Reg. No./C.I. No.: U70102BR2014PTC021910 GSTIN : 10AAMCA4370J1ZT

ASHA VIHAR
PROPERTIES PVT. LTD.

A Brand that does not Compromise with quality

Contact No.:
A.K. Gupta 98352 34322
94318 13230
Office - 0621- 2240489

Ref. No.: *Date :*

From: ASHA VIHAR PROPERTIES PRIVATE LIMITED	To: Real Estate Regulatory Authority(Bihar)
HOUSE OF ASHWINI KUMAR GUPTA, RAJJU SAH LANE, RAMNA, MITHANPURA, MUZAFFARPUR, BIHAR-842002	6th Floor, Bihar State Building Construction Corporation Campus, Hospital Road, Shatri Nagar, Patna-800023.

Subject: Quarterly progress report of the project

Name of the Project	Dr. Ram Prasad Estate
Report for the Quarter Ending	30th SEP 2021
RERA Registration No.	BRERAP00418-3/943/R-887/2020
Project Date of Completion	14-10-2024*
Name of Collaborator	NA
Name of Developer	ASHA VIHAR PROPERTIES PRIVATE LIMITED

* Project Completion date may be revised considering the IMPACT of Covid-19.

Sir,

Ecnlosed is Quarterly progress report of real estate project as mentioned above to be submitted to the authority in compliance of section 11 of Real Estate (Regulation And Development) Act, 2016 read with Rule 14(1)(d).

Index of the documents is as under:-

S.N.	PARTICULARS	PAGE No.
1	Particulars of the project	2
2	Financial progress	2
3	Status of the project & Details of fund received	3 & 4
4	Withdrawal from escrow account	5
5	Government dues payment details	5
6	Details of approvals received during the quarter	5
7	Miscellaneous	6
8	Annexures	7

Signature:

Name : ASHWINI KUMAR GUPTA

Designation: Managing Director

Mobile No. : 9835234322

E-mail id: ashaviharproperties@gmail.com

Dated :

Place:

1	PARTICULARS OF THE PROJECT	
S.No.	**Particulars**	**Details**
1.1	Name of the project/phase of the project registered	Dr. Ram Prasad Estate
1.2	Name of the promoter	ASHA VIHAR PROPERTIES PVT LTD
1.3	Location	Plot No-2800, 2801, 2799, 2697,2698, khata no- 985, 783, Thana No- 482, Mauza - paigambarpur kolhua, Muzaffarpur
1.4	Total area of the project	22425.30 sqm(land area)
1.5	Present phase registered(Phase No.)	NA
1.6	Area of phase registered	NA
1.7	Type of the project or phase of the project	Residential Apartment
1.8	Start date of the project/phase of the project	23-01-20
1.9	Validity of registration certificate	04 years 09 months
1.10	Quarter for which information is provided	Quarter ending : 30th SEP 2021

2	FINANCIAL PROGRESS	
S.No.	**Particulars**	**Amount(in crore)**
2.1	Total estimated cost of the project	133.27
2.2	Expenditure to be incurred upto the quarter ending as per the projections mentioned at the time of registration	NA
2.3	(i) Actual expenditure incurred till end of quarter under reference	5.58
	(ii) Expenditure of total estimated cost in %	4.19%
	Whether the project is on schedule as per the actual expenditure	YES
	(i) Specify the reason if not as per schedule	
	(ii) Mention details on how to overcome the backlog	

ASHA REALTY DEVELOPERS PVT. LTD. MUZAFFARPUR

3	STATUS OF THE PROJECT
3.1	Status of physical progress

Details of towers incase of group housing

Tower No.	% of completion	Remarks
Tower-1	0%	
Tower-2	12%	
Tower-3	20%	
Tower-4	0%	
Tower-5	0%	

3.2	Status of infrastructure development		
Components		**% of completion**	**Remarks**
A- Services			
i.	Roads and pavements	40%	
ii.	Parking	50%	
iii.	Water Supply	0%	
iv.	Sewerage	0%	
v	Electrification	0%	
vi.	Storm Water drainage	0%	
vii.	Parks and play ground	20%	
viii.	Street Light	0%	
ix.	Renewable energy system	0%	
x.	Security and fire fighting services	0%	
xi.	STP	0%	
xii.	Underground tank	0%	
xiii.	Rain water harvesting	0%	
xiv.	Electrical sub station	0%	



