FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending Apr-Jun of 2024 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U45200BR2012PTC019259
Firm Address:	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 Implementation of RERA	6 Years
No of Project done Before Implementation of RERA	No Any
No of Project done After Implementation 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/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	Three Years from the date of passing of MAP

Competent Authority	

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 –
IOB Galaxy Block A	Shop	250.00	22	1. Booked/ Allotted- 455 2. Sold-	3. Booked/ Allotted- 4. 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		
IOB Galaxy Block A	Shop	1530.00	1	Percentage of booking-	Percentage of booking-
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	3 BHK	905.00	14		

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 –
Block A					
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 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		

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 –
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		

IV. 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 -	

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. 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/yyy) 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 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.	**90%**	**Almost Completed**

VI. Construction Progress of the Project

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/yyy) 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 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.	**90%**	**Almost Completed**

VI. 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)	Expected Completion date in (dd/mm/yyy) 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 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.	**90%**	**Almost Completed**

VI. Construction Progress of the Project

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/yyy) 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 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.	**90%**	**Almost Completed**

VI. 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)	Expected Completion date in (dd/mm/yyy) 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 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.	**90%**	**Almost Completed**

VI. 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)	Expected Completion date in (dd/mm/yyy) 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 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.	**90%**	**Almost Completed**

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	Yes	90%	14-09-2024
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	90%	14-09-2024
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		

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

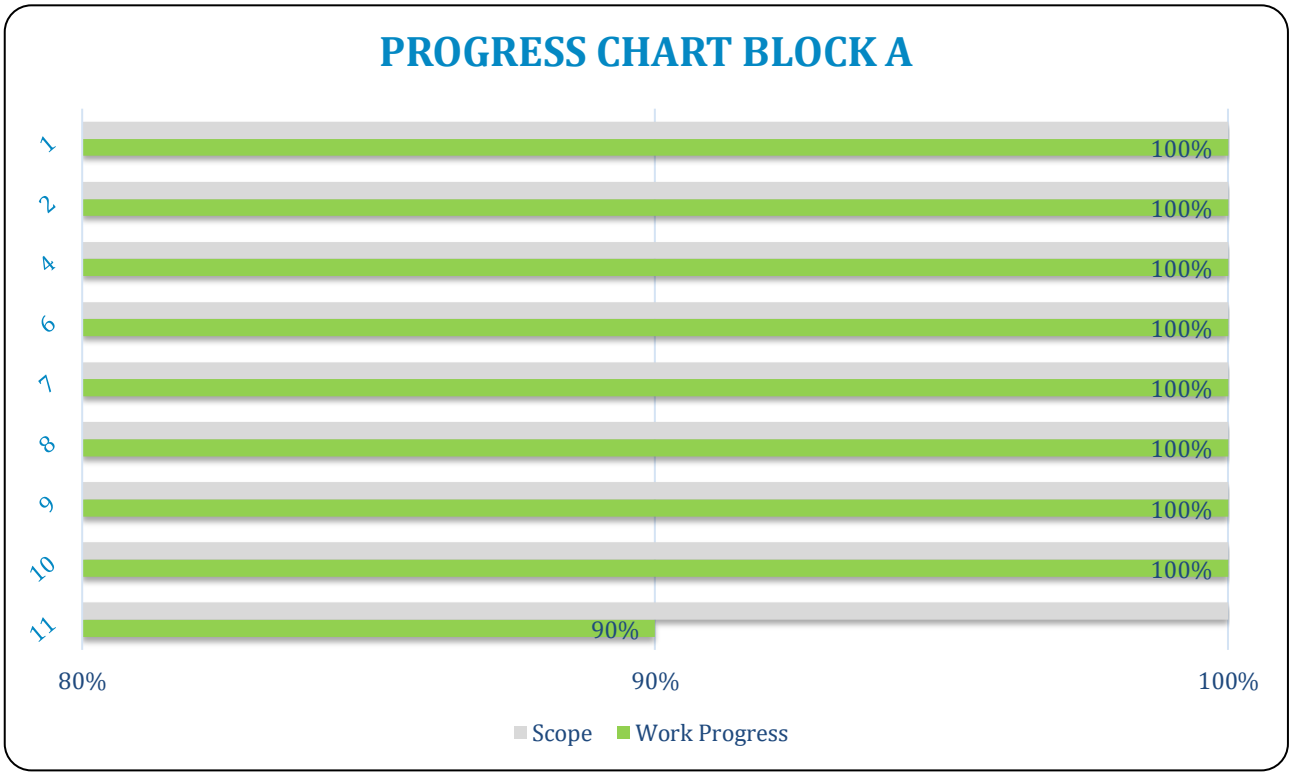
IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	**S. No.**	**Particulars**
	1.	**Front Elevation.-** Attached Below
	2.	**Rear Elevation.-** Attached Below
	3.	**Side Elevation.-** Attached Below
(B)		**Photograph of each floor**

