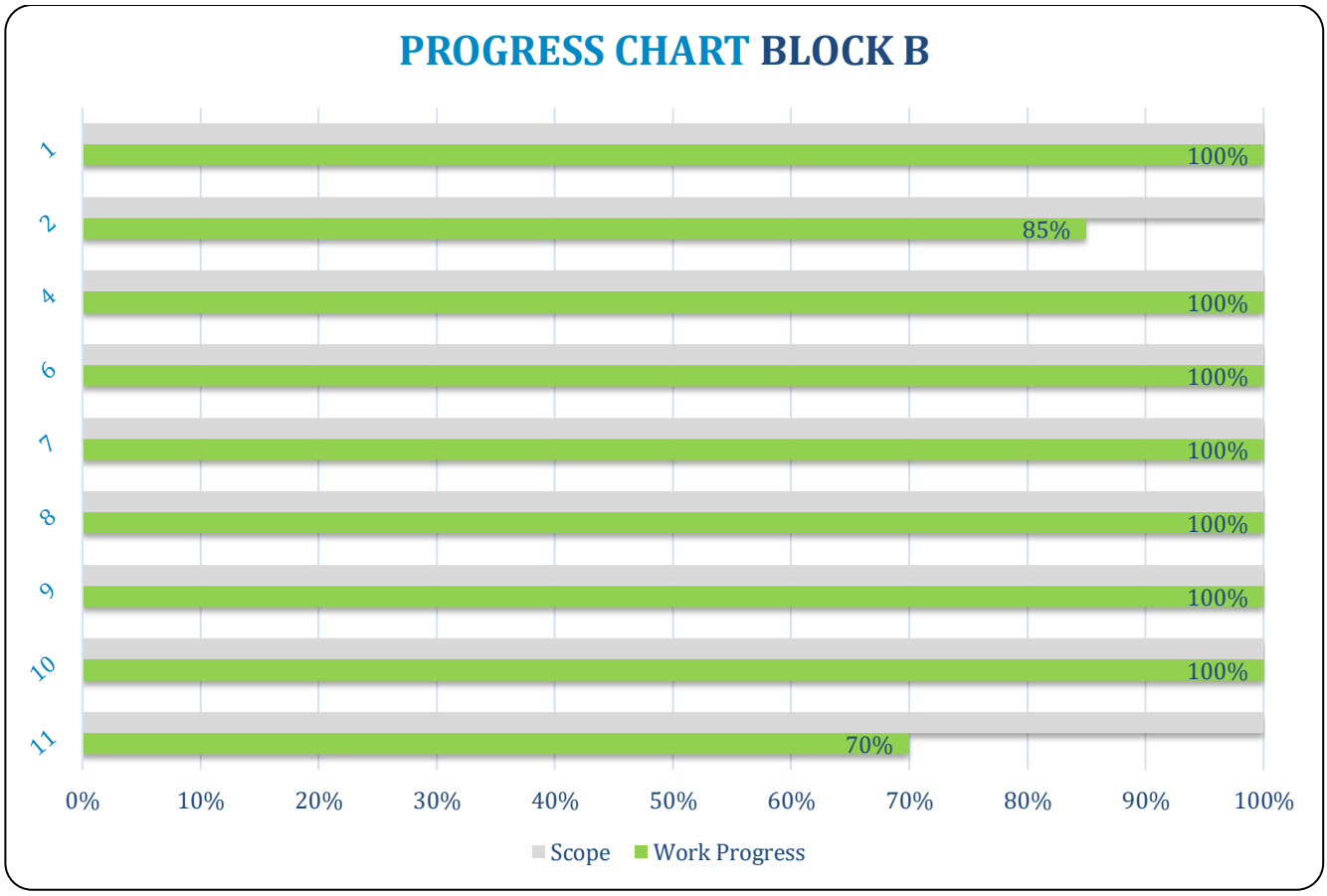
S.No.	Particulars	Amount (in Rs.)
1	Project Account No.	00000036957731481
2	Estimated Cost of the Project including land cost at the start of the Quarter (In Lakh)	6,530.00/-
3	Amount received during the Quarter	3,75,28,728.75/-
4	Actual Cost Incurred during the Quarter	3,37,41,842.41/-
5	Net amount at end of the Quarter	14,04,236.65/-
6	Total expenditure on Project **till date**	1,25,61,76,161.31/-
7	Cumulative fund collected till the end of Quarter in question	1,31,97,43,941.71/-
8	Cumulative expenditure done till the end of Quarter in question	1,25,61,76,161.31/-

