

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending July-Sep of 2024-25 (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	BRERAP00036-7/671/R-1203/2021
Name of Project/Phase of Registered 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 or Phase of the Project	30/04/2019
Type of Project or Phase of the	Mixed Development(residential and commercial)

Project	
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 Landowner's share – 14
Ashirwad Rose Valley	SHOP	254.00	8	1. Booked/ Allotted- 220 2. Sold- 00 Percentage of booking- 55.27	1. Booked/ Allotted- 00 Sold-00 Percentage of booking - 00
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		

• **Note:** 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.

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Ashirwad Rose Valley	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- 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/yyyy) 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 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.	10%	30-09-2025
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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/yyyy) 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 Fire Safety 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		

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.	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	1,82,40,400.00/-
6	Actual Cost Incurred during the Quarter	1,76,01,714.16 /-
7	Net amount at end of the Quarter	12,494.83/-
8	Total expenditure on Project till date	19,91,67,730.41/-
9	Cumulative fund collected till the end of Quarter in question	22,87,07,606.16/-
10	Cumulative expenditure done till the end of Quarter in question	19,91,67,730.41/-

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

No Any

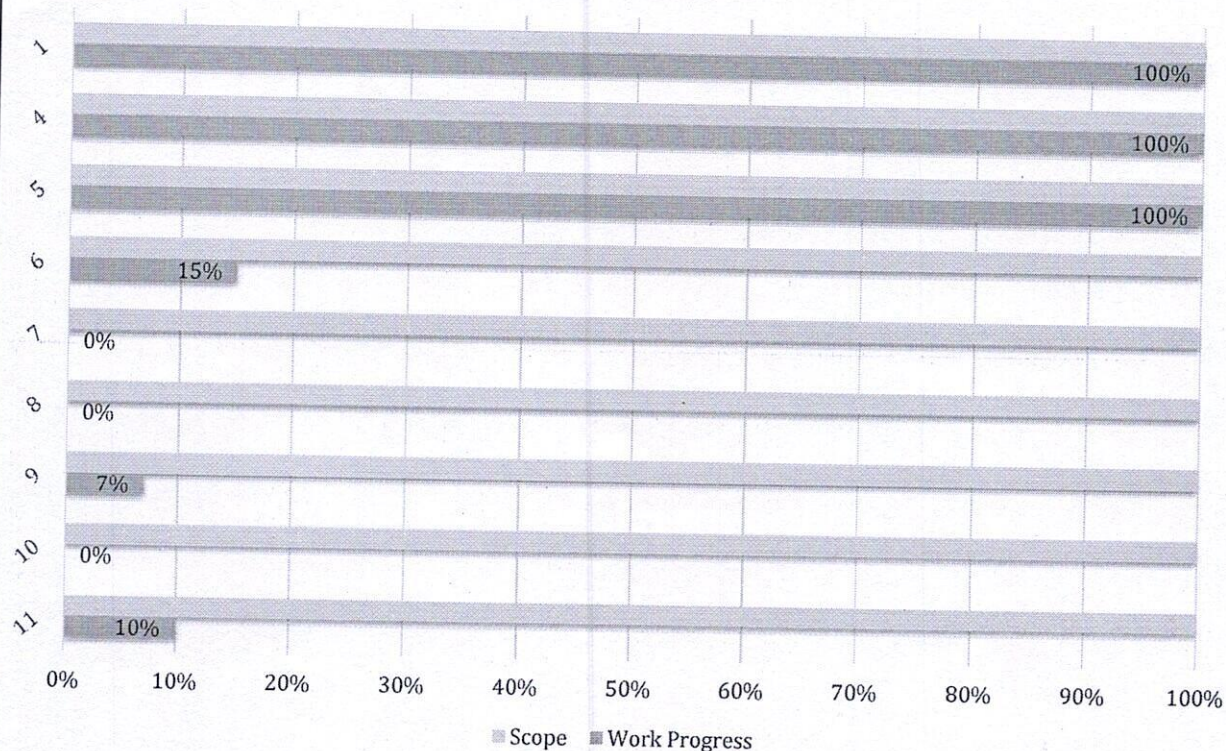
XII. MISCELLANEOUS

A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	156
3.	No. of possessions given to allottees	0

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Whether the project in progress is as per time schedule or lagging behind?

PROGRESS CHART



XIV. UNITS ALLOCATION DETAILS

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 -
Ashirwad Rose Valley	SHOP	8	Attached Below Annexure 'A'	No Any
Ashirwad Rose Valley	SHOP	8		
Ashirwad Rose Valley	SHOP	4		
Ashirwad Rose Valley	3 BHK	353		
Ashirwad Rose Valley	2 BHK	44		
Ashirwad Rose Valley	1 BHK	55		

