FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending June of 2024

| I. PARTICULARS OF PROMOTERS | | | |
|---|---|---|---|
| Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies | CIN NO-U70102BR2014PTC021910 | Name of Firm | ASHA VIHAR PROPERTIES PRIVATE LIMITED |
| Firm Address : | RAJJU SAH LANE, RAMNA, MITHANPURA, MUZAFFARPUR | | |
| Total Experience of promoter in Real Estate sector | 10 YEARS | | |
| Total Experience in Real Estate after Implementation of RERA | 07 YEARS | | |
| No of Project done Before Implementation of RERA | 1. Residential - 0<br>2. Commercial - 0<br>3. Residential- cum Commercial - 0<br>4. Plotted project - 0 | | |
| No of Project done After Implementation of RERA | 1. Residential - 1<br>2. Commercial - 0<br>3. Residential- cum Commercial -1<br>4. Plotted project -0 | | |

| II. PARTICULARS OF PROJECT | | | |
|---|---|---|---|
| Project Registration Number | BRERAP00418-3/943/R 887/2020 | Name of Project/Phase of Registered Project | Dr. Ram Prasad Estate |
| Name of Promoter | Asha Vihar Properties Pvt Ltd | Project Address | Paigambarpur Kolhua, Muzaffarpur |
| Name of Co-promoter | NA | | |
| Project Registration is valid up to | 14-10-2024 | | |
| Starting date of Project or Phase of the Project | 23-01-2020 | | |
| Type of Project or Phase of the Project | 1. Residential | | |
| Period of validity of map by the Competent Authority | NA | | |

## 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 - |
|---|---|---|---|---|---|---|
| Tower-1 | 1. 2 BHK<br>2. 3 BHK, | 36<br>108 | 118980 | -646 | 1. Booked Block - 103 | 3. Booked - 0 |
| Tower -2 | 3. 2 BHK<br>4. 3 BHK | 36<br>108 | 121284 | | | |
| Tower -3 | 5. 2 BHK<br>6. 3 BHK | 90<br>90 | 142740 | | Percentage of booking - 16 % | Percentage of booking- NA |
| Tower -4 | 7. 2 BHK<br>8. 3 BHK | 126<br>36 | 113904 | | | |
| Tower-5 | 9. 1 BHK<br>10. Studio | 12<br>04 | 9415 | | | |

## IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

| Building / Block Number | Total Number of Sanctioned Garages | Total Number of Garages: | |
|---|---|---|---|
| | | 1. Booked/Allotted - | |
| NA | `NA | 2. Sold - | NA |

## 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 | SEIAA, BIHAR | | 17.10.2019 | I |
| 2. | Fire N.O.C. | State Fire Officer | | 31.01.2019 | II |
| 3. | Water Supply Permission | Department of Water Resources | | 22.12.22 | III |
| 4. | NOC from Airport Authority of India | Airport Authority of India | | 26.04.2019 | IV |
| 5. | Other Approval(s), if any, required for the Project. | Bihar State Pollution Control Board | | 09.01.2020 | V |

## VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No._____(To beaded 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) | 80 % | |
| 2. | Basements (if any) | 80 % | |
| 3. | Podiums (if any) | 65% | |
| 4. | Plinth | 75 % | |
| 5. | Stilt Floor | 55 % | |
| 6. | Slabs of Super Structure | 55 % | |
| 7. | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises. | 45% | |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | 30% | |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | 55% | |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | 0% | |
| 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 | 0% | |

| | | | |
|---|---|---|---|
| | requirements as me be required to complete project as per Specifications in Agreement of Sale.<br><br>Any other activities. | | |

| **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 | Y | 65 % | |
| 2. | Water Supply | Y | 15 % | |
| 3. | Sewerage (Chamber, Line, Septic Tank, STP) | Y | 0 % | |
| 4. | Storm Water Drains | Y | 0 % | |
| 5. | Landscaping & Tree Planting | Y | 0 % | |
| 6. | Street Lighting | Y | 0 % | |
| 7. | Community Buildings | Y | 0 % | |
| 8. | Treatment and Disposal of Sewage and Sullage Water | Y | 0 % | |
| 9. | Solid Waste Management & Disposal | Y | 0 % | |
| 10. | Water Conservation / Rain Water Harvesting | Y | 0 % | |
| 11. | Energy Management | N | 0 % | |

