

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending 31st December of 2024 (Year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U45200BR2012PTC019259
Name of the Promoter's Entity	ASHIRWAD ENGICON REAL ESTATE PVT. LTD.
Address of the Promoter's Entity :	Ashirwad Engicon Pvt Ltd, R. K. Puram, Danapur, Bihar, India 801503
Total Experience of promoter in Real Estate Sector	6 Years
Total Experience in Real Estate After commencement of RERA	6 Years
No of Project done Before commencement of RERA	No Any
No of Project done After commencement of RERA	1. Ashirwad Indrawati 2. Shanti Kunj

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00930-5/42/R-1564/2023
Name of Project	SHANTI KUNJ
Name of Promoter	ASHIRWAD ENGICON REAL ESTATE PVT. LTD.
Project Address	MAUZA- JAMSAUT, P.S- DANAPUR, THANA NO.- 30, KHESRA PLOT NO.- 2159, 2161, 2162, KHATA- 16 AND 123, DIST- PATNA, BIHAR
Project Registration is valid up to	26/01/2028
Starting date of Project	27/01/2023
Type of Project	Residential/Group Housing
Name of the Competent Authority which sanctioned the project map	
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

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 – 47		Total Number of Apartments in Landowner's share – 44	
				Booked	AFS Executed	Booked	AFS Executed
Shanti Kunj Block- A	3 BHK	1037	7				
Shanti Kunj Block- A	3 BHK	930	21				
Shanti Kunj Block- A	2 BHK	638	14				
Shanti Kunj Block- B	3 BHK	1103	7				
Shanti Kunj Block- B	3 BHK	1033	7				
Shanti Kunj Block- B	3 BHK	1023	14				
Shanti Kunj Block- B	2 BHK	730	21				
Total				43	39	0	0
				91.48%of total units	82.97%of total units	00%of total units	00%of total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

Since we have just received the format of Association of Allottees, due to non-availability of allottees, we are in the process of completing it and updating it as soon as possible.

**V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO.
/OFFICE SPACE/SHOP/ETC.**

(A) Cancelled by Allotees
No Any

(B) Cancelled by Promoters
No Any

VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES/ PARKING SPACE

Building Wise/ Block Number	Total Number of Sanctioned Garages/ Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted -
Shanti Kunj	91	43

VII. DETAILS OF BUILDING APPROVALS

Already filed along with Registration Application

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Validity Upto		Attach Copy
1.	Environment Clearance				
2.	Fire N.O.C.				
4.	Airport Authority of India NOC				
5.	Water Supply Permission				
6.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case Number- 13/22-23(Shanti Kunj) (To be added 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/yyyy) Format
		Block A	Block B	
1.	Excavation (if any)	100%	100%	Completed
2.	Basements (if any)	90%	80%	20-03-2025
3.	Podiums (if any)	NA	NA	
4.	Plinth	100%	100%	Completed
5.	Stilt Floor	NA	NA	
6.	Slabs of Super Structure	16%	0%	10-12-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	0%	15-05-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	0%	15-10-2026

9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	0%	15-02-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	0%	15-09-2027
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	11%	11%	10-01-2028
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	0%	10-01-2028
13.	Finishing to entrance lobby/s plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0%	0%	10-01-2028
14.	Overall Percentage of Actual Work Done and final completion date	28.81%	26.45%	10-01-2028

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA

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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Yes	50%	15-10-2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	15-09-2027
4.	Storm Water Drains	No		

5.	Landscaping & Tree Planting	No		
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / RainWater Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and FireSafety Requirements	Yes	0%	15-09-2027
13.	Closed Parking	Yes	10%	15-09-2027
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to AddMore)	No		
17.	Overall Percentage of Actual Work Done and final completion date	Yes	15%	

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

Not Applicable because our project is Residential/Group Housing.