XV. BROCHURE /Prospectus -

Attached Below

XVI Grievance Redressal Officer

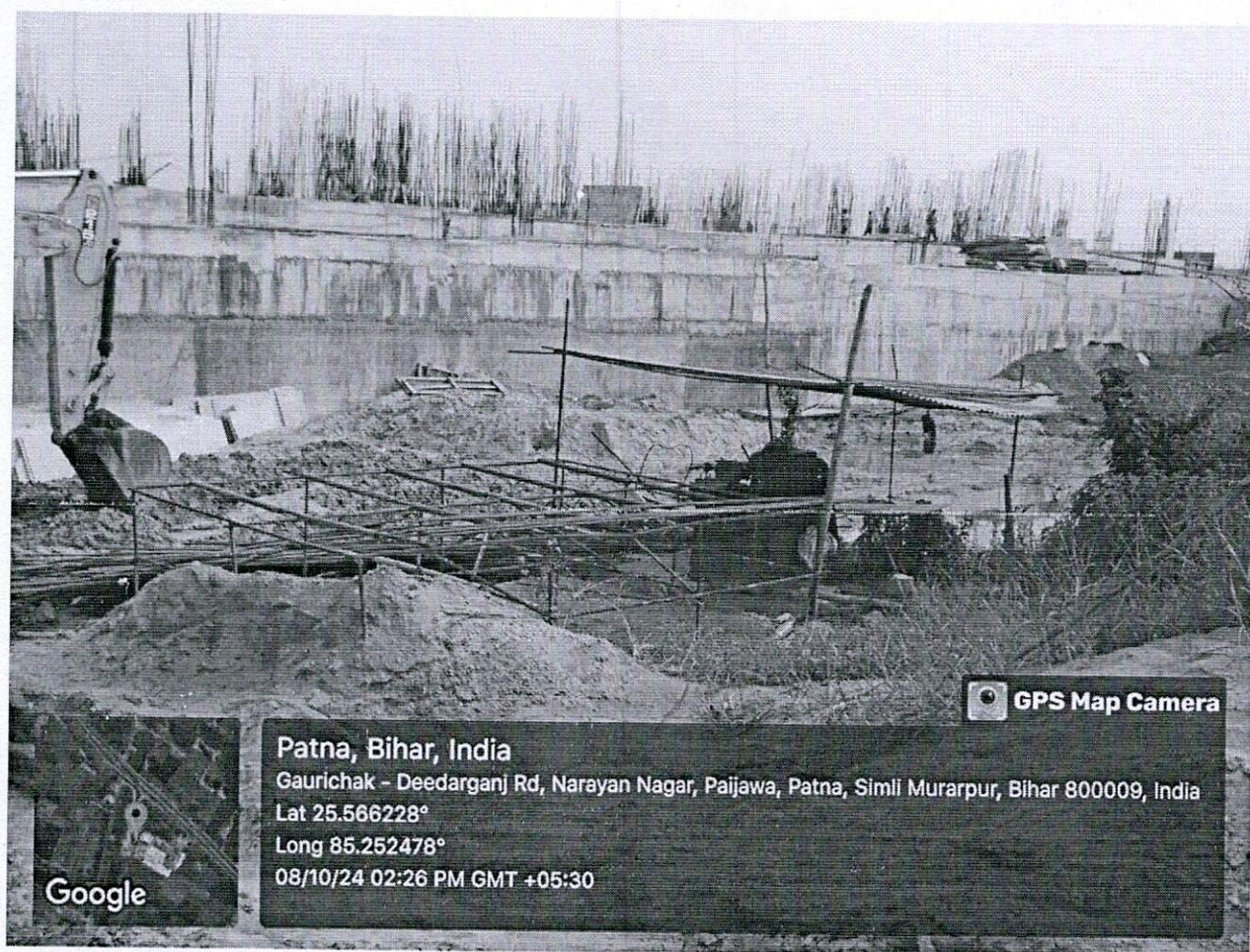
Name : Ajay Singh

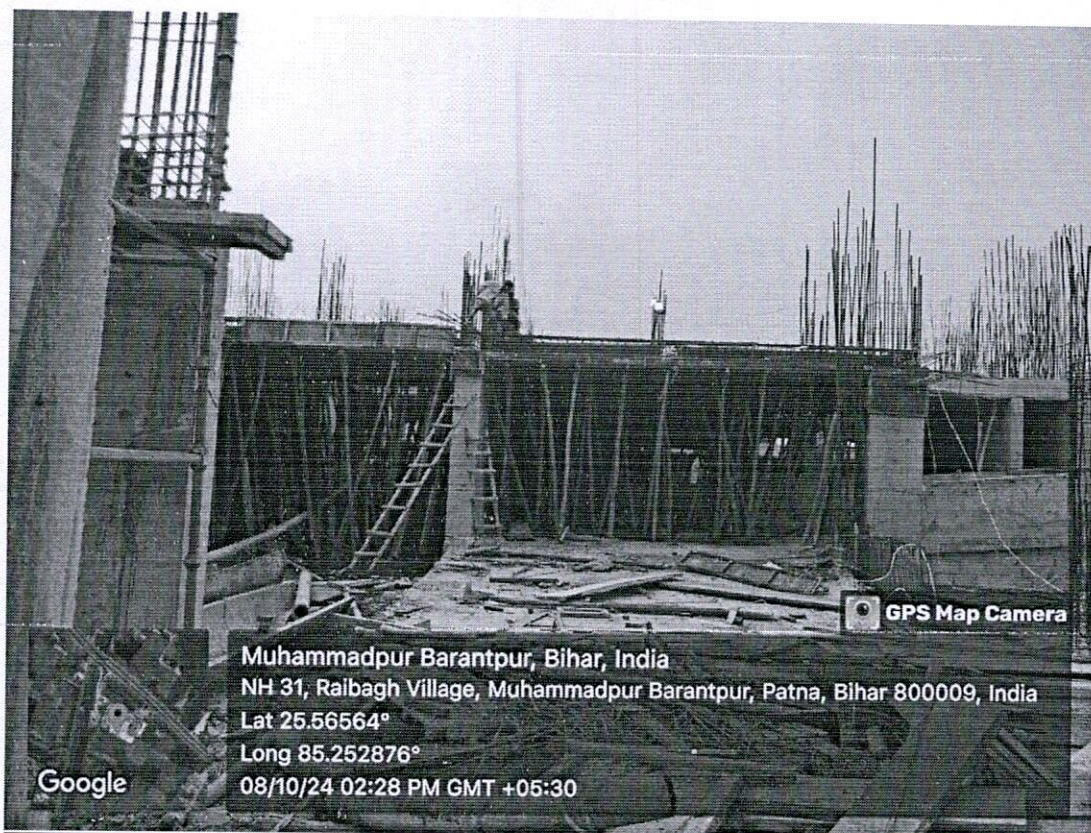
Contact No : 7033292801

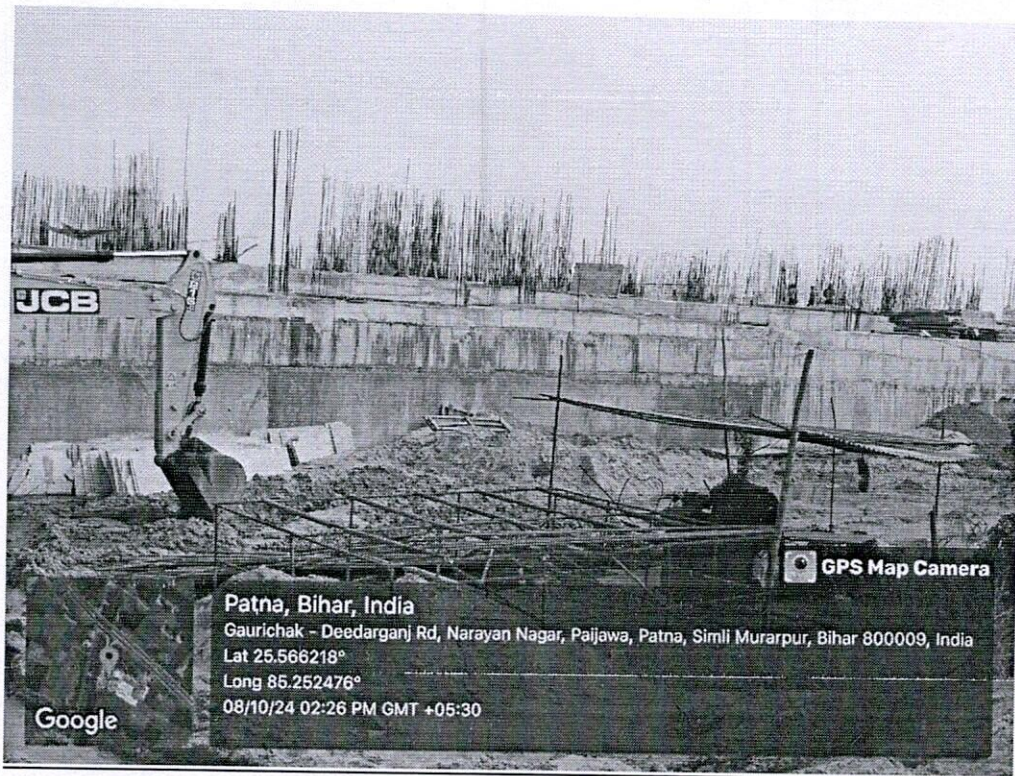
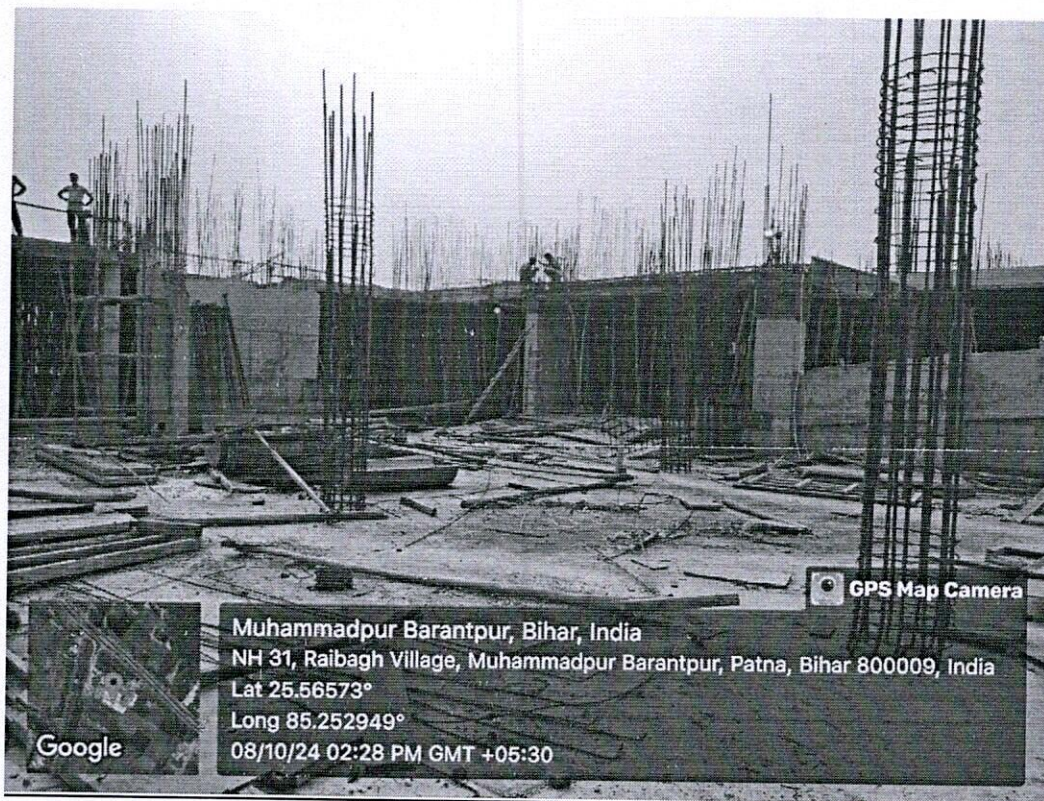
Email id : ashirwadepl@gmail.com

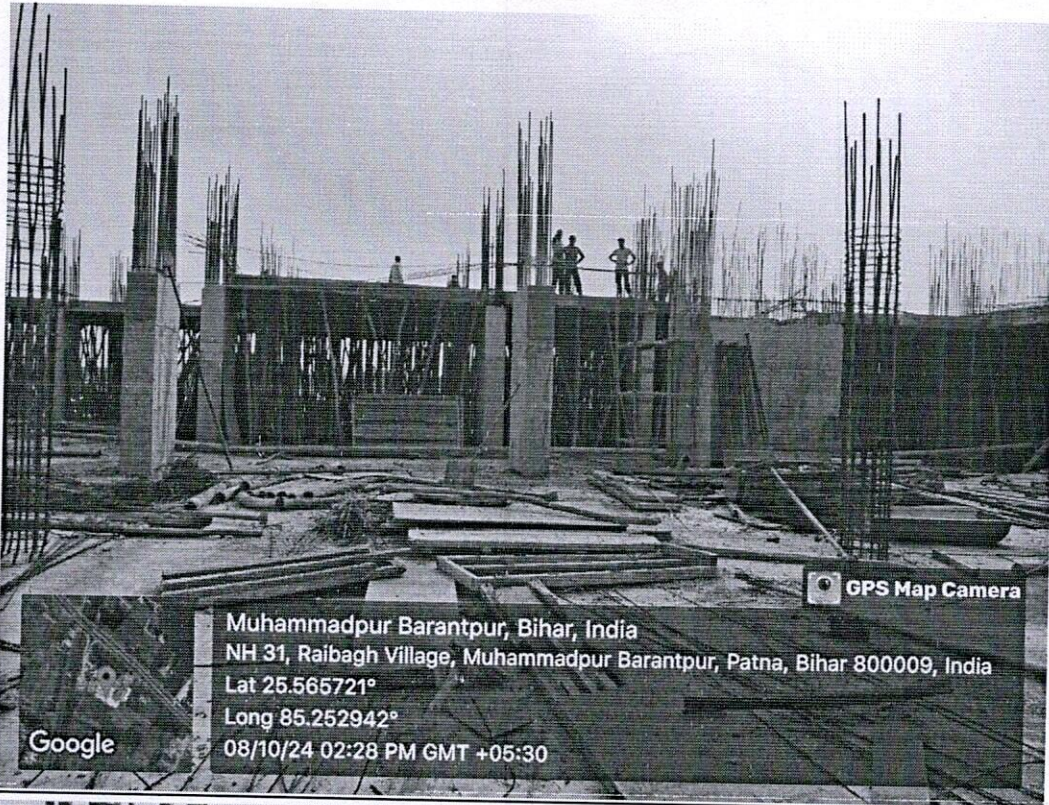
Address : Ashirwad Engicon Pvt Ltd, R. K. Puram, Danapur, Bihar, India 801503

Project Site Photographs









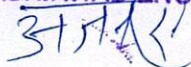
Undertaking:

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.