| | | | | |
|---|---|---|---|---|
| 12. | Fire Protection and Fire Safety Requirements | Y | 0 % | |
| 13. | Closed Parking | Y | 70% | |
| 14. | Open Parking | N | 0 % | |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | Y | 0 % | |
| 16. | Others (Option to Add More) | | | |
| **VIII.** | **A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT** | | | |
| NA | | PROPOSED YES/NO. | PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate) | Expected Completion date in (dd/mm/yy) Format |
| 1. | Internal Roads and foot paths | | | |
| 2. | Water Supply | | | |
| 3. | Sewerage Chambers Septic Tank | | | |
| 4 | Drains | | | |
| 5. | Parks, Land Scaping and Tree Planting | | | |
| 6. | Street Lighting | | | |
| 7. | Disposal of sewage & sullage water | | | |
| 8. | Water conservation/Rain Water Harvesting | | | |
| 9. | Energy Management | | | |

| IX. | GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT | | |
|---|---|---|---|
| (A) | Sr. No. | | |
| | 1. | Front Elevation | Yes |
| | 2. | Rear Elevation | Yes |
| | 3. | Side Elevation | Yes |
| (B) | | Photograph of each floor | |

| X. | FINANCIAL PROGRESS OF THE PROJECT | |
|---|---|---|
| S. No. (1) | Particulars (2) | Amount (In Rs.) (3) |
| 1. | Project Account No. | 3737772683 |
| 2. | Estimated Cost of the Project including land cost at the start of the Project | NA |
| 3. | Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) | 134 CR |
| 4. | Any Variation in Development Cost which is declared at the start of the Project . | No |
| 5. | Amount received during the Quarter | 2.01 CR |
| 6. | Actual Cost Incurred during the Quarter | 1.91 CR |
| 7. | Net amount at end of the Quarter | 0.001CR |
| 8. | Total expenditure on Project **till date** | 25.06 CR |
| 9. | Cumulative fund collected till the end of Quarter in question | 24.02 CR |
| 10. | Cumulative expenditure done till the end of Quarter in question | |

| XI. | DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED |
|---|---|
| No | |
| | |

| XII. MISCELLANEOUS | | |
|---|---|---|
| **A** | List of Legal Cases (if any) – On Project / Promoter | |
| 1. | Case No. | No |
| 2. | Name of Parties | |
| 3. | No of Execution Cases against this project<br>Case No.<br>Name of Parties | |
| 4. | No of Suo - Moto cases against this project<br>Case No.<br>Name of Parties | |
| 5. | No of Certificate cases /PDR cases against this project<br>Case No.<br>Name of Parties | |
| **B** | Sale/Agreement for Sale during the Quarter | |
| 1. | Sale Deed | 0 |
| 2. | Agreement for Sale | 08 |
| 3. | No. of possessions given to allottees | 0 |
| **XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART** | | |
| Weather the project in progress is as per time schedule or lagging behind? | | |

**Undertaking:**

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my 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

Name:Ashwini Kumar Gupta

Date: 14.07.2024

सत्यमेव जयते

**F. No. - SIA/8(a)/683/19**

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, BIHAR**

2nd Floor, Beltron Bhawn
Shastri Nagar
Patna - 800 023
E-mail:- seiaabihar@gmail.com
seiaa.ms.br@gmail.com
Telephone No.:- 0612 - 2281255

**Dated:-** 17/10/19

**To,**

**Shri Ashwini Kumar Gupta,**
**Managing Director,**
**M/s Asha Vihar Properties Pvt. Ltd.,**
**Rajju Shah Lane, Post- Ramna, P.S.- Mithanpura,**
**District - Muzaffarpur, Bihar.**
**Pin - 842 002.**
**Telephone No. - 9431813230.**
**E-mail:- asha.realty.india@gmail.com**

**Sub:** **Multi-Storey Residential Project namely "Dr. R. P. Estate" at Village - Paigamberpur Kolhua, P.S. - Ahiyapur, Muzaffarpur with proposed Built-up Area of 1,12,600.25 $m^2$ in the proposed plot area of 22,425.30 $m^2$ - Environment Clearance regarding.**

**Reference:-**

1. Online Application - SIA/BR/NCP/92256/2019 of Project Proponent.
2. Your application dated 10-04-2019 (hard copy submission).

Member Secretary
SEIAA, Bihar

**Provisional Fire Clearance** **(Above 15 Mtr. Height)**

Letter No ·····543·····/

**OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.**

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar, Danish Siddiqui,
Radical Design Studio,
M.R.D.A LIC No-B-18/2015,
Tilak Maidan, Muzaffarupr.