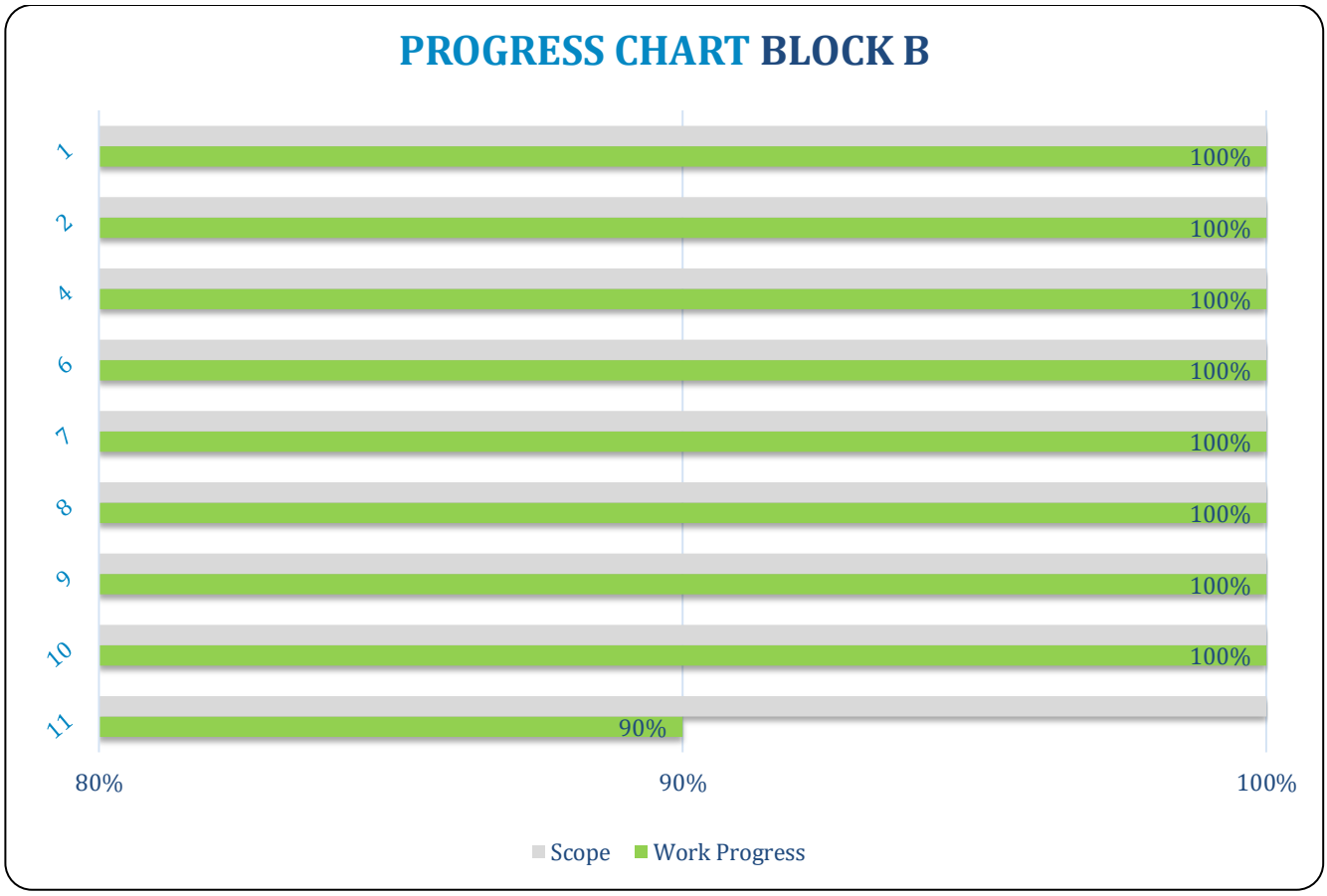
X. Financial Progress of the Project		
S.No.	**Particulars**	**Amount (in Rs.)**
1	Project Account No.	00000036957731481
2	Estimated Cost of the Project including land cost at the start of the Quarter (In Lakh)	6,530.00/-
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) (In Lakh)	530.00/-
4	Any Variation in Development Cost which is declared at the start of the Project.	
5	Amount received during the Quarter	81,16,652.00/-
6	Actual Cost Incurred during the Quarter	81,96,628.10/-
7	Net amount at end of the Quarter	9.22/-
8	Total expenditure on Project **till date**	1,29,73,40,149.71/-
9	Cumulative fund collected till the end of Quarter in question	1,35,92,98,356.46/-
10	Cumulative expenditure done till the end of Quarter in question	1,29,73,40,149.71/-

