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 2022
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.
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6	Details of approvals received during the quarter	5
7	Miscellaneous	5
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Dated : 11-10-2022

Place: Muzaffarpur

Signature:

Name : ASHWINI KUMAR GUPTA

Designation: Managing Director

Mobile No. : 9835234322

E-mail id: ashaviharproperties@gmail.com

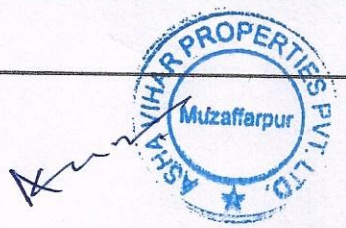
For and on the behalf of the applicant/company

ASHA VIHAR PROPERTIES PRIVATE LIMITED

ASHA VIHAR PROPERTIES PVT. LTD. Muzaffarpur

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	23-01-2020
1.9	Validity of registration certificate	04 years 09 months
1.10	Quarter for which information is provided	Quarter ending : 30th Sep 2022

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	12.33
	(ii) Expenditure of total estimated cost in %	9.25%
	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	



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	10%	
Tower-2	50.0%	
Tower-3	55.0%	
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	40%	
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%	

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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		50%	
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	**Amount receipt(Q1 FY 22-23)**	**Amount spent(Q1 FY 22-23)**	**Balance available(Q1 FY 22-23)**
i.	Booking	28643520	19659093	8984427
ii.	Equity	NA		
iii.	Loan etc.	NO LOAN		
3.4	**Details of the fund received through booking or other means**			
	Particulars	**Amount receipt(Q2 FY 22-23)**	**Amount spent(Q2 FY 22-23)**	**Balance available(Q2 FY 22-23)**
i.	Booking	22815000	13047202	9767798
ii.	Equity	NA		
iii.	Loan etc.	NO LOAN		



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	11369.2
4.4	Amount received during the quarter	16710000
4.5	Amount Withdrawal during the quarter	16710000
4.6	Net amount at the end of the quarter	11398.72

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			

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**

ASHA VIHAR PROPERTIES 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 31-03-2022	FY-22-23 Q1	FY-22-23 Q2	Total
1	Abhishek Kumar Singh	SH-13	10-06-2022	310	0	0.00	471760.00		471760.00
2	Abhishek Kumar Singh	T5-306	26-05-2022	781	1	0.00	2000000.00		2000000.00
3	Abhishek Lohiya	T4-306	25-03-2022	1113	1	150000.00	200000.00		350000.00
4	Ajay Kr Jaiswal/Rashmi Rekha	T4-206	03-01-2022	741	1	310400.00	300000.00	300000.00	910400.00
5	Ajit Kumar	S-05	31-03-2021	265	1	350000.00	0.00	100000.00	450000.00
6	Amrit Kumar	S-24	11-08-2022			0.00	0.00	275000.00	275000.00
7	Amit Bhardwaj	T3-207	30-05-2022	1099	1	0.00	1500000.00		1500000.00
8	Anshu Kumari	T2-102	31-05-2021	741	1	500000.00	500000.00		1000000.00
9	Anshulekha/Sanjay Kr Singh	T4-202	02-03-2020	741	1	890000.00	110000.00	300000.00	1300000.00
10	Ashish Kr Saraogi	T3-508	04-04-2022	1099	1	0.00	500000.00		500000.00
11	Ashish Kumar/Shiva Scrap Mart	T2-503	16-03-2021	1099	1	100000.00	0.00		100000.00
12	Baby Kumari/Ajay Kr Singh	T7-202	21-02-2022	1113	1	3000000.00		500000.00	3500000.00
13	Bachcha Babu	S-10	08-06-2020	59		356000.00	100000.00	50000.00	506000.00
14	Bhagyashree	T3-301	08-08-2022			0.00	0.00	2400000.00	2400000.00
15	Bibha Singh & Aishwarya Singh	T3-701	26-07-2021	932	1	301000.00	224000.00		525000.00
16	Braj Kishor Pd Mishra	T3-305	07-04-2021	741	1	501000.00	500000.00	500000.00	1501000.00
17	Dhananjay Kumar	S-06	28-02-2020			21000.00	0.00		21000.00
18	Dr. Abhishek & Kumari Milan	T4-203	22-10-2020	1099	1	700000.00	0.00		700000.00
19	Dr. Aditya Kumar	T7-201	27-05-2022	1113	1	0.00	5090000.00		5090000.00
20	Dr. Amrit Ranjan & Sweta Gupta	T3-808	02-11-2021	1099	1	100100.00	0.00		100100.00
21	Dr. Anshu Kr Agrawal	T5-308	02-06-2022	1099	2	0.00	100000.00	2375000.00	2475000.00
22	Dr. Anurag Jha	T5-106	25-04-2022	781	1	0.00	575000.00	345000.00	920000.00