ASHIRWAD ENGICON PVT. LTD.



Managing Director

Director

Date : 14-10-2024

Annexure 'A'

S/N	NAME	BLOCK	FLAT NO./SHOP NO.
1	ABHAY PRASAD	A	UG-08-A ATM
2	ABHISHEK KUMAR	A	UG-04
3	VIKASH KUMAR	A	UG-02
4	VIKASH KUMAR	A	UG- ATM
5	AMAR KUMAR SINGH	A	F-08-A

S/N	NAME	BLOCK	FLAT NO./SHOP NO.
1	RAJESHWAR RAY	A	101
2	RAJESHWAR ROY	A	102
3	DEEPAK KUMAR	A	103
4	DEEPAK KUMAR	A	104
5	SMRITI SINGH	A	201
6	HIMANSHU KUMAR MISHRA	A	202
7	JUHI AWASTHI	A	203
8	AMAR KUMAR SINGH	A	204
9	DILIP	A	205
10	MAYA KUMARI	A	206
11	MAYA KUMARI	A	207
12	MAYA KUMARI	A	208
13	GAYATRI KUMARI	A	301
14	MANOJ KUMAR SAW	A	302
15	REENA KUMARI	A	303
16	RAMESH KUMAR SULTANIYA	A	304
17	AMAR KUMAR SINGH	A	305
18	UDAY	A	306
19	SHAIENDRA KUMAR	A	307
20	MUKESH KUMAR	A	308
21	ANAMIKA SAHAY	A	401
22	BIBHA KUMARI	A	402
23	BHARTI KUMARI	A	403
24	BHARTI KUMARI	A	404
25	SHYAM NANDAN	A	405
26	SHYAM NANDAN	A	406
27	SHYAM NANDAN	A	407
28	SUDHA KUMARI	A	408
29	SATYA NARAYAN GUPTA	A	501
30	SANDEEP KUMAR /SUGANDHA KUMARI	A	502
31	PRAVEEN KUMAR SARAF	A	504
32	DHIRAJ KUMAR	A	505
33	RANUNAK VERMA	A	506
34	DIWAKAR KUMAR	A	507
35	PRAVEEN KUMAR	A	508

36	SWETA KUMARI	A	601
37	SUNNY SINGH	A	602
38	RAHUL KUMAR	A	603
39	SARVOTTAM KUMAR	A	604
40	SANGITA KUMARI	A	605
41	SANGITA KUMARI	A	606
42	DIVYANSHU RANJAN	A	608
43	BIBHA KUMARI	A	701
44	SANTOSH SHANDILYA	A	702
45	PRAVIR KUMAR	A	703
46	VIJAY KUMAR	A	704
47	CHANDRAMANI KUMAR & BHANU SINHA	A	705
48	JAMIL AHMAD	A	706
49	ANUPAM KUMAR	A	707
50	ANJANI KUMAR/RAGINI RANJAN & PRATIVA SINGH	A	708
51	VIKASH KUMAR	A	801
52	MUKESH PATEL	A	802
53	DR. ARVIND KUMAR	A	803
54	DR. ARVIND KUMAR	A	804
55	MANOK KR DIDWANIA	A	805
56	PUSHPIKA	A	806
57	URMILA KUMARI	A	807
58	PRATIVA SINGH	A	808
59	ARUN KUMAR	A	901
60	SABITA RANI	A	902
61	AMRESH KUMAR	A	903
62	SANDEEP KUMAR	A	904
63	DHANANJAY KUMAR	A	905
64	CHANDAN RAJ	A	906
65	SHYAM NARAYAN KUMAR	A	907
66	SANJULA KUMARI	A	908
67	CHANDRA BHUSHAN SINGH ABHAY	A	1001
68	PUMMI KUMARI & NARENDRA KUMAR	A	1002
69	ROHIT KUMAR	A	1003
70	MANISH MADHU	A	1004
71	DR. RAJNISH KUMAR	A	1005
72	SATYA PRAKASH	A	1006
73	SAURAV KUMAR	A	1007
74	SHEETAL SUMAN /CHANDAN VIKASH	A	1008
75	SUNITA SINHA W/O- YOGESH	A	1101
76	PURSHOTAM DAS AGARWAL	A	1102
77	REENA KHAITAN	A	1103
78	MANISHA KUMARI	A	1104
79	SATISH KUMAR	A	1105

80	VIJETA KUMARI	A	1106
81	SHASHI KANT KUMAR	A	1107
82	RITA KUMARI	A	1108
83	SHASHANK SIDDHARTH	A	1201
84	RAJNISH KUMAR	A	1202
85	PRIYANKA MURARKA	A	1203
86	ROHIT KUMAR	A	1204
87	ADITYA KUMAR	A	1207
88	MILIND SHANU	A	1208
89	ARUN KUMAR SINHA	A	1301
90	PUJA MANI KUMARI	A	1303
91	ABHA RANI	A	1302
92	SAMIRA KUMARI	A	1308
93	SMT. PREMLATA SINHA	A	1401
94	SANJAY KUMAR GUPTA	A	1402
95	VIKASH KUMAR	A	UG-02
96	VIKASH KUMAR	A	UG-ATM
97	SUSHMITA BHARTI	A	

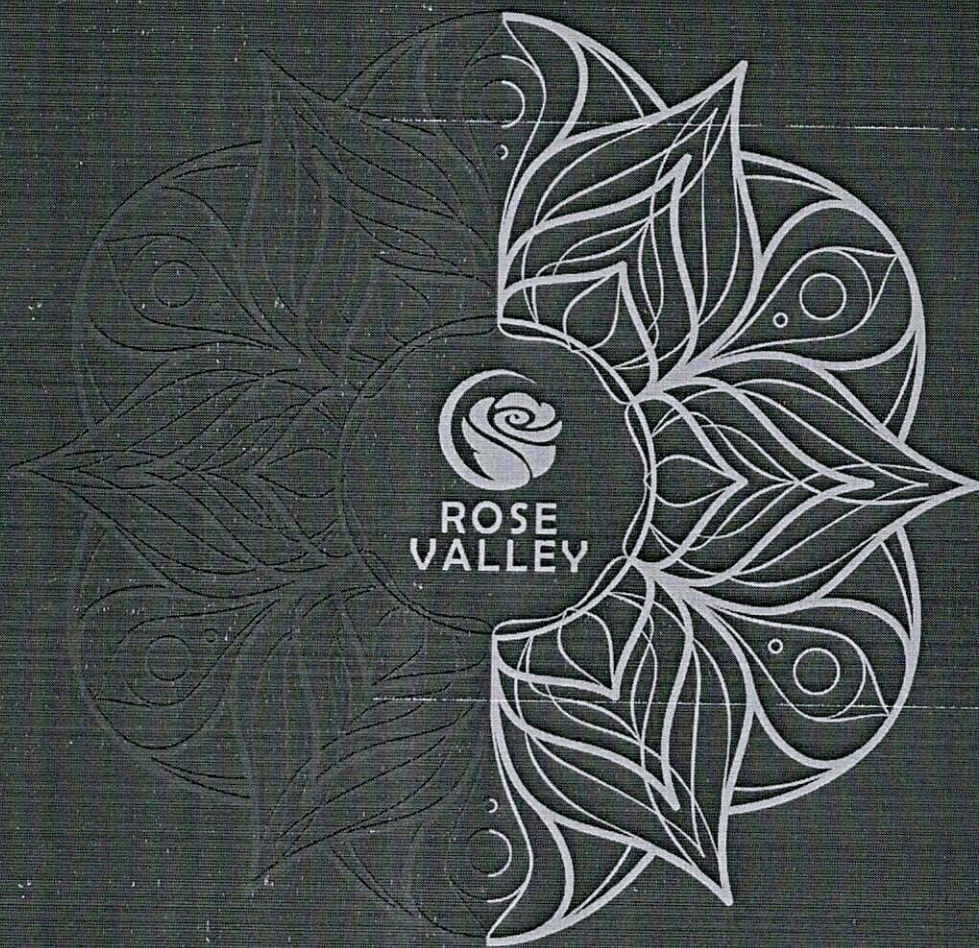
S/N	NAME	BLOCK	FLAT NO./SHOP NO.
1	ARTI KUMARI	B	201
2	DR. AJAY KUMAR	B	202
3	ANJANI DEVI/PINTU KUMAR	B	205
4	SANJAY KUMAR ROY	B	204
5	ARPNA KUMARI	B	214
6	PARMESHWAR YADAV	B	704
7	ANKIT KUMAR	B	207
8	JAYA SINHA	B	1002
9	SANGITA KUMARI W/O- SUBHASH KUMAR	B	301
10	SHOBHA CHAUDHARY	B	302
11	SANTOSH KUMAR	B	203
12	SUSHMITA BHARTI	B	414
13	PRAMOD KUMAR CHAUDHARY	B	307
14	Yash Shekhar	B	401
15	AARTI KUMARI	B	402
16	GAUTAM KISHOR	B	407
17	MAHESH KUMAR	B	501
18	KUMARI SARITA	B	502
19	HIMANSHU KUMAR MISHRA	B	303
20	RAJIV RANJAN	B	504
21	SHYAM BIHARI MAHTO/BABITA KUMARI	B	506
22	SATENDER KUMAR	B	507
23	PRIYANSHU RAJ & AJAY KUMAR	B	514
24	VINAY KUMAR / RANJANA KUMARI	B	601