Patna Dt. 31.10.2019.

Sub :- The views regarding proposed Residential building of above 15 mtr. In height to be constructed at Mauza- Rajju Shah Lane, Dist-Muzaffarpur.

Sir,

Please refer to your letter no. B-18/02/03/06/2018 dt. - 28/12/2018 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a Block (G+3)(G+9) Total B/U area- 68832.35 Sqmtr.), Residential building, shall be constructed on 60 feet wide road belongs to ASHA VIHAR PROPERTIES PVT. LTD, M. Director- Ashwini Kumar Gupta , S/o- Late Shivnath Prasad, Khata no-985,783, Khesra no-2800,2801, 2799,2698,2697,Thana no-482, Thana-Ahiyapur, Mauza- Rajju Shah Lane, Dist-Muzaffarpur.

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

i) **Construction :**

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
b) The floor area exceeds 750 $m^2$ shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
e) In case of two staircase, one must be on outer wall.
f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.



भारत सरकार
जल शक्ति मंत्रालय
जल संसाधन, नदी विकास
और गंगा संरक्षण विभाग
केन्द्रीय भूमि जल प्राधिकरण
Government of India
Ministry of Jal Shakti
Department of Water Resources,
River Development & Ganga Rejuvenation
Central Ground Water Authority

## (भूजल निकासी हेतु अनापत्ति प्रमाण पत्र)

## NO OBJECTION CERTIFICATE (NOC) FOR GROUND WATER ABSTRACTION

| | | | |
|---|---|---|---|
| Project Name: | Dr. R.p. Estate | | |
| Project Address: | Village-paigamberpur Kolhua, P.s. Ahiyapur | | |
| Village: | Paighambarpur Kolhua | Block: | Kanti |
| District: | Muzaffarpur | State: | Bihar |
| Pin Code: | | | |
| Communication Address: | Asha Vihar Properties Pvt. Ltd., Rajju, Sah Lane, Harisabha Chowk, Club Road, Kanti, Muzaffarpur, Bihar - 842002 | | |
| Address of CGWB Regional Office : | Central Ground Water Board Mid Eastern Region, 6th & 7th Floor, Lok Nayak Jai Prakash Bhawan, Frazer Road Dak Banglow, Patna, Bihar - 800011 | | |

| | | | | | |
|---|---|---|---|---|---|
| 1. | **NOC No.:** | CGWA/NOC/INF/ORIG/2022/17415 | | | |
| 2. | Application No.: | 21-4/1243/BR/INF/2022 | 3. | Category: (GWRE 2020) | Safe |
| 4. | Project Status: | New Project | 5. | NOC Type: | New |
| 6. | **Valid from:** | 28/12/2022 | 7. | **Valid up to:** | 27/12/2027 |

8. Ground Water Abstraction Permitted:

| Fresh Water | | Saline Water | | Dewatering | | Total | |
|---|---|---|---|---|---|---|---|
| m³/day | m³/year | m³/day | m³/year | m³/day | m³/year | m³/day | m³/year |
| 283.50 | 103477.50 | | | | | | |

9. Details of ground water abstraction /Dewatering structures

| | **Total Existing No.:0** | | | | | | **Total Proposed No.:5** | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | DW | DCB | BW | TW | MP | MPu | DW | DCB | BW | TW | MP | MPu |
| Abstraction Structure* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 |

*DW- Dug Well; DCB-Dug-cum-Bore Well; BW-Bore Well; TW-Tube Well; MP-Mine Pit;MPu-Mine Pumps

| | | |
|---|---|---|
| 10. | Ground Water Abstraction/Restoration Charges paid (Rs.): | 206955.00 |

| | | | | | |
|---|---|---|---|---|---|
| 11. | Number of Piezometers(Observation wells) to be constructed/ monitored & Monitoring mechanism. | No. of Piezometers | Monitoring Mechanism | | |
| | | | Manual | DWLR** | DWLR With Telemetry |
| | **DWLR - Digital Water Level Recorder | 1 | 0 | 1 | 0 |

**(Compliance Conditions given overleaf)**

This is an auto generated document & need not to be signed.