ASHA VIHAR PROPERTIES PVT. LTD. Muzaffarpur

Particulars						Payment receiving details			
S.No.	Name	Flat No	Date of Booking	Carpet area+ Balcony area(sqf)	Parking	Received up to 31-03-2022	FY-22-23 Q1	FY-22-23 Q2	Total
23	Dr. Anwesha/Dr Shushant S Priye	T1-304	15-02-2022	1099	1	732500.00	1040000.00		1772500.00
24	Dr. Arun Kumar	T2-303	17-02-2022	1099	1	200000.00	2500000.00		2700000.00
25	Dr. C B Kumar	T3-707	23-02-2022	1099	1	100000.00	0.00		100000.00
26	Dr. K K Chaudhary	T7-801	08-11-2021	1113	1	1700000.00	0.00		1700000.00
27	Dr. Kumar Pushpanshu	T7-403	12-04-2021	1113	1	3850000.00	0.00		3850000.00
28	Dr. Monalisa & Dr. Mani Bhusan	T3-204	23-06-2021	1099	1	700000.00	0.00		700000.00
29	Dr. Mrityunjay Kumar	T3-701	24-02-2022	932	1	600000.00	0.00		600000.00
30	Dr. Pratima/Dr. Sanjay	T3-704	25-02-2022	1099	1	500000.00	500000.00		1000000.00
31	Dr. Ravi Keshari & Sweta Kumari	T5-303	07-06-2021	1011	1	1901000.00	0.00		1901000.00
32	Dr. Richa/ Kumar Chinmayam	T7-401	25-04-2022	1113	1	0.00	2500000.00		2500000.00
33	Dr. Sachi & Pramay Punj	T4-605	05-12-2020	932	1	900000.00	0.00		900000.00
34	Dr. Sudhanshu Kumar	T3-708	25-02-2022	1099	1	500000.00			500000.00
35	Garima Saraogi	T3-507	04-04-2022	1099	1	0.00	500000.00		500000.00
36	Gunjan Kumar & Chandan Kumar	S-28 & 29	21-02-2020	211		1000000.00		800000.00	1800000.00
37	Hari Narayan Bhardwaj	T6-607	09-11-2020	1099	1	3000000.00	1000000.00		4000000.00
38	Kanchan Ramasha	T4-504	01-10-2020	1099	1	1915500.00	0.00	-200000.00	1715500.00
39	Kemika Ray W/o- Amit Gaurav	T3-302	01-12-2020	932	1	1711000.00	0.00		1711000.00
40	L K Jha & Anju Jha	T3-502	13-03-2020	932	1	475000.00	0.00	200000.00	675000.00
41	Madhuri Gupta		03-03-2021			18000000.00	0.00		18000000.00
42	Mahesh Jha & Pratibha Devi	T2-503,04	15-10-2021	2198	2	800000.00	0.00	1300000.00	2100000.00
43	Mr. Nitesh	T4-505	01-02-2021	932	1	2360000.00	0.00	590000.00	2950000.00
44	Mrs. Ankita	T3-208	13-06-2022	1099	1	0.00	1000000.00		1000000.00
45	Ms. Kiran Gupta & Pramod Kumar	T4-303	23-03-2021	1099	1	867500.00	0.00	642500.00	1510000.00
46	Rupesh Kr & Namrata Rani	T7-602	12-08-2020	1113	1	3280000.00	0.00		3280000.00
47	Nirmala Devi & Balendra Sah	S-25	14-02-2020			405000.00	0.00		405000.00
48	Punita Srivastava	T2-305	25-06-2021	1099	1	700000.00	0.00		700000.00