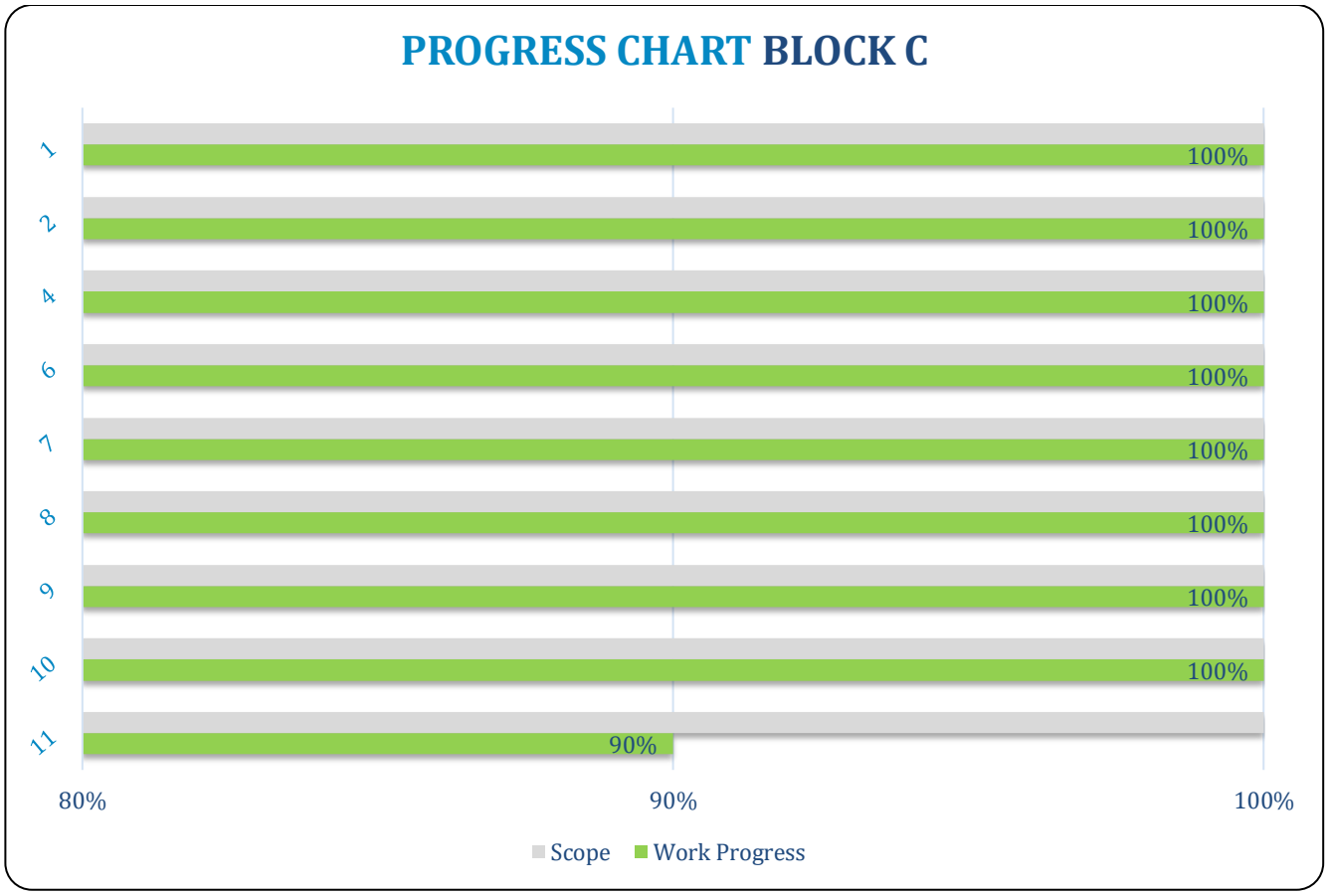
XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