25	VINAY KUMAR / RANJANA KUMARI	B	602
26	NIBHA KUMARI	B	304
27	SAROJ KUMAR SINGH	B	404
28	NEERAV KUMAR MOHAN	B	605
29	SHRI LOKESH KUMAR	B	607
30	VIJAY KUMAR & SUNITA KUMARI	B	614
31	SHASHI SHEKHAR & MENKA	B	701
32	PREETI RANJAN	B	702
33	SWETA SHAH	B	604
34	RASHMI CHOUDHARY / MADHUSUDAN CHAUDHARY	B	705
35	ANUP KUMAR CHOUDHARY	B	706
36	DEEPAK RAJ GUPTA	B	707
37	MEENU KUMARI	B	802
38	GIRDHARI LAL AGARWAL	B	803
39	SAURAV CHHAWCHHARIA	B	805
40	BINDU JHUNJHUNWALA/ VISHNU JHUNJHUNWALA	B	1003
41	KRITIKA BHARTI	B	902
42	SANJAY KUMAR	B	1203
43	REENA	B	1204
44	SUNIL KUMAR	B	905
45	ANJU SINHA	B	206
46	SWARNIKA	B	1001
47	KAUSHIK RAMAN	B	406
48	AVINASH KUMAR	B	801
49	ANUPAM KUMAR	B	1005
50	DR. SATYAM PRAKASH	B	1006
51	DR. AMARESH PRASAD SINHA	B	1007
52	NAGENDRA KUMAR	B	1014
53	AVILASHA SINHA	B	1101
54	ABHIRAJ KUMAR SINHA	B	1004
55	KHUSHI (CANCEL)	B	1102
56	SANJAY KUMAR	B	1106
57	ANIL SINGH	B	1202
58	ASHA	B	1201
59	RAKESH SHAH	B	503
60	UDAY SHANKAR NARAYAN JAISWAL	B	806
61	SANTOSH KUMAR BAGESH	B	1104
62	SUCHITA KIPLANI	B	1206
63	SUBODH DEVI /RAJANI KUMARI	B	1301
64	SUNIL KUMAR	B	1306

S/N	NAME	BLOCK	FLAT NO./SHOP NO.
1	SHAIL SINGH	C	104
2	PRAHLAD KUMAR	C	105

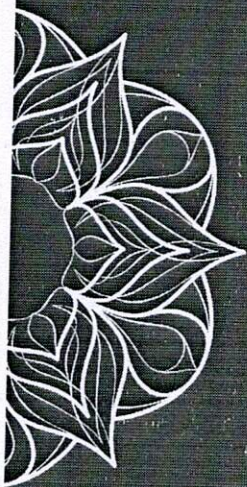
3	SHWETA KUMARI	C	106
4	sakil raja	C	201
5	GITANJALI KUMARI	C	204
6	KHUSHBU KUMARI	C	205
7	SUSHMA PATEL	C	1005
8	SUSHMA PATEL	C	1004
9	GUDIYA KUMARI	C	206
10	VIJAY KUMAR VERMA	C	305
11	GITA KUMARI	C	403
12	GUNJAN PRASAD	C	306
13	BANI ROY	C	405
14	JYOTI KUMARI	C	404
15	GITA KUMARI	C	503
16	GAYATRI DEVI & NAVRATAN PRASAD	C	504
17	MRS. MEERA KUMARI	C	505
18	PREMCHANDRA	C	506
19	ANUPAMA SINGH	C	601
20	SHAMBHU KUMAR	C	603
21	BABITA RANI	C	604
22	MAYA KUMARI PATEL	C	805
23	RAJ KUMAR RUNGTA	C	605
24	NUTAN KUMARI	C	704
25	PUJA SHRUTI	C	703
26	PRIYA RAJ	C	705
27	VIBHA RANI	C	706
28	SUJEET KUMAR	C	606
29	MAYA KUMARI PATEL	C	804
30	BABITA KUMARI	C	806
31	SHRINGESH VYAS & PUSHPA ROY	C	901
32	KIRAN KUMARI	C	902
33	KIRAN KUMARI	C	903
34	JAY RANI	C	406
35	RANJU KUMARI	C	904
36	SHRINGESH VYAS & PUSHPA ROY	C	906
37	RANJU KUMARI	C	905
38	SUNITA SINHA W/O- YOGESH	C	1001
39	JAYANTI JHA	C	304
40	ANAND RAJ	C	1003
41	MANOJ DAYAL	C	1006
42	RITA JAISWAL	C	1101
43	MISS SANTOSH SINHA	C	1104
44	MANJU SINHA	C	1105
45	NILAM DEVI	C	1106
46	MAHENDRA SINGH	C	1204

47	SHALENDRA KUMAR	C	1205
48	ABHISHEK KUMAR	C	UG-4



3 BHK LUXURY
RESIDENCES & COMMERCIALS

THE HEART
OF LIVING



THE MOST AWAITED LAUNCH IN THE CITY

Built on years of experience, Ashirwad Engicon Group is synonymous with excellence, perfection and luxury. Being one of the leading real estate development companies in Bihar, we commit and maintain a stringent quality standard in all our projects with a promise of on-time delivery. Our mission is to not only build homes but to also provide a harmonious lifestyle and secure environment to all the people living in them.

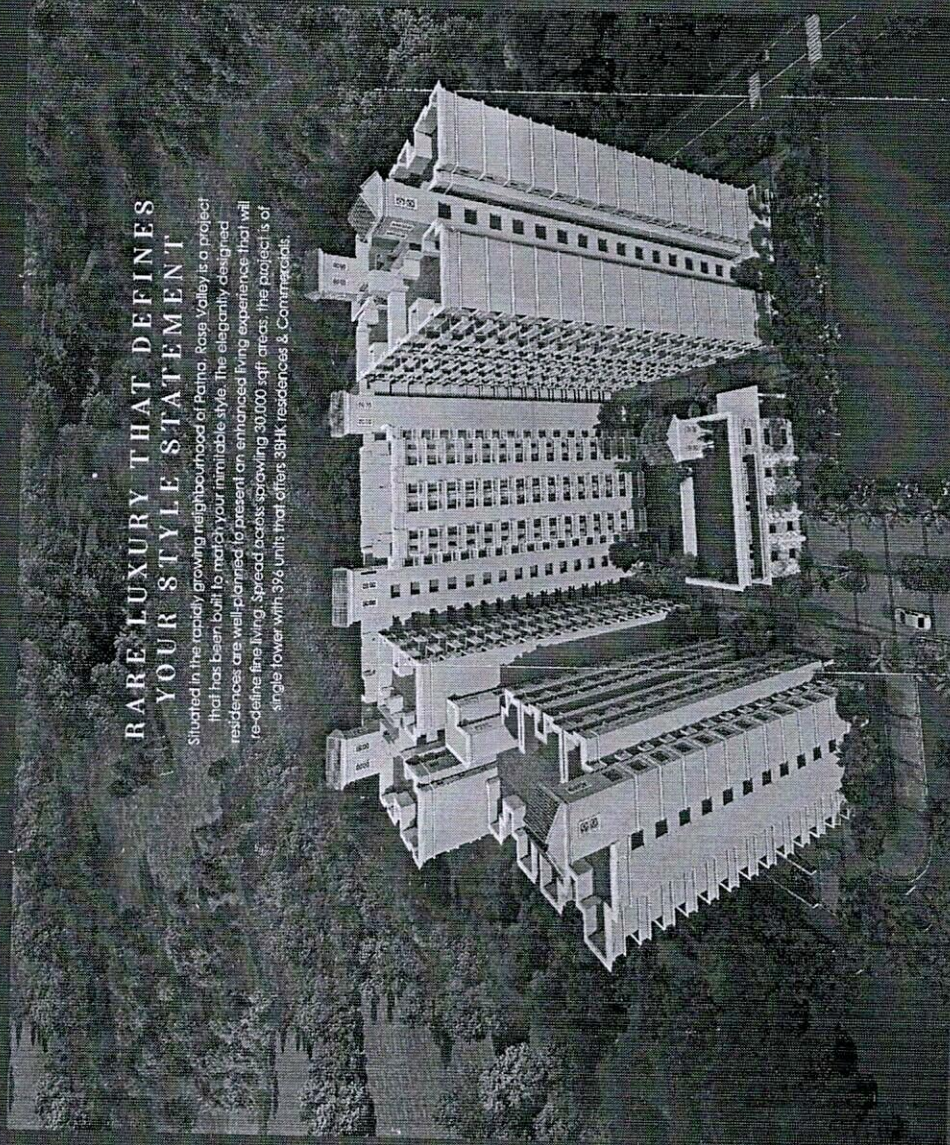
A new landmark by Ashirwad Engicon Group, Project Rose Valley in Patna is all set to grace the city's skyline and introduce a whole new concept of contemporary luxury living in Patna.