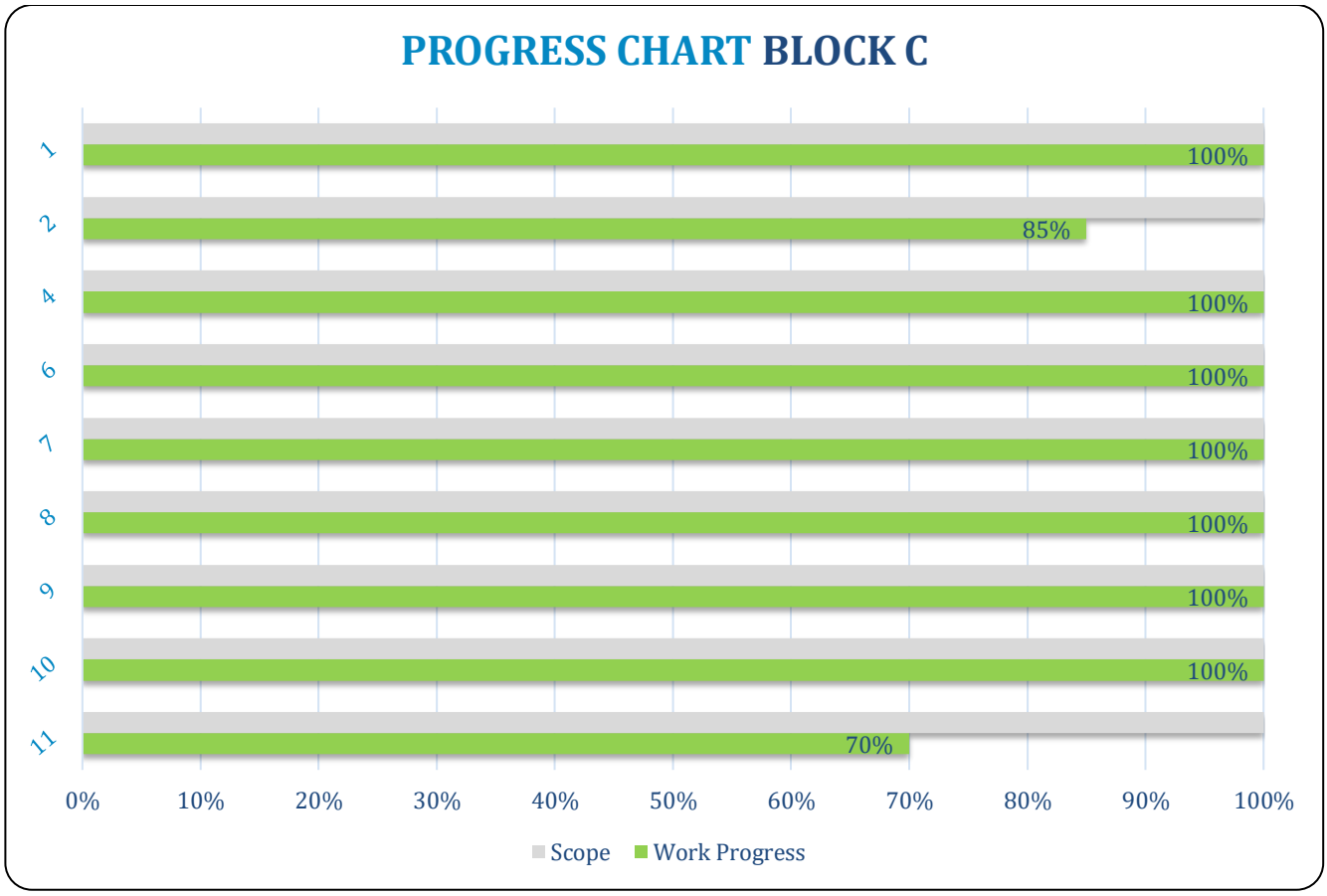
IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