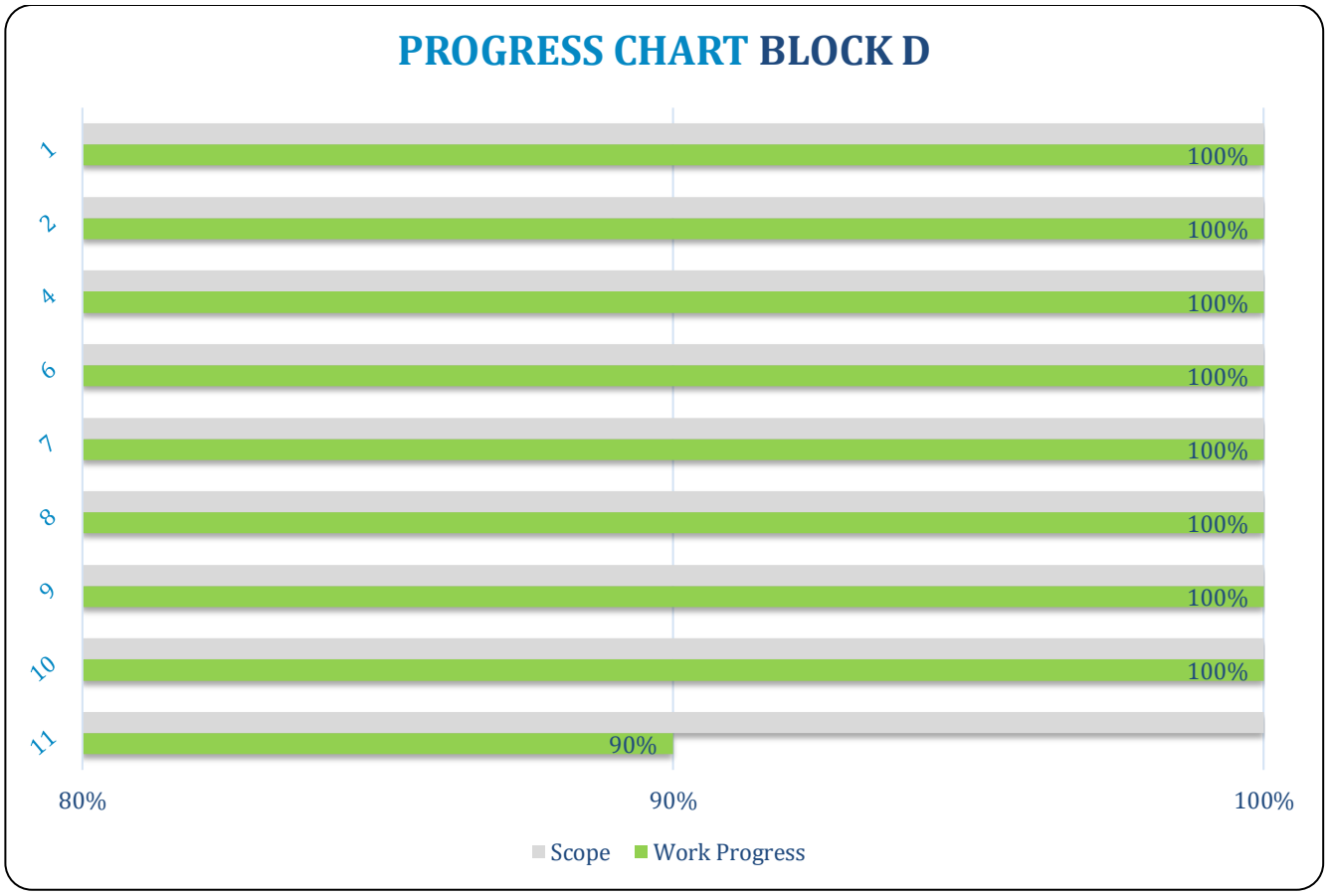
XII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Saleduring the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	455