B- Community buildung to be transferred to RWA			
Components		**% of completion**	**Remarks**
xv.	Community centre	0%	
xvi.	Others	0%	
B2- Community buildung to be sold to third party or to be retained by promoter			
Components		**% of completion**	**Remarks**
xvii.	Schools	20%	
xviii.	Club house	0%	
xix.	Hospital and dispensary	0%	
xx.	Shopping area	0%	
xxi.	Others	0%	

3.3	Details of the fund received through booking or other means			
	Particulars	**Money receipt(Q1 FY 21-22)**	**Money spent(Q1 FY 21-22)**	**Balance available(Q1 FY 21-22)**
i.	Booking	7692000	4391368	3300632
ii.	Equity	NA		
iii.	Loan etc.	NO LOAN		

3.3	Details of the fund received through booking or other means			
	Particulars	**Money receipt(Q2 FY 21-22)**	**Money spent(Q2 FY 21-22)**	**Balance available(Q2 FY 21-22)**
i.	Booking	4951000	8538728.02	-3587728.02
ii.	Equity	NA		
iii.	Loan etc.	NO LOAN		

ASHIANA REALTY DEVELOPERS PVT. LTD. MUZAFFARPUR

4	WITHDRAWAL FROM THE PROJECT ACCOUNT (Separately opened for 70% of amount realised from allottees)	
4.1	Name of the project account	Asha Vihar Properties Pvt. Ltd.
4.2	Project account No.	3737772683
4.3	Amount at the start of the quarter	11872.2
4.4	Amount received during the quarter	8850000
4.5	Expenditure during the quarter	8850000
4.6	Net amount at the end of the quarter	11872.2

5	GOVERNMENT DUES PAYMENT DETAILS					
S.No.	Particulars	Total payable	Payable upto end of the quarter	Paid upto end of the quarter	Backlog if any at the end of the quarter	Balance to be paid
5.1	External Developmen Works	NA	NA	NA	NA	NA
5.2	Infrastructure Charges	NA	NA	NA	NA	NA
5.3	Total	NA	NA	NA	NA	NA

6	DETAILS OF APPROVALS			
S.No.	Approval to be	NA		
	NA			

ASHA REALTY DEVELOPERS PVT. LTD. MUZAFFARPUR

7	MISCELLANEOUS			
7.1	List of channel partners			
	Channel partner name		RERA Registration No.	
	i. NA		NA	
7.2	List of legal cases(if any)			
	Project	Name of parties/Case No.	Issue involved	Next date and its status
	i. NA			
7.3	Sale report during the quarter			

Sr. No.	Unit No.	Carpet area	Date of booking	Sale value	Collection	Balance	Payer name
i.							

7.4	Latest marketing collateral	- NA
7.5	Copy of latest advertiesement details	- NA

ASHRA REALTY DEVELOPERS PVT. LTD. MUZAFFARPUR

Asha Vihar Properties Pvt Ltd.

Rajju Sah Lane, Ramna

Mithanpura, Muzaffarpur

CIN: U70102BR2014PTC021910

Particulars						Payment receiving details		
S.No.	Name	Flat No	Date of Booking	Carpet area+ Balcony area(sqf)	Parking	Received up to 31-03-2021	FY-21-22	Total
1	Anshu Kumari		31-05-2021		1	0.00	500000.00	500000.00
2	Ajit Kumar	S-05	31-03-2021		1	100000.00	0.00	100000.00
3	Anshulekha/Sanjay Kr Singh	T4-202	02-03-2020	741	1	400000.00	300000.00	700000.00
4	Ashish Kumar/Shiva Scrap Mart	T2-503	16-03-2021	1099	1	100000.00	0.00	100000.00
5	Bachcha Babu	S-10	08-06-2020			206000.00	100000.00	306000.00
6	Bibha Singh & Aishwarya Singh	T3-701	26-07-2021		1	0.00	301000.00	301000.00
7	Braj Kishor Pd Mishra	T3-305	07-04-2021	741	1	0.00	101000.00	101000.00
8	Dhananjay Kumar	S-06	28-02-2020			21000.00	0.00	21000.00
9	Dr. Abhishek & Kumari Milan	T4-203	22-10-2020	1099	1	700000.00	0.00	700000.00
10	Dr. Kumar Pushpanshu	T7-402	12-04-2021	1113	1	0.00	2500000.00	2500000.00
11	Dr. Monalisa & Dr. Mani Bhusan	T3-204	23-06-2021	1099	1	0.00	500000.00	500000.00
12	Dr. Ravi Keshari & Sweta Kumari	T5-303	07-06-2021	1011	1	0.00	1301000.00	1301000.00
13	Dr. Sachi & Pramay Punj	T4-605	05-12-2020	932	1	900000.00	0.00	900000.00

