

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024 (year)

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. U45200BR2011PTC017133	Name of Firm	AANJANEYA REALESTATE AND CONSTRUCTION PRIVATE LIMITED
Firm Address :	HANUMAN NAGAR, LANE NO-1, CIRCUIT HOUSE ROAD, MUZAFFARPUR		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00920-2/203/R-1516/2023	Name of Project/Phase of Registered Project	GARIBNATH COMPLEX
Name of Promoter	AANJANEYA REALESTATE AND CONSTRUCTION PRIVATE LIMITED	Project Address	LAXMI CHOWK, BRAHMPURA, MUZAFFARPUR
Name of Co-promoter	N/A		
Project Registration is valid up to	15/10/2027		
Starting date of Project or Phase of the Project	12/01/2023		
Type of Project or Phase of the Project	Residential and commercial		
Period of validity of map by the Competent Authority	3 YEARS		

aanjaney
REAL ESTATE & CONSTRUCTION PVT. L.

Sanjay Kumar
DIRECTOR

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 -
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. 4BHK 5. Shop 6. Bungalow 7. Plot etc.	14 36 01 03	FLAT-51 SHOP-03	1. Booked / Allotted -08 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
				Percentage of booking	Percentage of booking

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)
------	---------	----------------	--------------------

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:
		1. Booked/Allotted - 08
	54+2 Outdoor	2. Sold - NIL

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.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

aanjaneya
REAL ESTATE & CONSTRUCTION PVT. LTD.

Sanjay Kumar
DIRECTOR

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 02/25/21

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%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	20%	
4.	Plinth	100%	
5.	Stilt Floor	20%	
6.	Slabs of Super Structure	20%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20% 0% 0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	

aanjaneya
REAL ESTATE & CONSTRUCTION PVT. LTD.

Sanjay Kumar
DIRECTOR

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 me be required to complete project as per Specifications in Agreement of Sale.	0%	
		0%	
		0%	
		0%	
		0%	
	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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	YES		

aanjaneya
REAL ESTATE & CONSTRUCTION PVT. LTD.

Sayan Kumar
DIRECTOR

8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	100%	
14.	Open Parking	YES		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO		

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE 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			

