

FORM-7[REGULATION-9]

Quarterly progress report for quarter ending **March** of **2025**

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No.	U45200BR2015PTC025537.	Name of Firm AAROHI HOMES PVT. LTD.	
Firm Address:	Flat No:-206, 2 nd Floor, Jagmao Apartment, In front of Pillar no:-33, Ashiyana More, Bailey Road, Patna-800014, Bihar.		
Total Experience of promoter in Real Estate sector	15 Years		
Total Experience in Real Estate After Implementation of RERA	7 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	Nil	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	Residential-1	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00312-3/129 /R-1776/2024.	Name of Registered Project	AAROHI CITY
Name of Promoter	1. RAJESH RAJ & 2. RAKESH KUMAR SINHA	Project Address Mauza-Sikandarpur, Opp. Patliputra Railway Station, Danapur-Digha Nahar Link Road, Danapur, Patna.	
Name of Co-promoter	NIL		
Project Registration is valid upto	30/03/2028.		
Starting date of Project or Phase of the Project	31/03/2023.		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Residential- cum-Commercial	
Period of validity of map by the Competent Authority	5 Years		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type (Promoter Share)		Carpet Area	Total Number of sanctioned apartments (Promoter & Landlord Share)	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
A	3BHK	NIL		Flat 60 Shop 14	Booked /Allotted- 5(Flat) 2 (Shop)	Booked/ Allotted- NIL
	Shop	NIL			Sold-NIL	Sold - NIL
					Percentage of booking	Percentage of booking

Building /Block Number	Apartment Type (Promoter Share)		Carpet Area	Total Number of sanctioned apartments (Promoter & Landlord Share)	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
E	2BHK			Flat 140	Booked /Allotted- 7	Booked/ Allotted-NIL
	3BHK				Sold- NIL	Sold NIL
					Percentage of booking	Percentage of booking

Building /Block Number	Apartment Type (Promoter Share)		Carpet Area	Total Number of sanctioned apartments (Promoter Share)	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
F (Aff)	1BHK			Flat 73	Booked /Allotted-2 (Flat)	3. Booked/ Allotted - N.A.
					Sold-NIL	Sold -N.A.
					Percentage of booking	Percentage of booking

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF PARKING

Building/Block Number	Total Number of Sanctioned Parking	Total Number of Parking:	
		1. Booked/Allotted (E)	- 5
		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	Submitted at the time of registration			
2.	Fire N.O.C.	Submitted at the time of registration			
3.	Water Supply Permission				
4.	NOC from Airport Authority of India	Submitted at the time of registration			
5.	Other Approval(s), if any, required for the Project.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

Plan Case No .177/2022-23 (To be added for each Building/Wing) For Block -A

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)	20%	30.04.2025
2.	Basements (if any)	0%	31.08.2025
3.	Podiums (if any)	0%	Not Applicable
4.	Plinth	0%	31.12.2025
5.	Stilt Floor	0%	28.02.2026
6.	Slabs of Super Structure	0%	30.06.2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	0%	30.11.2027
8.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	0%	28.02.2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	28.02.2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	28.02.2028

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%	28.02.2028
	requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.		

Plan Case No .177/2022-23 (To be added for each Building/Wing) For Block -E			
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%	31.10.2024
2.	Basements (if any)	80%	31.12.2024
3.	Podiums (if any)	Not Applicable	Not Applicable
4.	Plinth	0%	30.04.2025
5.	Stilt Floor	0%	31.05.2025
6.	Slabs of Super Structure	0%	31.12.2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30.04.2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	31.12.2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	31.12.2027

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31.12.2027
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%	28.02.2028
	requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.		

Plan Case No .177/2022-23 (To be added for each Building/Wing) For Block -F			
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)	0%	30.04.2025
2.	Basements (if any)	0%	Not Applicable
3.	Podiums (if any)	0%	Not Applicable
4.	Plinth	0%	31.08.2025
5.	Stilt Floor	0%	31.10.2025
6.	Slabs of Super Structure	0%	30.06.2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30.11.2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	28.02.2028

9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	0%	28.02.2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	28.02.2028
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, plinthprotection,pavingofareas AppurtenanttoBuilding/Wing, Compound Wall and all other	0%	28.02.2028
	requirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale. Any other activities.		

VILAMENITIESAND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	CommonAreas andFacilities	Proposed(Yes/No)	Percentage of actual WorkDone (As on date of the Certificate)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	InternalRoads&Footpaths	Yes	0%	28.02.2028
2.	Water Supply	Yes	10%	28.02.2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	28.02.2028
4.	Storm Water Drains	Yes	0%	28.02.2028
5.	Land scaping & TreePlanting	Yes	0%	28.02.2028
6.	Street Lighting	Yes	0%	28.02.2028

7.	Community Buildings	Yes	0%	28.02.2028
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	28.02.2028
9.	SolidWasteManagement& Disposal	Yes	0%	28.02.2028
10.	WaterConservation/Rain Water Harvesting	Yes	0%	28.02.2028
11.	Energy Management	No	0%	28.02.2028
12.	FireProtectionandFire Safety Requirements	Yes	0%	28.02.2028
13.	ClosedParking	Yes	0%	28.02.2028
14.	OpenParking	No	0%	28.02.2028
15.	ElectricalMeterRoom,Sub-Station, Receiving Station	Yes	0%	28.02.2028
16.	Swimming Pool/Children's Park	Yes	0%	28.02.2028

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

		PROPOSED YES/NO.	PERCENAGE OF ACTUAL WORK DONE (As On date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	NOT APPLICABLE		
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	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photo graph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT		
S.No.	Particulars	Amount(InRs.)
(1)	(2)	(3)
1.	Project Account No.	23970210002018
2.	Estimated Cost of the Project including land cost at the start of the Project	103,36,00,000/-
3.	Estimated Development Cost of the Project at the Start of the Project .(Excluding Land Cost)	75,00,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	NIL
5.	Amount received during the Quarter	1,23,88,487/-
6.	Actual Cost Incurred during the Quarter	1,05,33,469.69/-
7.	Net amount at end of the Quarter	18,55,017.31/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NIL

2.	Name of Parties	NIL
3.	No of Execution Cases against this project Case No. Name of Parties	NIL
4.	No of Suo-Moto cases against this project Case No. Name of Parties	NIL
5.	No of Certificate cases/PDR cases against this project Case No. Name of Parties	NIL
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	10
3.	No. of possessions given to allottees	NIL
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.

For Aarohi Homes Pvt. Ltd.



Director

Signature of Promoter

Name: Rajesh Raj