ASHA REALTY DEVELOPERS PVT. LTD. MUZAFFARPUR

Particulars						Payment receiving details		
S.No.	Name	Flat No	Date of Booking	Carpet area+ Balcony area(sqf)	Parking	Received up to 31-03-2021	FY-21-22	Total
14	Gunjan Kumar & Chandan Kumar	S-28 & 29	21-02-2020			750000.00	250000.00	1000000.00
15	Hari Narayan Bhardwaj	T6-607	09-11-2020	1099	1	2000000.00	0.00	2000000.00
16	Kanchan Ramasha	T4-504	01-10-2020	1099	1	1915500.00	0.00	1915500.00
17	Kemika Ray W/o- Amit Gaurav	T3-302	01-12-2020	932	1	911000.00	400000.00	1311000.00
18	L K Jha & Anju Jha	T3-502	13-03-2020	932	1	425000.00	0.00	425000.00
19	Madhuri Gupta		03-03-2021			18000000.00	0.00	18000000.00
20	Mahesh Pandey	T2-103	07-05-2020	1099	1	51000.00	cancelled	51000.00
21	Mannu Minti	T2-102	16-03-2020	741	1	41000.00	cancelled	41000.00
22	Mr. Nitesh	T4-505	01-02-2021	932	1	400000.00	1370000.00	1770000.00
23	Ms. Kiran Gupta & Pramod Kumar	T4-303	23-03-2021	1099	1	500000.00	0.00	500000.00
24	Nirmala Devi & Balendra Sah	S-25	14-02-2020			405000.00	0.00	405000.00
25	Punita Srivastava	T3-207	25-06-2021	1099	1	0.00	400000.00	400000.00
26	Rajeev Ranjan Pathak	T3-404	01-12-2020	1099	1	476000.00	1170000.00	1646000.00
27	Mrs. Rashmita/Dr. Sanjay Kumar	T4-204	02-03-2020	1099	1	100000.00	0.00	100000.00
28	Ranjit Kr Srivastava	T3-208	21-06-2021	1099	1	0.00	400000.00	400000.00
29	Rupesh Kr & Namrata Rani	T7-602	12-08-2020	1113	1	325000.00	350000.00	675000.00
30	Sangita Bhardwaj & Dr. Vijay Bhardwaj	T7-601	24-03-2021	1113	1	101000.00	800000.00	901000.00



Particulars						Payment receiving details		
S.No.	Name	Flat No	Date of Booking	Carpet area+ Balcony area(sqf)	Parking	Received up to 31-03-2021	FY-21-22	Total
31	Sanjay Kuma Choudhary	T3-207	13-03-2020	1099	1	*121000.00*	*cancelled*	*121000.00*
32	Sapna Kumari/Ajit Kumar	T8-803	15-06-2020	741	1	*51000.00*	*0.00*	*51000.00*
33	Shashikesh Kr Choudhary	T4-305	25-08-2020	741	1	*1680000.00*	*0.00*	*1680000.00*
34	Smt Smita Raj/Niraj Kumar	T2-505	30-10-2020	932	1	*550000.00*	*0.00*	*550000.00*
35	Smt Anjali W/o- Dr Priye Ranjan	T4-704	16-03-2021	1099	1	*251000.00*	*100000.00*	*351000.00*
36	Smt Kumari Priyanka	T2-703	27-08-2020	1099	1	*200000.00*	*0.00*	*200000.00*
37	Smt Avantika /Saket Kumar	T5-502	23-09-2020	741	1	*920000.00*	*460000.00*	*1380000.00*
38	Smt Rashmi Kumari & Vinod Kumar	T4-304	24-03-2012	1099	1	*500000.00*	*0.00*	*500000.00*
39	Sri Rahul/ Rupam Kumari	T4-205	01-12-2020	741	1	*1320000.00*	*0.00*	*1320000.00*
40	Sukriti Kumari Sinha	T7-802	05-12-2020	1113	1	*671310.00*	*0.00*	*671310.00*
41	Urmila Devi	T3-306	17-03-2020	741	1	*101000.00*	*0.00*	*101000.00*
42	Smt Manvi Verma W/o- Rahul Raman	T3-702	23-11-2020	932	1	*1080000.00*	*540000.00*	*1620000.00*
43	Vandana Kumari/ Amresh Kumar	T4-705	02-03-2020	741	1	*1582000.00*	*800000.00*	*2382000.00*
44	Vikash Kumar	T2-402	05-10-2020	741	1	*465000.00*	*0.00*	*465000.00*
	Grand Total					***38319810.00***	***12643000.00***	***50962810.00***