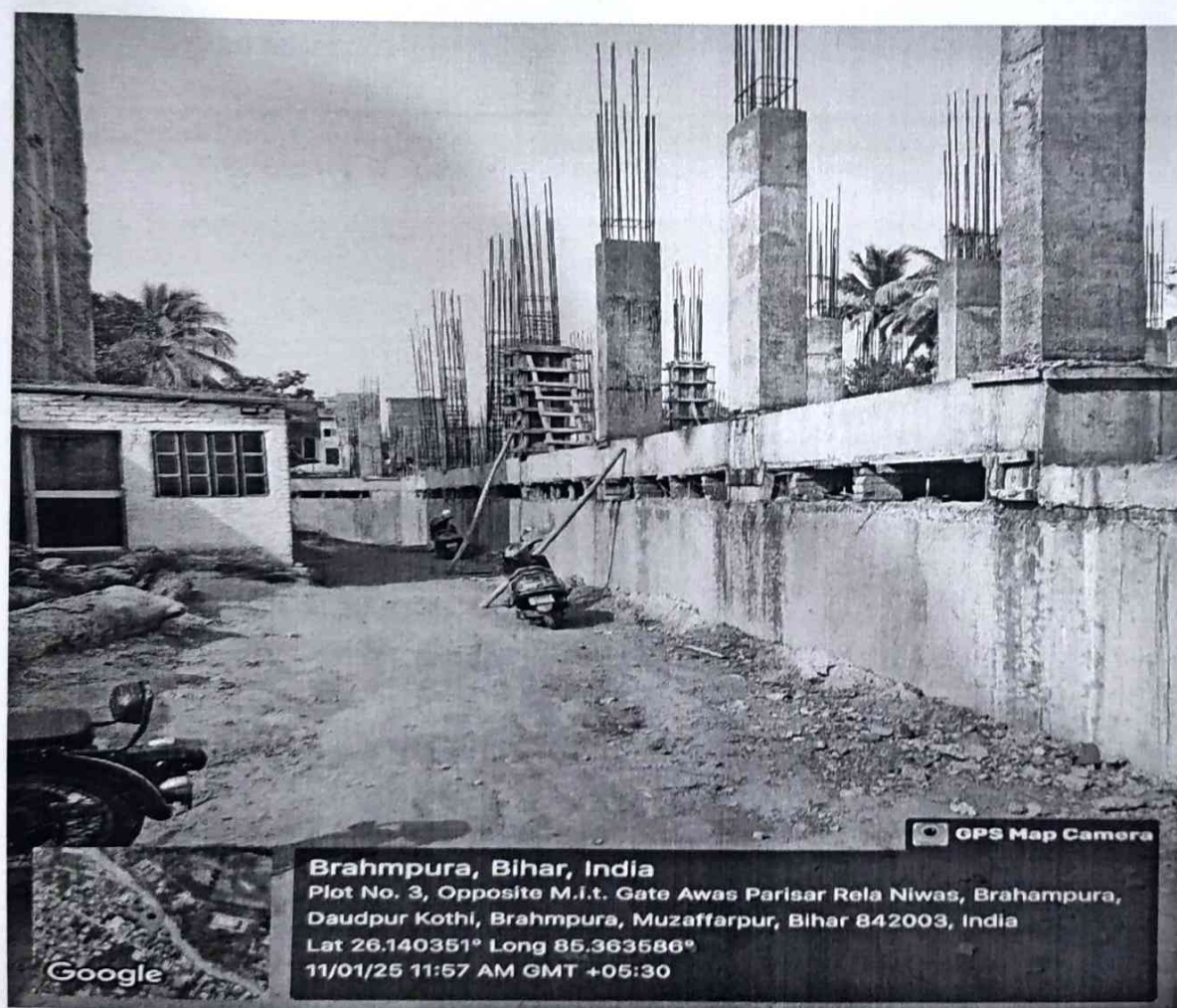
aanjaneya
REAL ESTATE & CONSTRUCTION PVT. LTD.

