FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45201BR2014PTC023334	Name of Firm	GHAR AANGAN DEVELOPERS PRIVATE LIMITED
Firm Address:	A. N. ROAD NEAR DUKHAHARNI MANDIR NA GAYA Bihar – 823001		
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 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NA	NA
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	04 01	

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP00315-4/233/R-1526/2023**	Name of Project/Phase of Registered Project	**KUNTI GHAR AANGAN COMPLEX**
Name of Promoter	**Ghar Aangan Developers Private Limited**	Project Address	**VILLAGE-KATARI P.S AND ANCHAL CHANDAUTI NEAR A M COLLEGE, KATARI HILL ROAD, GAYA (KHESRA PLOT NO- 1001, KHATA NO -163, THANA NO -182, MAUJA-KATARI)**
Name of Co-promoter	N/A		
Project Registration is valid up to	23/11/2025		
Starting date of Project or Phase of the Project	01/12/2022		
Type of Project or Phase of the Project	Residential-cum-Commercial		
Period of validity of map by the Competent Authority	**5 YEARS 00 MONTHS**		

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 - 06 Flat, 02 Shop	Total Number of Apartments in Landowner's share - 06 Flat, 02 Shop
KUNTI GHAR AANGAN COMPLEX	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop	0 9 3 4	6694.6 sq.ft	FLAT – 12 SHOP – 04	1. Booked / Allotted -0 2. Sold-0	3. Booked/ Allotted-0 Sold -0
					Percentage of booking 0%	Percentage of booking 0%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	0
KUNTI GHAR AANGAN COMPLEX	12	2. Sold -	0

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	N/A	N/A	N/A	N/A
2.	Fire N.O.C.	N/A	N/A	N/A	N/A
3.	Water Supply Permission	N/A	N/A	N/A	N/A
4.	NOC from Airport Authority of India	AIRPORTS AUTHORITY OF INDIA		27/04/2023	
5.	Other Approval(s), if any, required for the Project.				

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)	Completed	N/A
2.	Basements (if any)	Completed	N/A

3.	Podiums (if any)	Completed	N/A
4.	Plinth	Completed	N/A
5.	Stilt Floor	Completed	N/A
6.	Slabs of Super Structure	3rd on Progress	25.05.2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Nill	30.06.2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Nill	30.09.2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircases 70%	31.07.2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Nill	30.11.2025
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	Boring Done	30.11.2025
	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	N/A	N/A

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	Yes	Nill	30.11.2025
2.	Water Supply	Yes	0%	Only Boring is done.
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	Nill	30.11.2025
4.	Storm Water Drains	Yes	Nill	30.11.2025
5.	Landscaping & Tree Planting	Yes	Nill	30.11.2025
6.	Street Lighting	Yes	Nill	30.11.2025
7.	Community Buildings	NO	Nill	Nill
8.	Treatment and Disposal of Sewage and Sullage Water	No	Nill	Nill
9.	Solid Waste Management & Disposal	No	Nill	Nill
10.	Water Conservation / Rain Water Harvesting	Yes	Nill	30.11.2025
11.	Energy Management	No	Nill	Nill

12.	Fire Protection and Fire Safety Requirements	Yes	Nill	30.11.2025
13.	Closed Parking	Yes	60 %	30.11.2025
14.	Open Parking	No	Nill	Nill
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	Nill	30.11.2025
16.	Others (Option to Add More)	Nill	Nill	Nill
VIII.	**A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT**			
		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	YES	Nill	30.11.2025
2.	Water Supply	YES	Boring Done	30.11.2025
3.	Sewerage Chambers Septic Tank	YES	Nill	30.11.2025
4	Drains	YES	Nill	30.11.2025
5.	Parks, Land Scaping and Tree Planting	YES	Nill	30.11.2025
6.	Street Lighting	YES	Nill	30.11.2025
7.	Disposal of sewage & sullage water	YES	Nill	30.11.2025
8.	Water conservation/Rain Water Harvesting	YES	Nill	30.11.2025
9.	Energy Management	NO	Nill	Nill

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

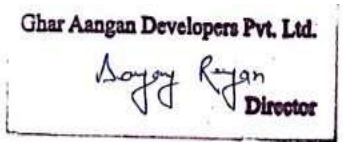
X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	5860002100003025
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 369.85 (Lakhs)
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	Rs. 208.90 (Lakhs)
4.	Any Variation in Development Cost which is declared at the start of the Project.	No
5.	Amount received during the Quarter	Rs. 0.00 (Lakhs)
6.	Actual Cost Incurred during the Quarter	Rs. 0.00 (Lakhs)
7.	Net amount at end of the Quarter	Rs. 0.08 (Lakhs)
8.	Total expenditure on Project **till date**	Rs. 33.3 (Lakhs)
9.	Cumulative fund collected till the end of Quarter in Question	Rs. 0.00 (Lakhs)
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 0.00 (Lakhs)

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	N/A
2.	Name of Parties	N/A
3.	No of Execution Cases against this project Case No. Name of Parties	N/A
4.	No of Suo - Moto cases against this project Case No. Name of Parties	N/A
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	N/A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	0
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? # Yes, the project in progress is as per time schedule.		

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
Ghar Aangan Developers Pvt Ltd
SANJAY RANJAN (Director)

Date: 14.04.2025