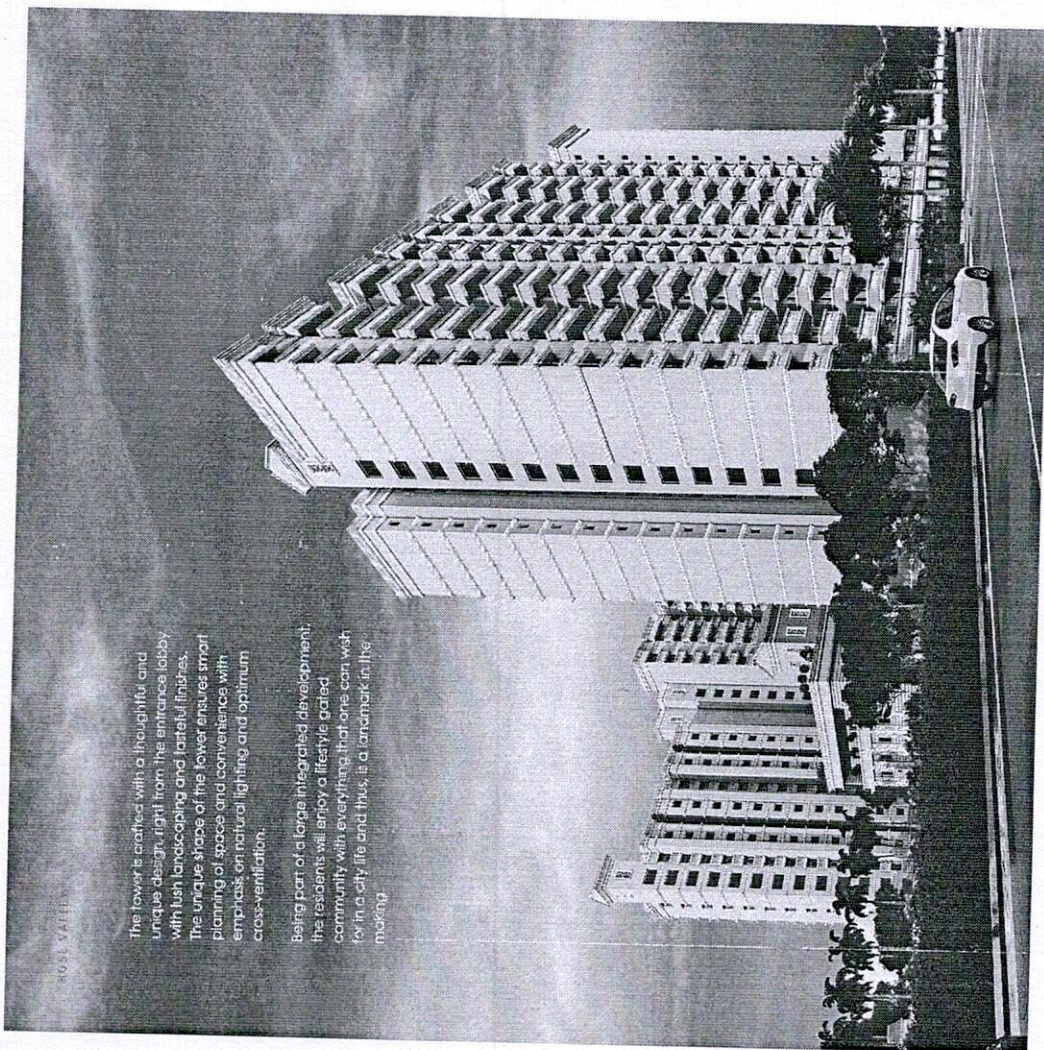


ROSE
VALLEY

RARE LUXURY THAT DEFINES YOUR STYLE STATEMENT

Situated in the rapidly growing neighbourhood of Patna, Rose Valley is a project that has been built to match your inimitable style. The elegantly designed residences are well-planned to present an enhanced living experience that will re-define the living. Spread across sprawling 50,000 sqft areas, the project is of single tower with 396 units that offers 3BHK residences & Cornerplots.





ROSE VALLEY

The tower is crafted with a thoughtfu and unique design, right from the entrance lobby with lush landscaping and tasteful finishes. The unique shape of the tower ensures smart planning of space and convenience with emphasis on natural lighting and optimum cross-ventilation.

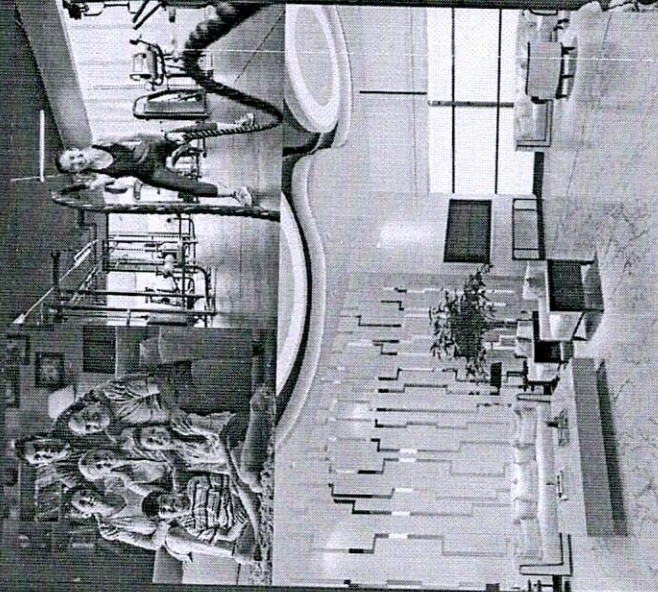
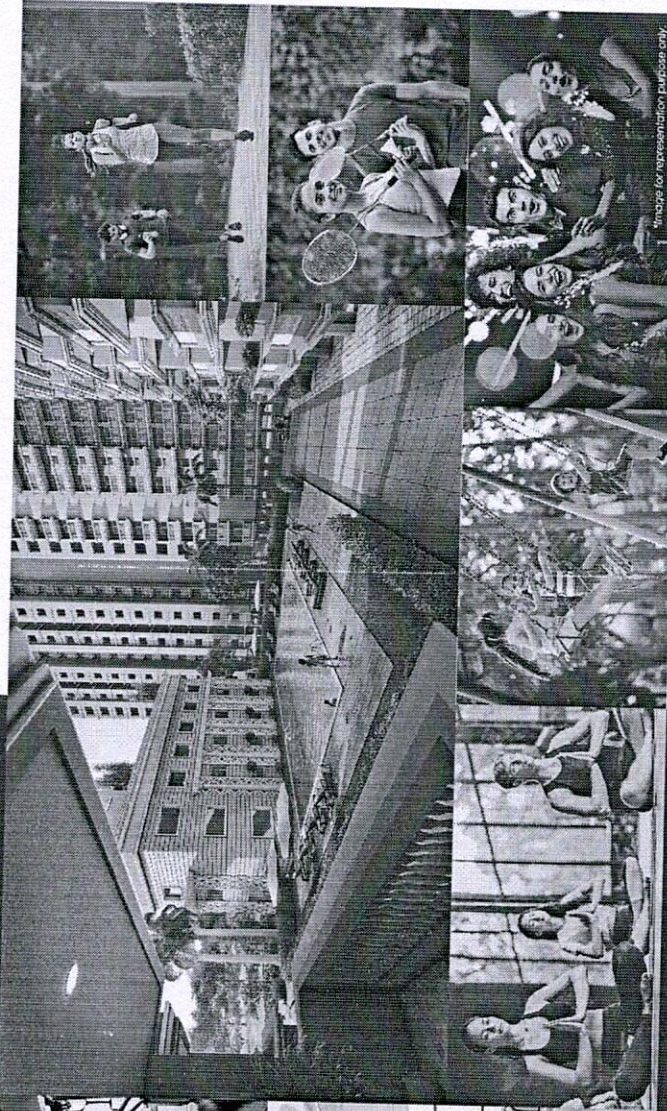
Being part of a large integrated development, the residents will enjoy a lifestyle paired community with everything that one can wish for in a city life and thus, is a landmark in the making.

LIVE LAVISH IN YOUR KINGDOM OF LUXURY

Every attribute of interiors at Rose Valley, is positioned in a way that proves prudent and functional. You can enjoy optimum utilisation of space in every inch. Draped in leading lifestyle, high ceilings and views that overlook the horizon, the spacious living rooms and bedrooms of Rose Valley are the best examples of magnificence and grandness.

Delighted with the first finishing, Rose Valley brings to you uncompromised luxury at every turn. It's time to live big with Rose Valley lifestyle!