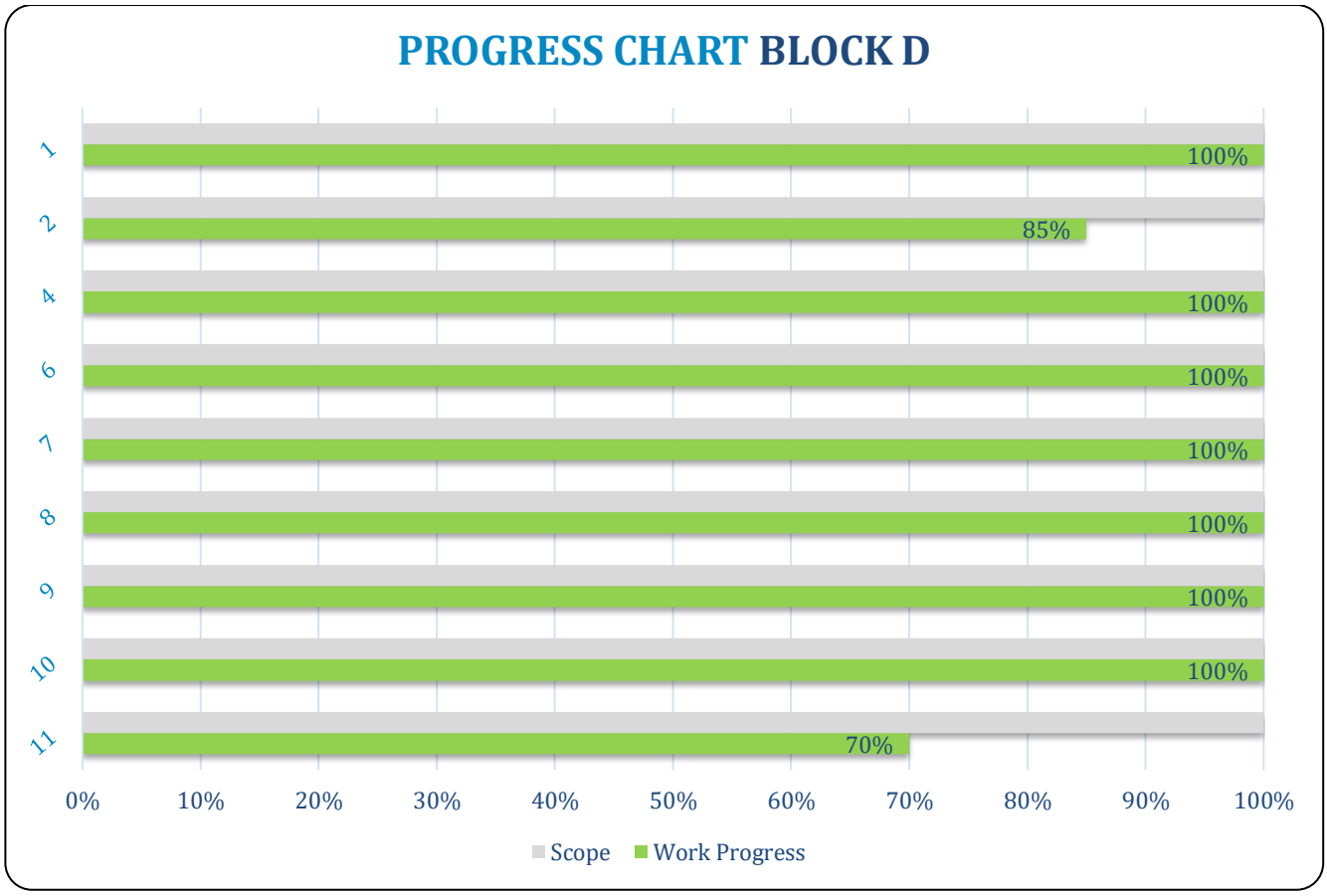
X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
B	Sale/Agreement for Saleduring the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	447