XI. Financial Progress of the Project

S.No.	Particulars	Amount (in Rs.)
1	Project Account No.	41148263412
2	Estimated Cost of the Project including land cost at the start of the Project	2,000.00/- (In Lakh)
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) (In Lakh)	1,863.00/-
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5	Amount received during the Quarter	79,84,227.00/-
6	Actual Cost Incurred during the Quarter	21,46,060.00/-

7	Net amount at end of the Quarter	8957.13/-
8	Total expenditure on Project till date	1,55,53,984.00/-
9	Cumulative fund collected till the end of Quarter in question	4,13,14,554.00/-
10	Cumulative expenditure done till the end of Quarter in question	1,55,53,984.00/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	8.34%

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

No Any

XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.

(A)	S. No.	Particulars
	1.	Photographs showing Front Elevation.- Attached Below
	2.	Photographs showing Rear Elevation.- Attached Below
	3.	Photographs showing Side Elevation (Both sides) Attached Below
	4.	Photograph of each floor showing the progress of interior works
	5.	Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)
(B)		Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority

XIV. MISCELLANEOUS

A	List of Legal Cases (if any) On Project / Promoter	
1.	(a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
2.	No. of Execution Cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
3.	No. of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA

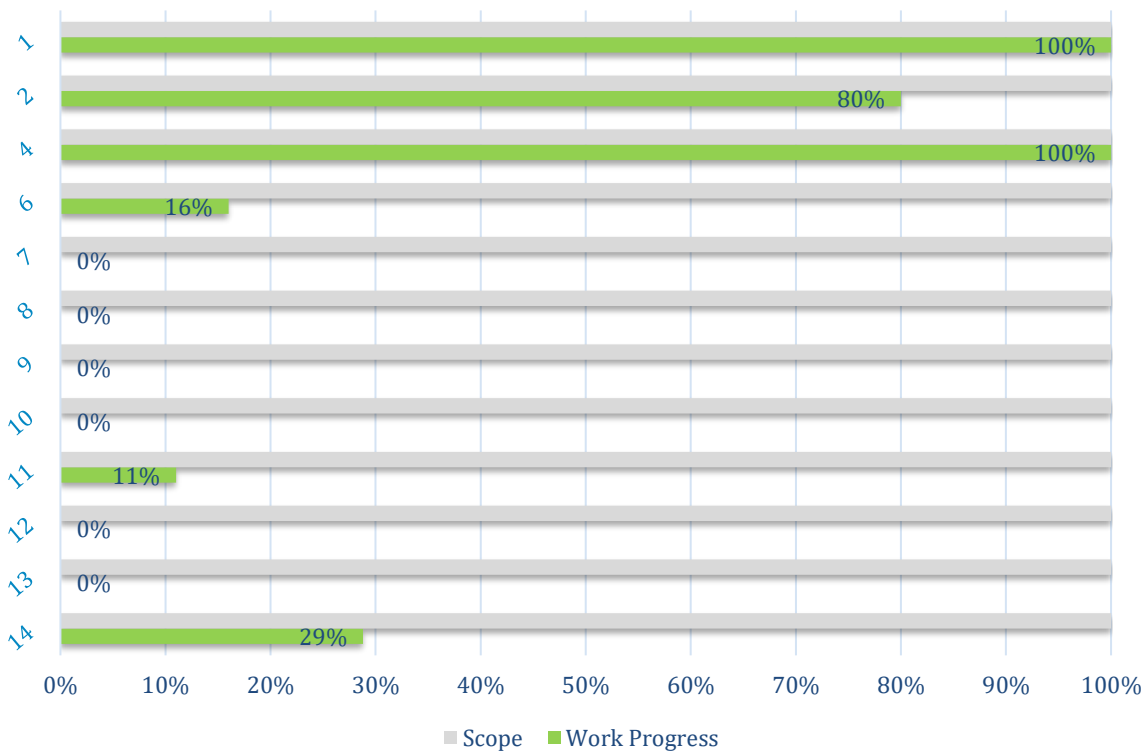
4.	No. of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties	NA
----	---	----