INDULGENCES THAT LEAVES YOU SPOILT FOR CHOICE



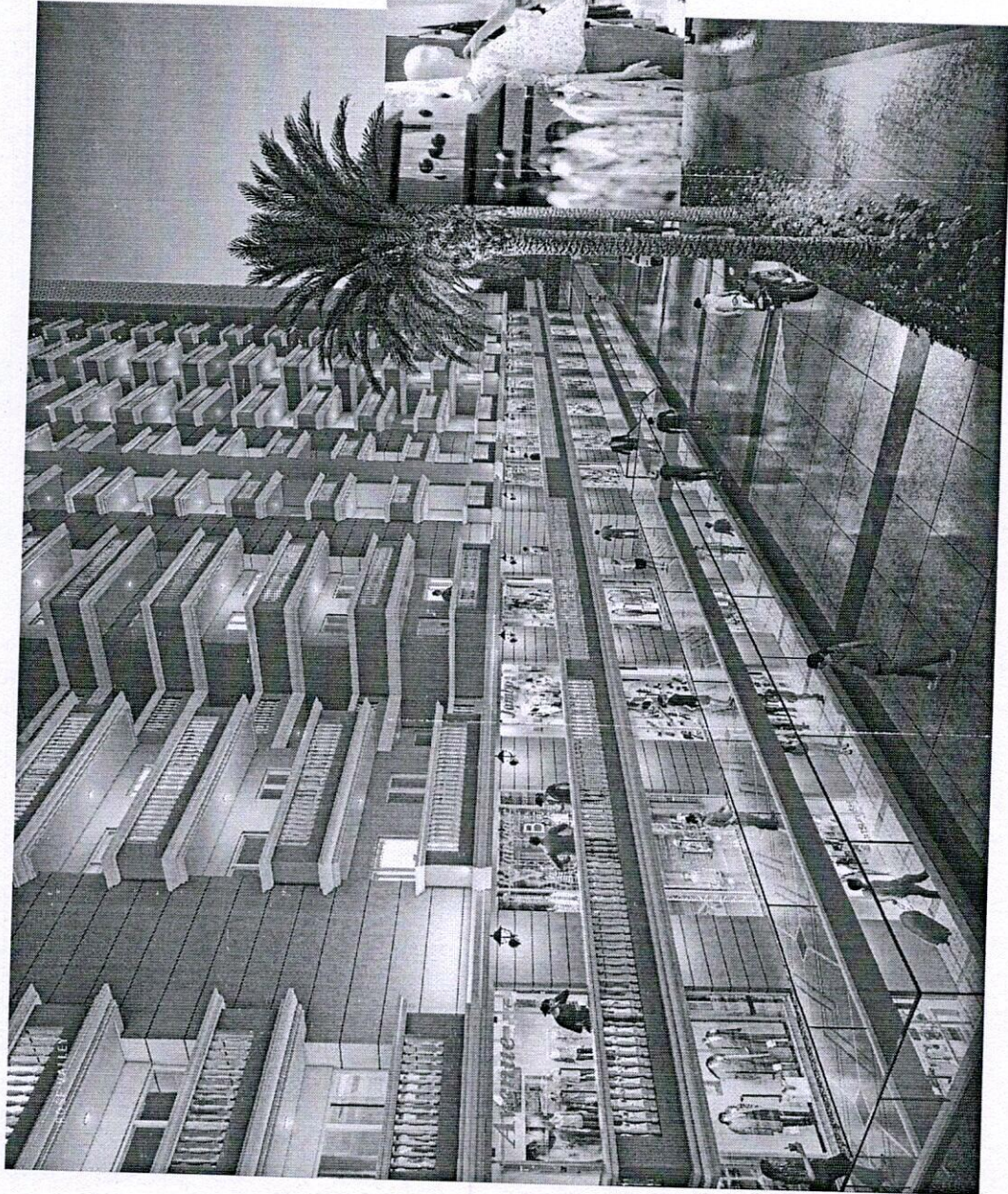
The open spaces at Rose Valley are landscaped with great care to create a vibrant natural environment filled with spaces for leisure and play. It brings you a life full of luxury and adventure where there is never a dull moment. Be it an energising morning walk, a leisurely afternoon dip in the pool, an invigorating evening walk-out or the daily chores it offers some of the best indoor and outdoor amenities and encourages the residents to engage in activities together, to create a strong social fabric and build a pleasant neighbourhood to live in.



- Guest resort for residents
- State of the art Clubhouse with swimming pool and extensive grounds
- Art Gallery area
- Large Central Green with themed gardens
- Five ecological greenhouses
- Landscaped lawns for parties and formal events
- Swimming pool
- Exclusive reception area of the ground floor
- Techno Gym
- Supportive play area
- Yoga area
- Mini basketball court
- Shopping Zone



THE THRILLS OF HIGH STREET LIVING



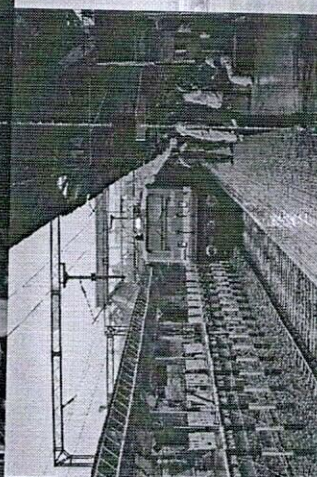
The commercial spaces at Rose Valley encapsulate the lower ground floor, upper ground floor and first floor with a variety of shop options like hypermarket, lifestyle stores, cafeteria, salons etc, making it a one stop shopping destination and business hub. The idea of bringing all this under one roof is to deliver comfort and conveniences to the residents of Rose Valley thereby adding value to retailers as well.

A LOCATION
THAT KEEPS YOU
CONNECTED TO THE
ENTIRE CITY

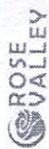
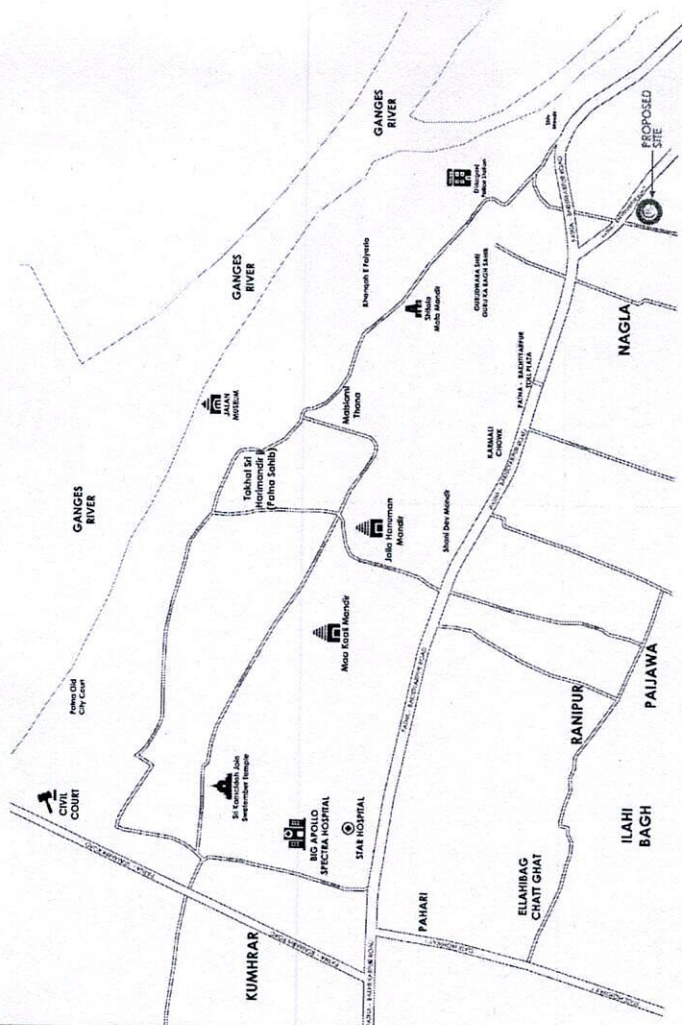
Over the last few years, Patna has witnessed rapid residential growth owing to excellent connectivity, robust social infrastructure and upcoming infrastructural initiatives. Project Rose valley is well positioned in this thriving environment, right at the heart of the city, to re-define the living.

It is strategically located on NH 31 on the Bhagalpur Patna Highway, very close to the Bakhtiyarpur Toll Plaza. It also enjoys swift accessibility to the under construction Patna Ring Road. It is well connected to major highways, making your commute to anywhere in the city easy.

At Rose Valley you are conveniently placed with your entire social, religious, educational, entertainment and daily needs being around the corner. You are stone's throw away from school, college, market, malls, theatres, temple etc. Living this up close to convenience makes your life smoother and better.



LOCATION MAP



7 km drive to
Pahoa Inc.

6 km drive to Renowned
Schools / Hospitals 1 km drive to
P.O. Box 1000

3.5 km drive to
Themed Water

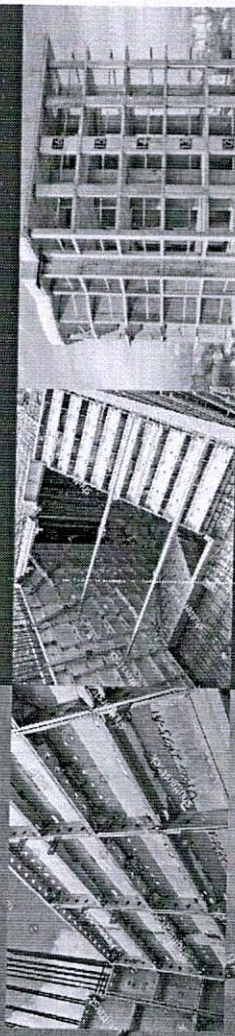
SUSTAINABLE ARCHITECTURE FOR TODAY & FUTURE GENERATIONS

Rose valley promises you safer and secured homes. We have moved way forward from traditional modes of construction and have adopted the most advanced construction technology i.e. the ALUMINIUM FORMWORK SYSTEM that makes houses of Rose Valley far safer than your imagination.