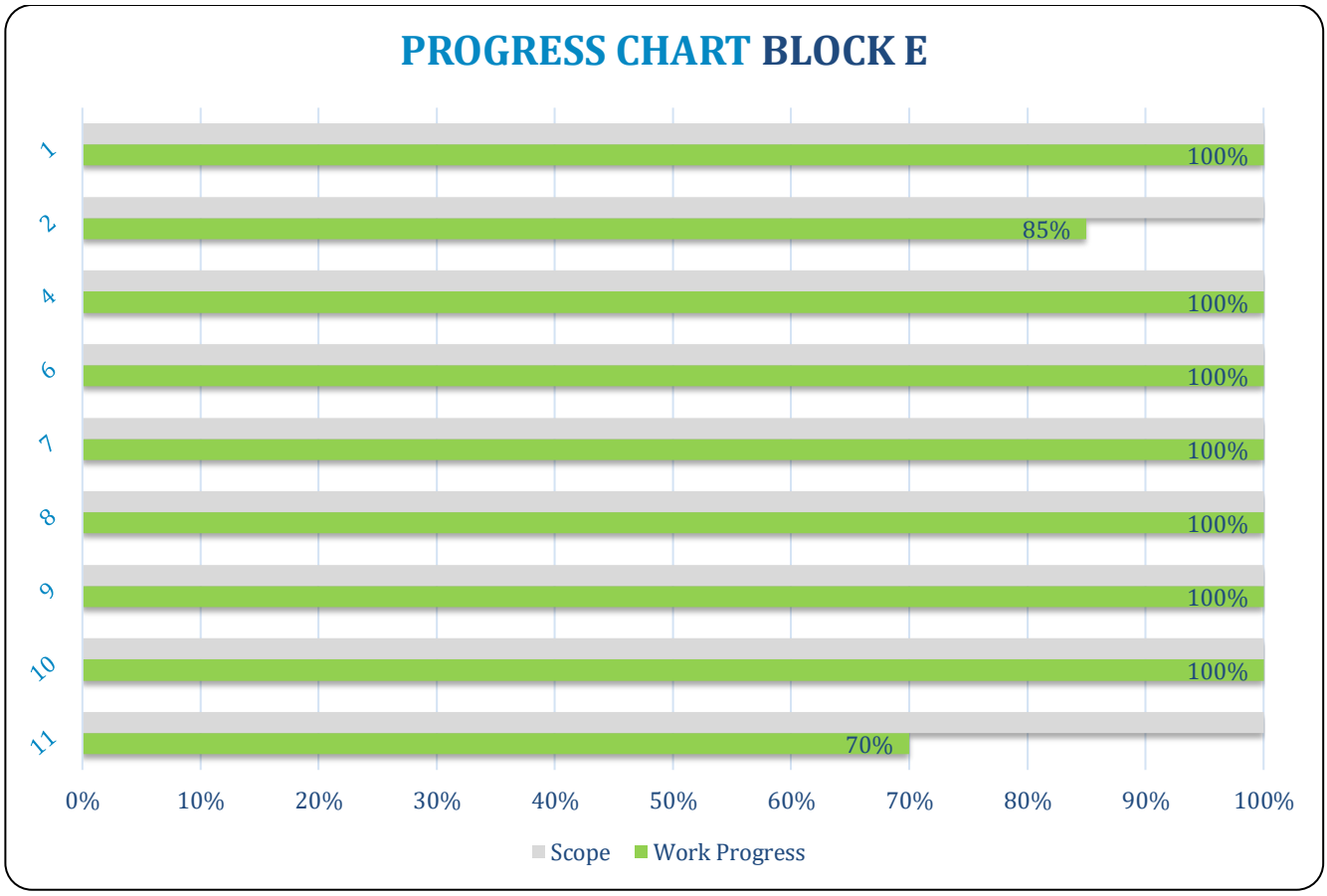
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind?

