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 PRIVATE LIMITED.
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	BRERAP00036-7/671/R-1203/2021
Name of Project	ASHIRWAD ROSE VALLEY
Name of Promoter	ASHIRWAD ENGICON PRIVATE LIMITED.
Project Address	MAUZA-NASIRPUR, TAJPUR, KHATA NO.: 67, 209, 233, 86, PLOT NO.- 370, 372, 380, 381, DIST.- PATNA
Name of Co-promoter	NA
Project Registration is valid up to	31/12/2024
Starting date of Project	30/04/2019
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 Competent Authority	Three Years from the date of passing of MAP

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 – 398	Total Number of Apartments in Promoter's share – 398	Total Number of Apartments in Landowner's share – 14	Total Number of Apartments in Landowner's share – 14
				Booked	AFS Executed	Booked	AFS Executed
Ashirwad Rose Valley	SHOP	254.00	8				
Ashirwad Rose Valley	SHOP	308.00	8				
Ashirwad Rose Valley	SHOP	272.00	4				
Ashirwad Rose Valley	3 BHK	793.95	353				
Ashirwad Rose Valley	2 BHK	489.43	44				
Ashirwad Rose Valley	1 BHK	282.01	55				
Total				227	160	00	00
				57.03% of total units	40.02% of total units	00% of total units	00% 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 Allotees **No Any**	(B) Cancelled by Promoters **No Any**

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 -**
Ashirwad Rose Valley	412	227

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- Ashirwad Rose Valley (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)	**NA**	
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**100%**	**Completed**
6.	Slabs of Super Structure	**15%**	**10-04-2025**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**0%**	**10-06-2025**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**10-07-2025**

9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**7%**	**10-07-2025**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**10-09-2025**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**10%**	**30-09-2025**
12.	N.O.C, Electrical fittings, Mechanical Equipment, 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.		
14.	Overall Percentage of Actual Work Done and final completion date		

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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Yes	100%	Completed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	30-09-2025
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	No		
13.	Closed Parking	Yes	50%	30-06-2025
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		

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.	148402000001333
2	Estimated Cost of the Project including land cost at the start of the Quarter (In Lakh)	9,672.00/-
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) (In Lakh)	8,000.00/-
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5	Amount received during the Quarter	1,52,00,453/-
6	Actual Cost Incurred during the Quarter	1,47,97,454.80/-

7	Net amount at end of the Quarter	12,494.83/-
8	Total expenditure on Project **till date**	21,39,65,185.21/-
9	Cumulative fund collected till the end of Quarter in question	24,39,08,059.16/-
10	Cumulative expenditure done till the end of Quarter in question	21,39,65,185.21/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	26.74 %

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**

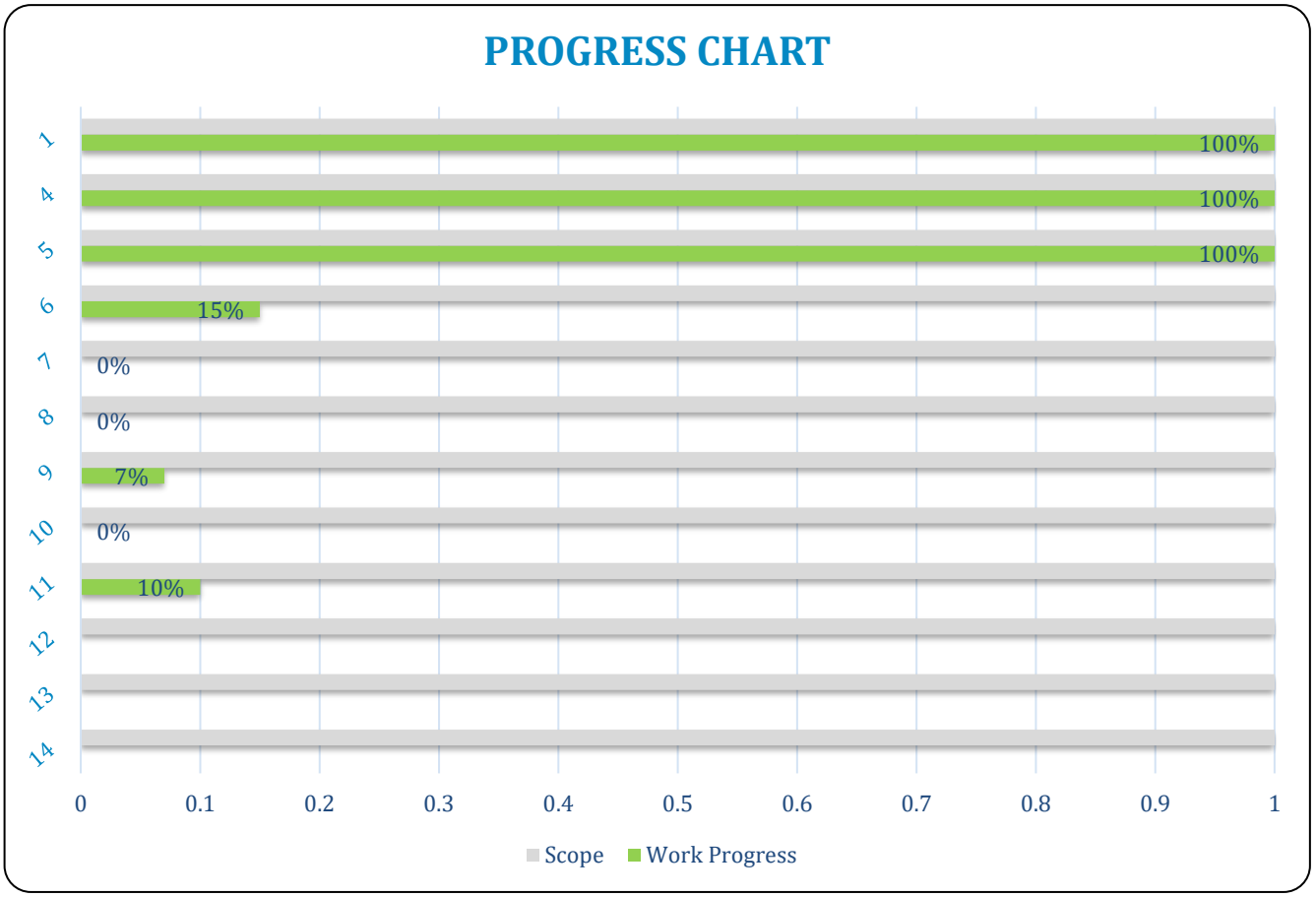
XIV. MISCELLANEOUS

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	NA

	(a) Case No. (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)	

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Whether the project is 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 - 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



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 : 14-10-2024