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

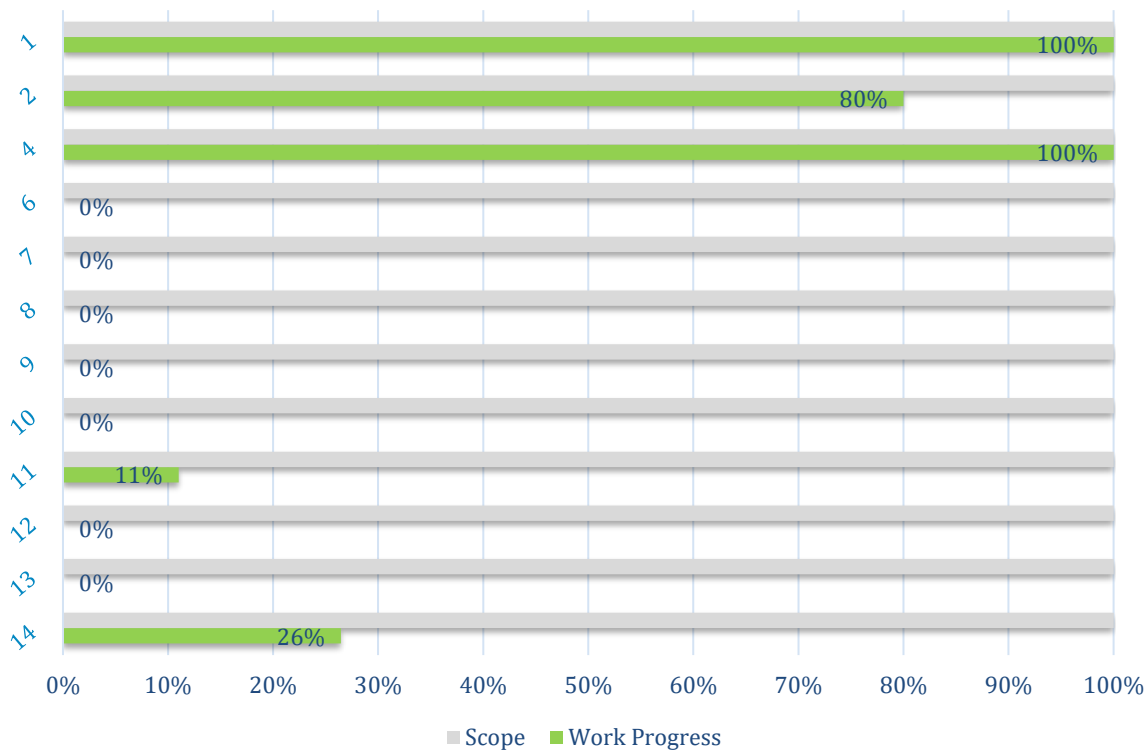
- a. Whether the project is in progress as per time schedule or lagging behind? Yes
b. If yes, whether it would be completed on the completion date fixed as per RC.
Yes

If No, then Reason for delay: NA

PROGRESS CHART Block A



PROGRESS CHART Block B



XVI. BROCHURE /Prospectus -

Attached Below

XVII Grievance Redressal Officer

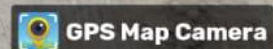
Name : Ajay Singh

Contact No : 7033292801

Email id : ashirwaderpl@gmail.com

Address : ASHIRWAD R K PURAM, PO - DANAPUR

Project Site Photographs



Patna, Bihar, India

J28m+qfc, Ram Krishna Puram Rd, Ram Krishna Puram, Balaji Nagar,
New Tarachak, Danapur Nizamat, Patna, Bihar 801503, India

Lat 25.616246° Long 85.03411°

31/12/2024 01:17:13 PM GMT +05:30

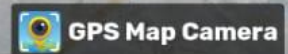




 GPS Map Camera



Danapur, Bihar, India
J28p+q34, Ram Krishna Puram, Balaji Nagar, New Tarachak,
Danapur, Bihar 801503, India
Lat 25.616348° Long 85.034654°
31/12/2024 01:07:41 PM GMT +05:30



Danapur, Bihar, India
J28p+q34, Ram Krishna Puram, Balaji Nagar, New Tarachak,
Danapur, Bihar 801503, India
Lat 25.616205° Long 85.034731°
31/12/2024 01:11:20 PM GMT +05:30



Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our 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

Ashirwad Engicon Real Estate Private Limited.

Director

Date : 15-01-2025