The Aluminium Formwork System is the most versatile construction system in the world wherein masonry, cracks, free construction of beams, columns, slabs and walls are done.

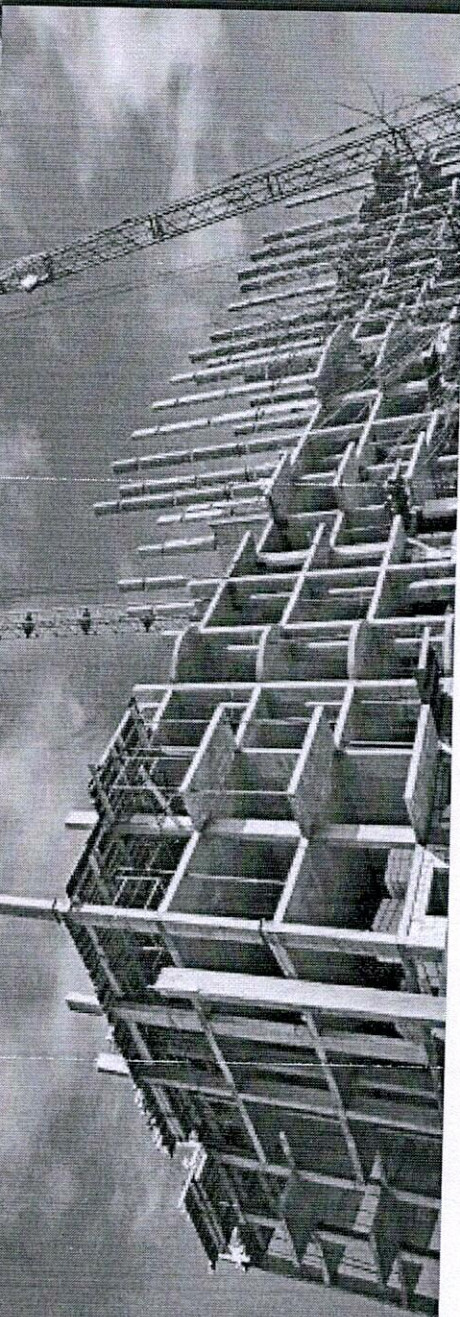


Rose Valley is Patna's first real estate project to use this revolutionary ALUMINIUM FORMWORK SYSTEM which makes it the first of its kind in the Patna region.

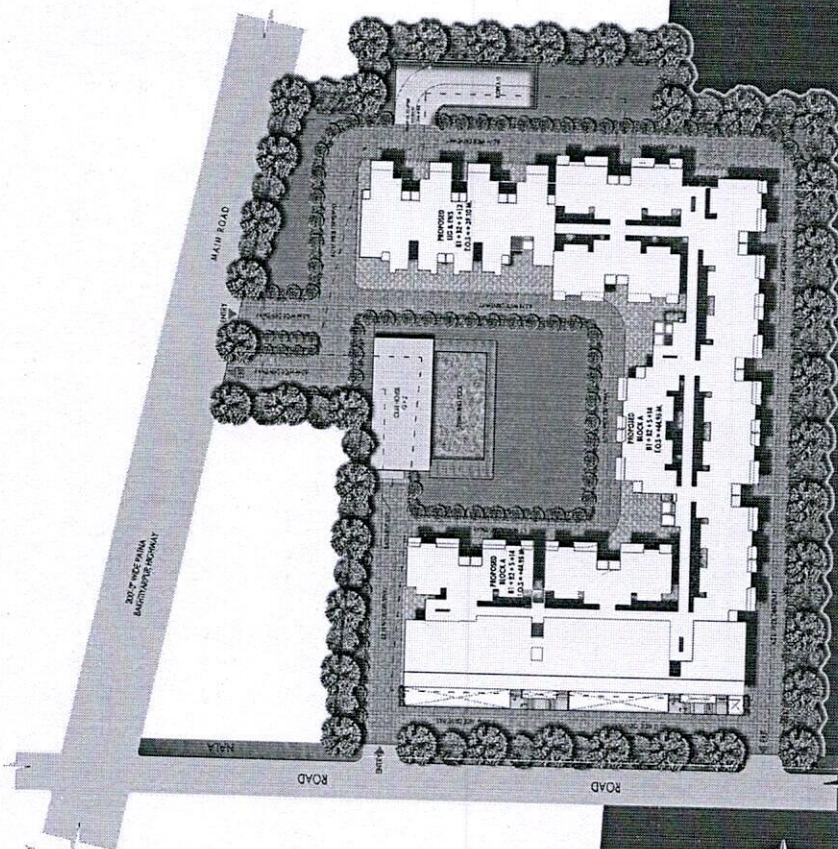


- ALUMINIUM FORMWORK SYSTEM is currently the most advanced technology of multi-storied construction where one floor viz. beams, columns, slabs and walls can be constructed within 7 - 10 days.
- The main characteristic of this system is that it makes use of concrete as the principal building material. No block work / brickwork are required for the erection of walls and as a result of it even plaster of the R.C.C walls is not required.
- The concrete surface produced with the formwork brings additional benefits in terms of its build, quality and strength.

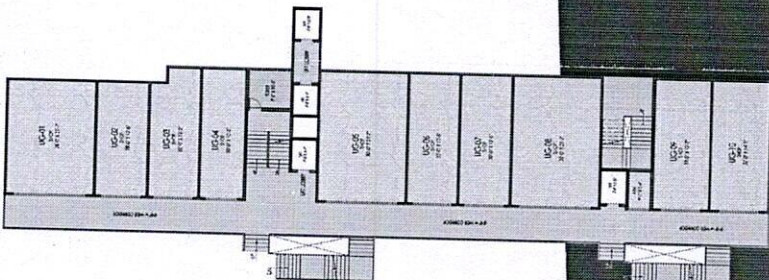
- Using this unique system superior finish of concrete can be achieved and all walls, floor slabs, columns, beams, stairs, balconies together with door and window openings are cast in place in a single site based operation.
- The possibility of seepage from toilet walls or water hazards gets reduced considerably almost to an obsolete level ensuring lower maintenance costs and higher durability of wall paints/paper.
- Other salient features of ALUMINIUM FORMWORK SYSTEM is its resistance to earthquake tremors, resistance to fire, its low noise transmission and its proven durability giving long life with low maintenance.



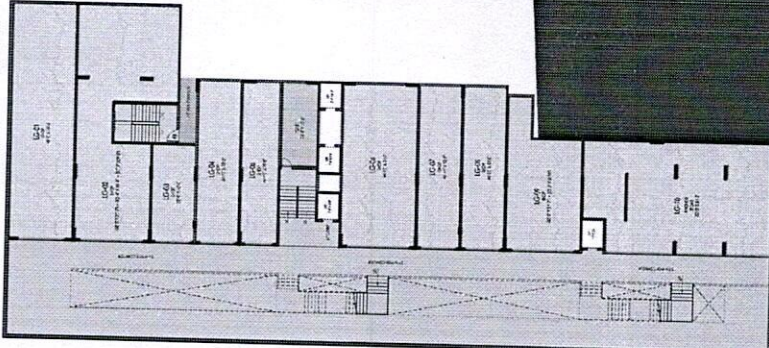
ROSE VALLEY



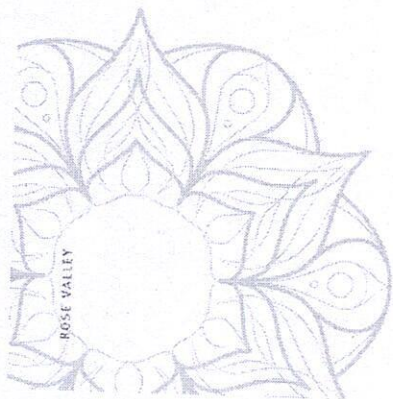
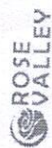
MASTER PLAN Main entry | Lawn | Swimming pool | Kids pool | Club entry | Entry
Lawn | Kids playzone | Hangout zone | Basketball court | Tennis ball court
Basketball court | Ramp to basement