CENTRAL GROUND WATER AUTHORITY

18/11, जामनगर हाउस, मानसिंह रोड, नई दिल्ली - 110011 / 18/11, Jamnagar House, Mansingh Road, New Delhi-110011
Phone: (011) 23383561 Fax: 23382051, 23386743
Website: cgwa-noc.gov.in

पानी बचाये – जीवन बचाये
SAVE WATER - SAVE LIFE

(834/19)

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Asha Vihar Properties Pvt Ltd

Asha Vihar Properties Pvt Ltd Rajju Sah Lane
Ramna Muzaffarpur Bihar-842002

Date: 26-04-2019

Valid Upto: 25-04-2027

# No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

| | |
|---|---|
| NOC ID : | **MUZA/EAST/B/113018/352051** |
| Applicant Name* | **Bimal Kumar Srivastava** |
| Site Address* | **Plot No 2697 2698 2799 2800 2801 Village Paigambarpur Kolhua PS Ahiyapur AnchalKanti Dist Muzaffarpur Bihar,Village Paigambarpur Kolhua PS Ahiyapur AnchalKant,Patna,Bihar** |
| Site Coordinates* | **85 21 09.74-26 09 15.39, 85 21 11.42-26 09 17.41, 85 21 11.88-26 09 14.96, 85 21 13.66-26 09 19.30, 85 21 13.87-26 09 09.94, 85 21 14.57-26 09 10.79, 85 21 14.92-26 09 18.89, 85 21 15.94-26 09 13.25** |
| Site Elevation in mtrs AMSL as submitted by Applicant* | **54.7 M** |
| **Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)** | **89.7M** |

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site.In case of any discrepancy,Designated Officer shall be requested for cancellation of the NOC.

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules,1994.

# BIHAR STATE POLLUTION CONTROL BOARD

PARIVESH BHAWAN, PLOT NO. NS-B/2, PALIPUTRA INDUSTRIAL AREA,
PATLIPUTRA, Patna – 800 010

Ref. No.-M/T-3-2020/01/ Patna, dated-

**'CONSENT-TO-ESTABLISH' (NOC)**

**UNDER SECTIONS 25/26 OF THE WATER (PREVENATION AND CONTROL OF POLLUTION) ACT, 1974 AND 21 OF THE AIR (PREVENTION AND CONTROL OF POLLUTION) ACT, 1981**

**REFERENCE:**

(i) Name and address of the Proponent: The Managing Director, M/s Multi-Storey Residential Project, Dr. R.P. Estate, Rajju Shah Lane, Dist-Muzaffarpur; and

(ii) Online Application No. ER523N013956/3168685, dated 27.11.2019 of the proponent for construction of multi-stories residential project, proposed total built-up area will be more than 20,000/50,000 sqm (1,12, 600.25 sqm) and located at village-Paigamberpur Kolhua, P.S.-Ahiyapur, Dist-Muzaffarpur.

**AFTER CONSIDERING:**

(i) The facts stated in their application;

(ii) Bihar State Pollution Control Board's Notification No. 26 dated 08.11.2003;

(iii) Provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981; and

(iv) EC issued by SEIAA, Bihar vide F. No.-SIA/8(a)/683/19 dated 17.10.2019 and undertaking dated 26.11.2019 submitted online by the proponent.

**NOC IN FAVOUR OF THE PROPONENT AT THE SAID SITE IS HEREB[illegible]CCORDED SUBJECT TO THE FOLLOWING CONDITIONS:**

(i) The proponent shall obtain 'Consent-to-Operate' under section 25 & 26 of The Water Act, 1974 and Section 21 of The Air Act, 1981 prior to commissioning of the project (Hotel) from Bihar State Pollution Control Board;

(ii) They shall comply with provisions (whichever applicable) of The Water Act, 1974, The Air Act, 1981, The Environment (Protection) Act, 1986, Rules and notifications issued there under;

(iii) The effluent (Domestic or Trade) and emission if any, shall conform to the standard prescribed under The Rules;

(iv) They shall comply with the condition of EC issued by SEIAA, Bihar and copy of compliance report shall be submitted to this Board also;

(v) Diesel generator sets, if any, shall have acoustic enclosures and should conform to the Environment (Protection) Rules, 1986 prescribed for air and noise emission standards. Ambient noise levels should conform to residential standards both during day and night;

(vi) The height of the stack of the D.G. Set should be as per norms of CPCB;

(vii) All mandatory approvals and permissions such as fire Department, Airport Authority (if required), Health and Safety for users should be obtained;

(viii) Provision of effective Controls of Building Management Systems such as fire alarm/fire fighting/detection and suppression system etc must be ensured;

(ix) The proponent should follow the provisions (whichever applicable) of the Solid Wastes (Management) Rules, 2016 the e-Waste (Management) Rules, 2016, the Construction &