Particulars						Payment receiving details			
S.No.	Name	Flat No	Date of Booking	Carpet area+ Balcony area(sqf)	Parking	Received up to 31-03-2022	FY-22-23 Q1	FY-22-23 Q2	Total
49	Punita Srivastava & Ranjit Srivatava	S-01	18-01-2022	469		601000.00	0.00		601000.00
50	Rachna Kaushik	T7-402	07-08-2021	1113	1	2550000.00	0.00		2550000.00
51	Rajeev Ranjan Pathak	T3-404	01-12-2020	1099	1	2036000.00	0.00		2036000.00
52	Raj Kumar Singh	SH-12	10-06-2022	310		0.00	471760.00		471760.00
53	Raj Kumar Singh	T3-104	26-05-2022	1099	1	0.00	1000000.00		1000000.00
54	Rakesh Mishra	T4-401	22-12-2021	1113	1	400000.00	0.00		400000.00
55	Ranjit Kr Srivastava	T2-306	21-06-2021	1099	1	500000.00	0.00		500000.00
56	Mrs. Rashmita/Dr. Sanjay Kumar	T4-204	02-03-2020	1099	1	100000.00	0.00		100000.00
57	Ravi Raj	T6-503	11-04-2022	1011	1	0.00	101000.00	650000.00	751000.00
58	Rohini Patel	T3-401	22-05-2022	932	1	0.00	680000.00	2100000.00	2780000.00
59	Rohit Lal/ Megha Choudhary	T6-703	28-04-2022	1011	1	0.00	300000.00	2425000.00	2725000.00
60	Sangita Bhardwaj & Dr. Vijay Bhardwaj	T7-601	24-03-2021	1113	1	1601000.00	200000.00	200000.00	2001000.00
61	Sanjay Kumar	T5-707	15-06-2022	1099	1	0.00	1040000.00		1040000.00
62	Sapna Kumari/Ajit Kumar	T8-803	15-06-2020	741	1	51000.00	0.00		51000.00
63	Shashikesh Kr Choudhary	T4-305	25-08-2020	741	1	2240000.00	0.00	560000.00	2800000.00
64	Shrawan Kumar Thakur	T3-102	29-05-2022	932	1	0.00	700000.00	1320000.00	2020000.00
65	Smt Smita Raj/Niraj Kumar	T2-505	30-10-2020	932	1	550000.00	800000.00		1350000.00
66	Smt Anjali W/o- Dr Priye Ranjan	T4-704	16-03-2021	1099	1	351000.00	0.00		351000.00
67	Smt Avantika /Saket Kumar	T5-505	23-09-2020	741	1	1740000.00	0.00		1740000.00
68	Smt Kumari Priyanka	T2-703	27-08-2020	1099	1	200000.00	640000.00		840000.00
69	Smt Manvi Verma W/o- Rahul Raman	T3-602	23-11-2020	932	1	2160000.00	0.00		2160000.00
70	Smt Rashmi Kumari & Vinod Kumar	T4-304	24-03-2012	1099	1	867500.00	0.00	642500.00	1510000.00
71	Sri Rahul/ Rupam Kumari	T4-205	01-12-2020	741	1	1760000.00	0.00	440000.00	2200000.00
72	Sujeet Kumar	T4-705	14-01-2022	932	1	2325000.00	0.00	300000.00	2625000.00

ASHA VIHAR PROPERTIES PVT. LTD. Muzaffarpur

Particulars						Payment receiving details			
S.No.	Name	Flat No	Date of Booking	Carpet area+ Balcony area(sqf)	Parking	Received up to 31-03-2022	FY-22-23 Q1	FY-22-23 Q2	Total
73	Shilpi Singh	T2-706	30-09-2022			0.00	0.00	675000.00	675000.00
74	Sukriti Kumari Sinha	T7-802	05-12-2020	1113	1	4301310.00	0.00		4301310.00
75	Sweta Nathani	T5-307	31-05-2022	1099	1	0.00	100000.00	2325000.00	2425000.00
76	Urmila Devi	T3-306	17-03-2020	741	1	601000.00	400000.00	200000.00	1201000.00
77	Vandana Kumari/ Amresh Kumar	T5-705,06	02-03-2020	741	1	2982000.00	600000.00		3582000.00
78	Veena Devi	T4-207	26-07-2022			0.00	0.00	500000.00	500000.00
79	Vikash Kumar	T2-402	05-10-2020	741	1	465000.00	0.00		465000.00
80	Vipin Chandra	T4-706	10-05-2022	932	1	0.00	400000.00		400000.00
	Grand Total					**81858810.00**	**28643520.00**	**22815000.00**	**133317330.00**

ASHA VIHAR PROPERTIES PVT. LTD. Muzaffarpur