UPPER GROUND FLOOR PLAN

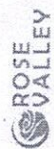


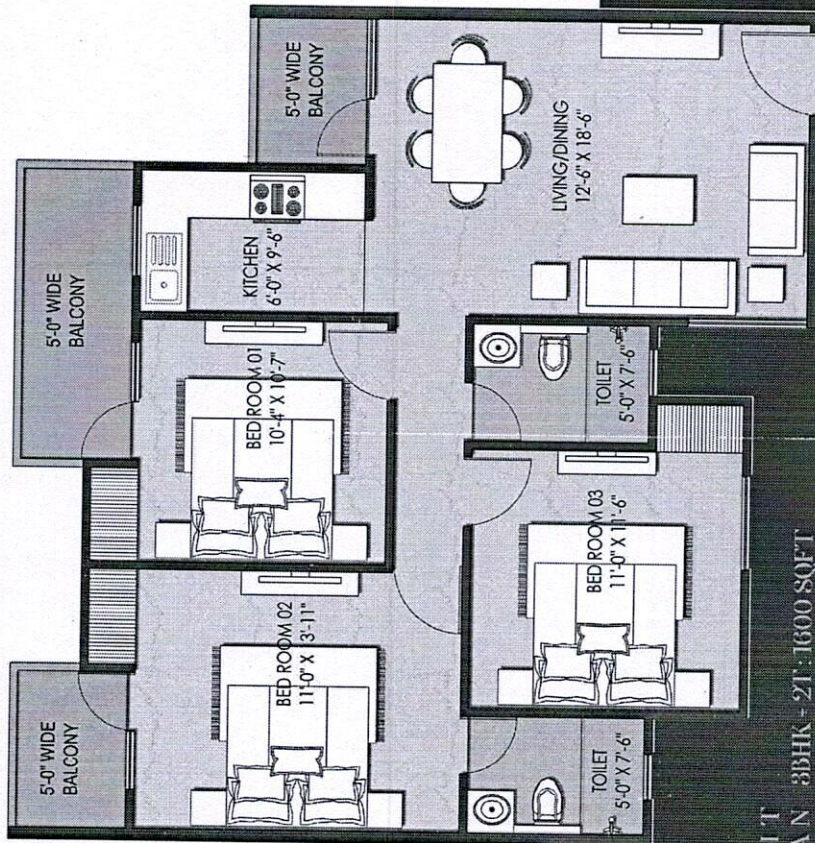
LOWER GROUND FLOOR PLAN



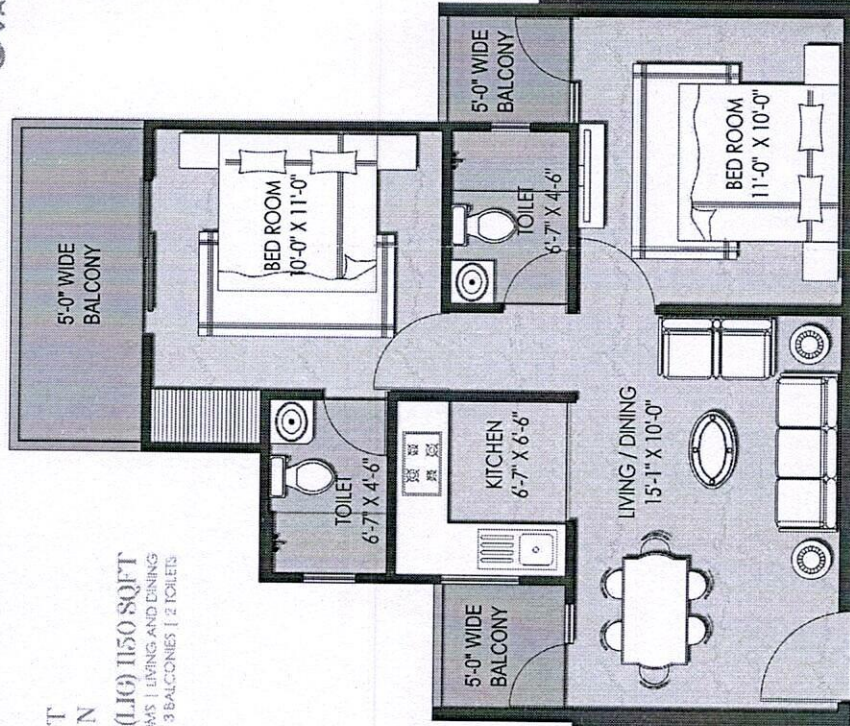
FIRST FLOOR PLAN



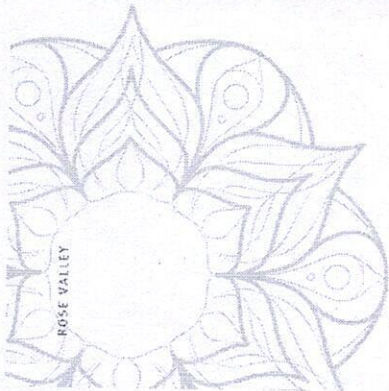
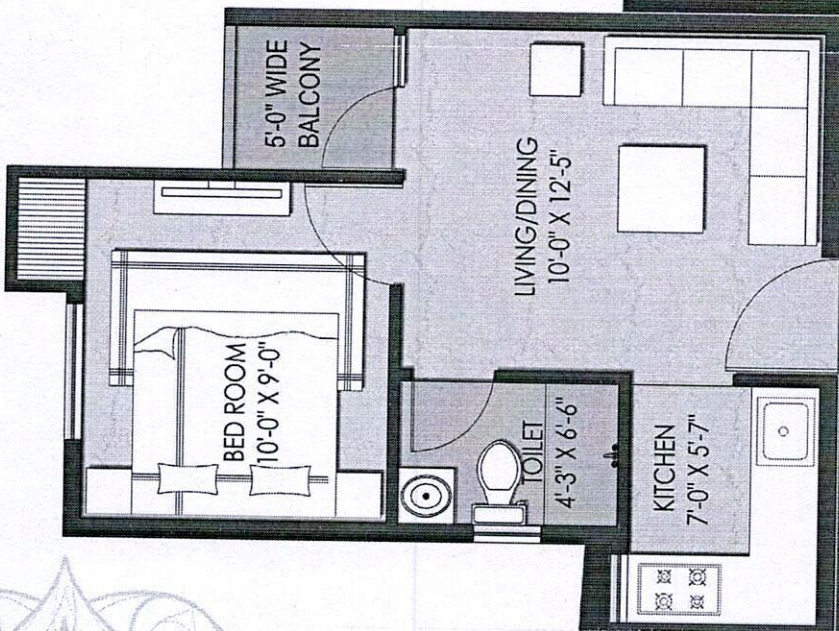
TYPICAL
FLOOR PLAN



UNIT PLAN
3BHK + 2T: 1600 SQFT
3 BEDROOMS | LIVING AND DINING
KITCHEN | 3 BALCONIES | 2 TOILETS



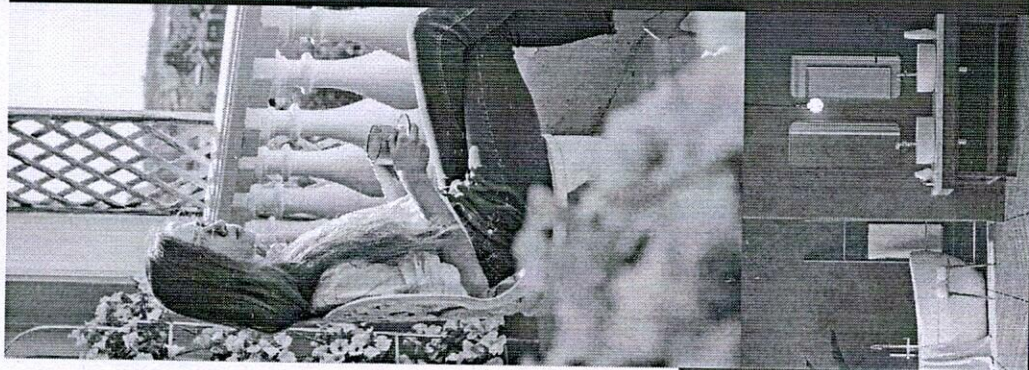
UNIT PLAN
2BHK(1LG) 1150 SQFT
2 BEDROOMS | LIVING AND DINING
KITCHEN | 3 BALCONIES | 2 TOILETS



UNIT PLAN

EQS 750 SQ.FT

1 BEDROOM | LIVING AND DINING
KITCHEN | 1 BALCONY | 1 TOILET



COMFORT FOUNDED ON RICH SPECIFICATIONS STRUCTURE

- Earthquake resistant R.C.C. frame structure with R.C.C. shear walls using one of its kind Aluminium Formwork Technology.
- Anti-Skid floor tiles of Kajaria/Somany or equivalent make in Toilets and Balconies.
- Full height glazed Ceramic Tiles in Toilets of Kajaria/Somany or equivalent make.
- Kitchen with Granite Slab Counter, R.O. for purified water, Stainless Steel sink with drainboard of Nital or equivalent make along with glazed tiles 2ft above counter of Kajaria/Somany/Johnson or equivalent make.
- Flush Door with decorative laminate for main entrance door of the flat.
- All balcony openings to be UPVC door & windows of international make.
- Flush doors for all internal doors with laminate on both sides.
- Vitrified Wooden Planks tile in master bedroom of Kajaria/Somany/Johnson or equivalent make.
- 80 X 80 X 60 Vitrified tile flooring in Drawing/Dining and other bedrooms of Kajaria/Somany/Johnson or equivalent make.
- All door hardware to be of Godrej/Doorzel or equivalent make.
- Bathrooms
- Equipped with Jaguar/Kohler/Hindware or equivalent make washbasins and W.C.s, CP fittings of Jaguar/Kohler/Grave or equivalent make.
- Electrical
- Electrical Copper wiring and all BS code with MCBs, switches or A.C.Bs/Wires or equivalent make.
- Circuits with MCBs of approved make (S.P.E.R. ISI code, TV and telephone) intercom points in every room.

Due to the nature of the materials, the inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The brands of the equipments / appliances are indicative and liable to change at the sole discretion of the Company. Applicant / Allottee shall not have any right to raise objections in this regard. Areas and plans are subject to changes following detail design of services.

Site Address: ROSE VALLEY
Mauza, Plot No. - 370, 371, 372 & 380
Didarganj, NH - 30 Bypass, Patna, Bihar



Ashirwad Engicon Group Pvt. Ltd.

5D/20, Boring Rd. Behind Krishna Services BPCL Petrol Pump, Block - A
North Sri Krishna Puri, Patna
Bihar-800013

t: 7677115566 / 9798115566

e: ashirwadepi@gmail.com

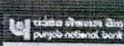
www.ashirwadengicongroup.com



ARCHITECT: M/s DES ARC

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Ph. : (O) 9818711273, 9818799463

BANKING PARTNER:



INDIAN OVERSEAS BANK