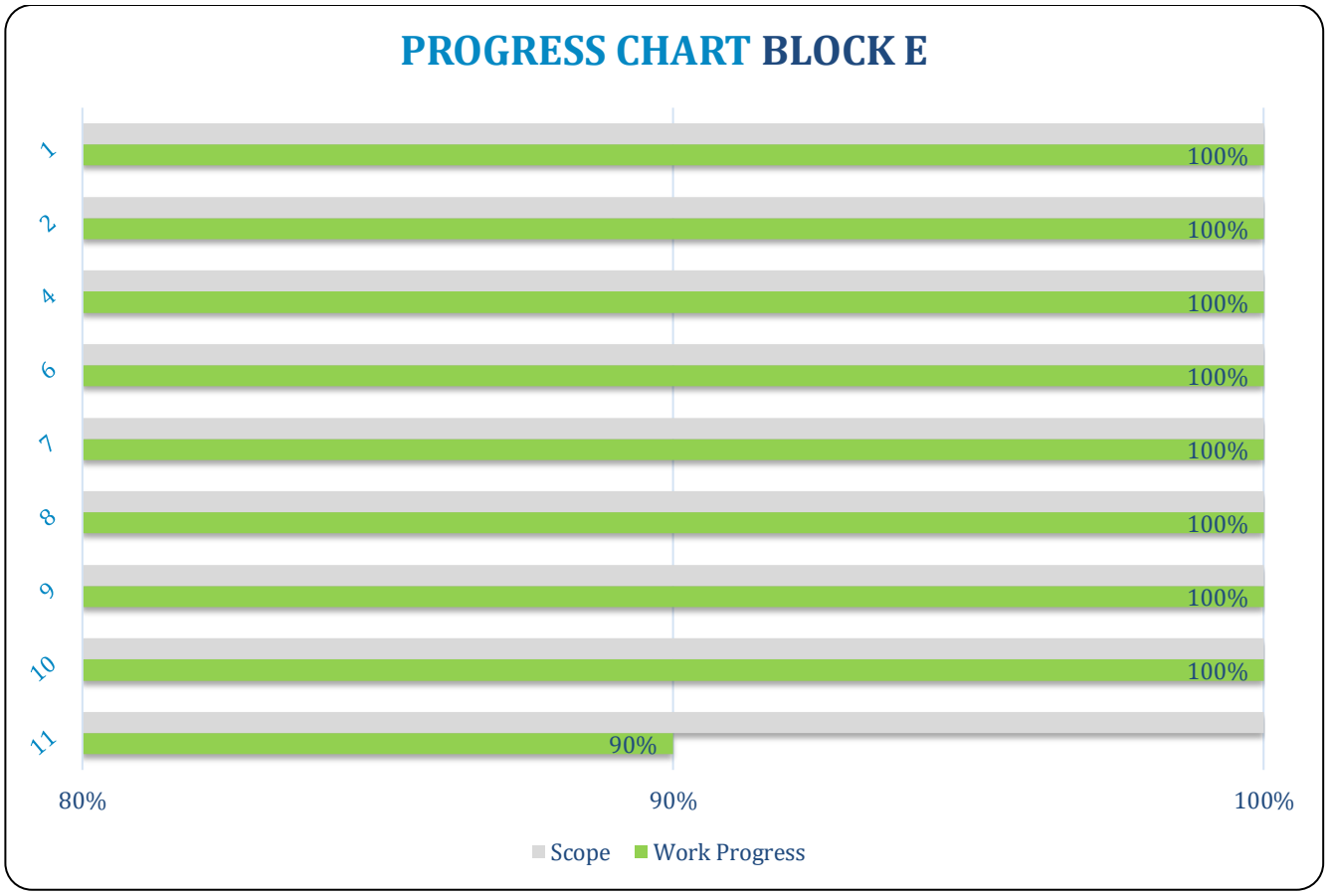
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind?