Soujan Kumar
DIRECTOR

8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

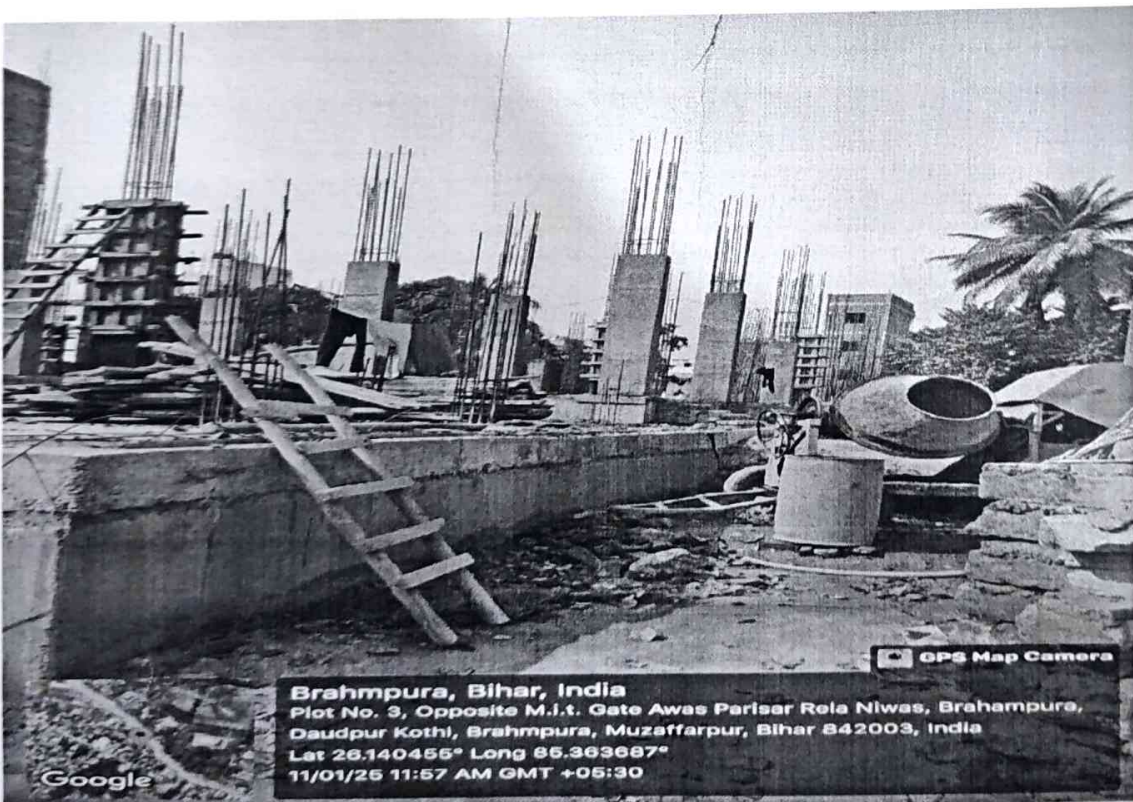
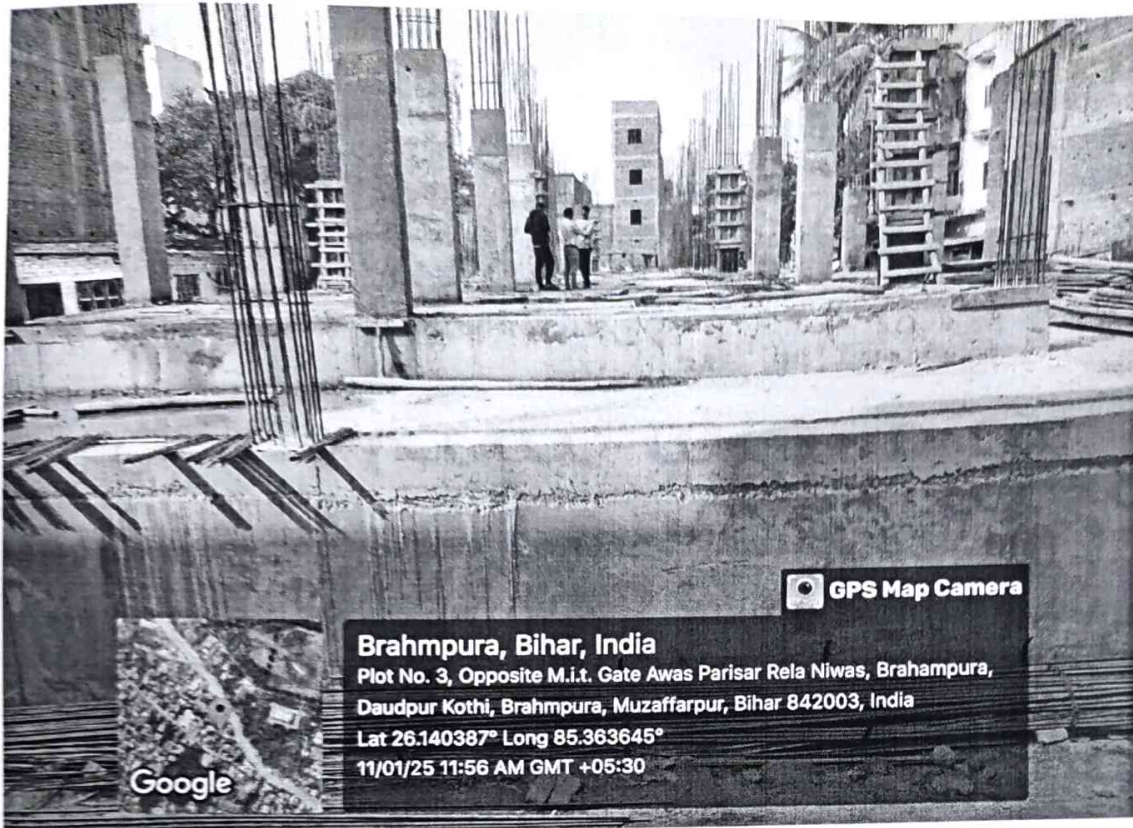
IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	