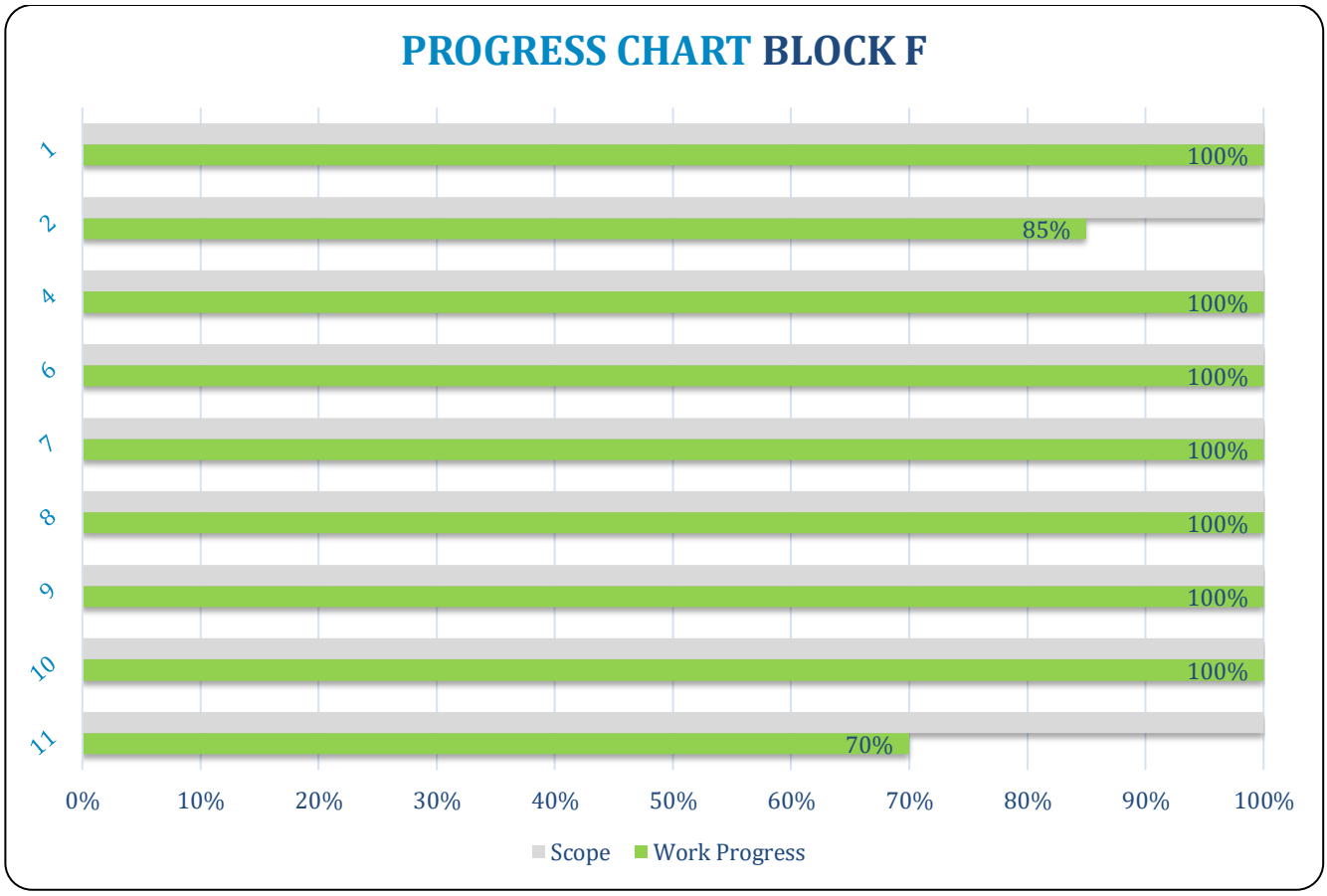



PROGRESS CHART BLOCK B
1
2
4
6
7
8
9
10
11
100%
85%
100%
100%
100%
100%
100%
100%
70%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Scope
Work Progress


PROGRESS CHART BLOCK C
1
2
4
6
7
8
9
10
11
100%
85%
100%
100%
100%
100%
100%
100%
70%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Scope
Work Progress


PROGRESS CHART BLOCK D
1
2
4
6
7
8
9
10
11
100%
85%
100%
100%
100%
100%
100%
100%
70%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Scope
Work Progress


PROGRESS CHART BLOCK E
1
2
4
6
7
8
9
10
11
100%
85%
100%
100%
100%
100%
100%
100%
70%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Scope
Work Progress


PROGRESS CHART BLOCK F
1
2
4
6
7
8
9
10
11
100%
85%
100%
100%
100%
100%
100%
100%
70%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Scope
Work Progress

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 :