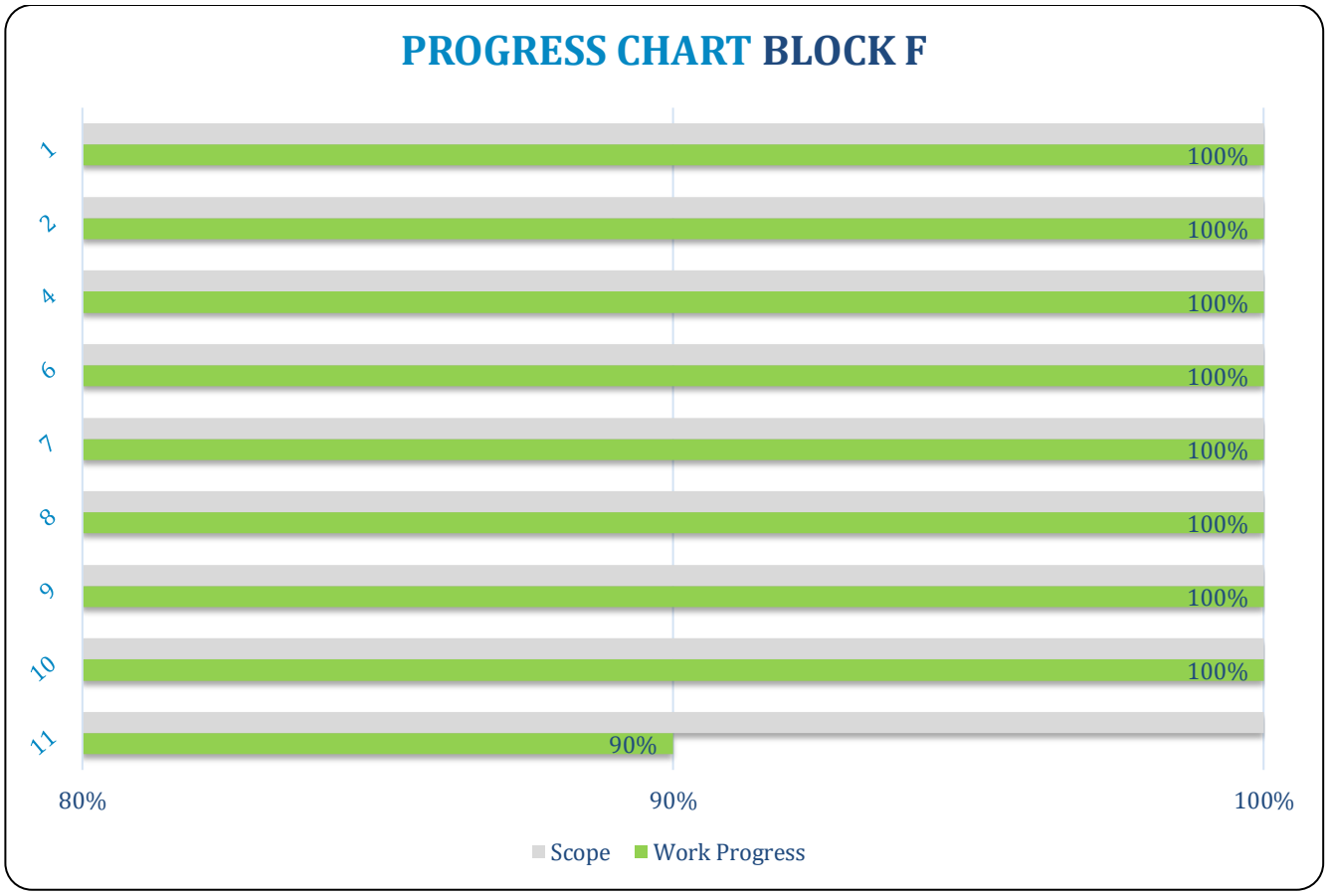



PROGRESS CHART BLOCK B
1
2
4
6
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11
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100%
100%
100%
100%
100%
100%
100%
90%
80%
90%
100%
Scope
Work Progress


PROGRESS CHART BLOCK C
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Scope
Work Progress


PROGRESS CHART BLOCK D
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Scope
Work Progress


PROGRESS CHART BLOCK E
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Scope
Work Progress


PROGRESS CHART BLOCK F
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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 :