aanjaneya
REAL ESTATE & CONSTRUCTION PVT. LTD.

Sanjay Kumar
DIRECTOR



aanjaneya
 REAL ESTATE & CONSTRUCTION PVT. LTD.
Sanjay Kumar
 DIRECTOR

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	50200069181155
2.	Estimated Cost of the Project including land cost at the start of the Project	21,70,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	13,00,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project.	N/A
5.	Amount received during the Quarter	12,52,000=00
6.	Actual Cost Incurred during the Quarter	29,22,230=00
7.	Net amount at end of the Quarter	6,60,618=00
8.	Total expenditure on Project till date	3,07,89,119=00
9.	Cumulative fund collected till the end of Quarter in question	1,54,71,100=00
10.	Cumulative expenditure done till the end of Quarter in question	3,07,89,119=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED		

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) - On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	

aanjaneya
REAL ESTATE & CONSTRUCTION PVT. LTD.

Sayan Kuma.
DIRECTOR

1.	Sale Deed	
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
		NIL

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

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

XIV UNITS ALLOCATION DETAILS

Total Number of sanctioned apartments 1 BHK- 2 BHK -14 3 BHK-36 4 BHK-01 Shop- 03 Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc		Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
	FLAT NO.	FLAT TYPE	
	307	3 BHK	
	507	3 BHK	

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : SANJAY KUMAR

Contact No : 9771423711

Email id : areconpytltd@gmail.com

Address : HANUMAN NAGAR, LANE NO-1, CIRCUIT HOUSE ROAD, MUZAFFARPUR

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.

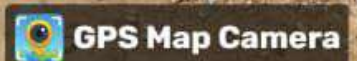
aanjaneya
REAL ESTATE & CONSTRUCTION PVT. LTD.

Sanjay Kumar
DIRECTOR

Signature of Promoter

Name: *Sanjay Kumar*

Date: 13-1-2025



Brahmpura, Bihar, India

Plot No. 3, Opposite M.i.t. Gate Awas Parisar Rela Niwas, Brahmpura,
Daudpur Kothi, Brahmpura, Muzaffarpur, Bihar 842003, India

Lat 26.140351° Long 85.363586°

11/01/25 11:57 AM GMT +05:30





GPS Map Camera

Brahmpura, Bihar, India

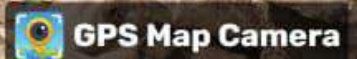
Plot No. 3, Opposite M.i.t. Gate Awas Parisar Rela Niwas, Brahmpura,
Daudpur Kothi, Brahmpura, Muzaffarpur, Bihar 842003, India

Lat 26.140387° Long 85.363645°

11/01/25 11:56 AM GMT +05:30



Google

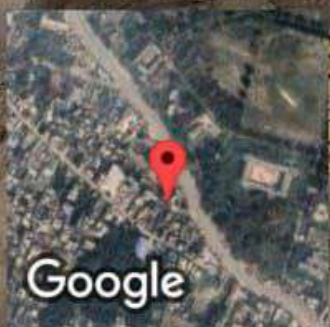


Brahmpura, Bihar, India

Plot No. 3, Opposite M.i.t. Gate Awas Parisar Rela Niwas, Brahmpura,
Daudpur Kothi, Brahmpura, Muzaffarpur, Bihar 842003, India

Lat 26.140455° Long 85.363687°

11/01/25 11:57 AM GMT +05:30



Google