

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending Jul – Sep of 2024 - 25 (Year)

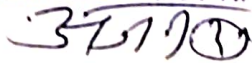
I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U45200BR2012PTC019259
Firm Address:	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 Implementation of RERA	6 Years
No of Project done Before Implementation of RERA	No Any
No of Project done After Implementation of RERA	1. Ashirwad Indrawati 2. Shanti Kunj

II. PARTICULARS OF PROJECT

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

Ashirwad Engicon Realstate Pvt. Ltd.,



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 - 47	Total Number of Apartments In Landowner's share - 44
Shanti Kunj Block- A	3 BHK	1037	7	1. Booked/ Allotted- 43 2. Sold- 00 Percentage of booking- 91.48	1. Booked/ Allotted- 00 2. Sold- 00 Percentage of booking-00
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		

- Note 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.

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

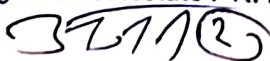
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Shanti Kunj	No Garages available	1. Booked/Allotted - 2. Sold -	

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				
2.	Fire N.O.C.				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

Ashirwad Engicon Realstate Pvt. Ltd.



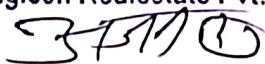
Director

VI. Construction Progress of the Project

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)	80%	80%	20-10-2024
3.	Podiums (if any)	NA	NA	
4.	Plinth	100%	100%	Completed
5.	Stilt Floor	NA	NA	
6.	Slabs of Super Structure	10%	10%	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 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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	11%		10-01-2028

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Director

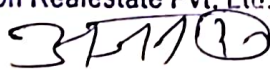
VII. (Amenities and Common Area and External Infrastructure Development Works)

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/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	0%	15-09-2027
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to AddMore)	No		

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

Not Applicable because our project is Residential/Group Housing.

Ashirwad Engicon Realestate Pvt. Ltd.



Director

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

(A)	S. No.	Particulars
	1.	Front Elevation.- Attached Below
	2.	Rear Elevation.- Attached Below
	3.	Side Elevation.- Attached Below
(B)		Photograph of each floor

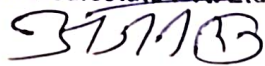
X. Financial Progress of the Project

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	16,55,000.00/-
6	Actual Cost Incurred during the Quarter	23,13,253.00/-
7	Net amount at end of the Quarter	746.13/-
8	Total expenditure on Project till date	1,34,07,286.00/-
9	Cumulative fund collected till the end of Quarter in question	3,33,30,327.00/-
10	Cumulative expenditure done till the end of Quarter in question	1,34,07,286.00/-

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

No Any

Ashirwad Engicon Realestate Pvt. Ltd.



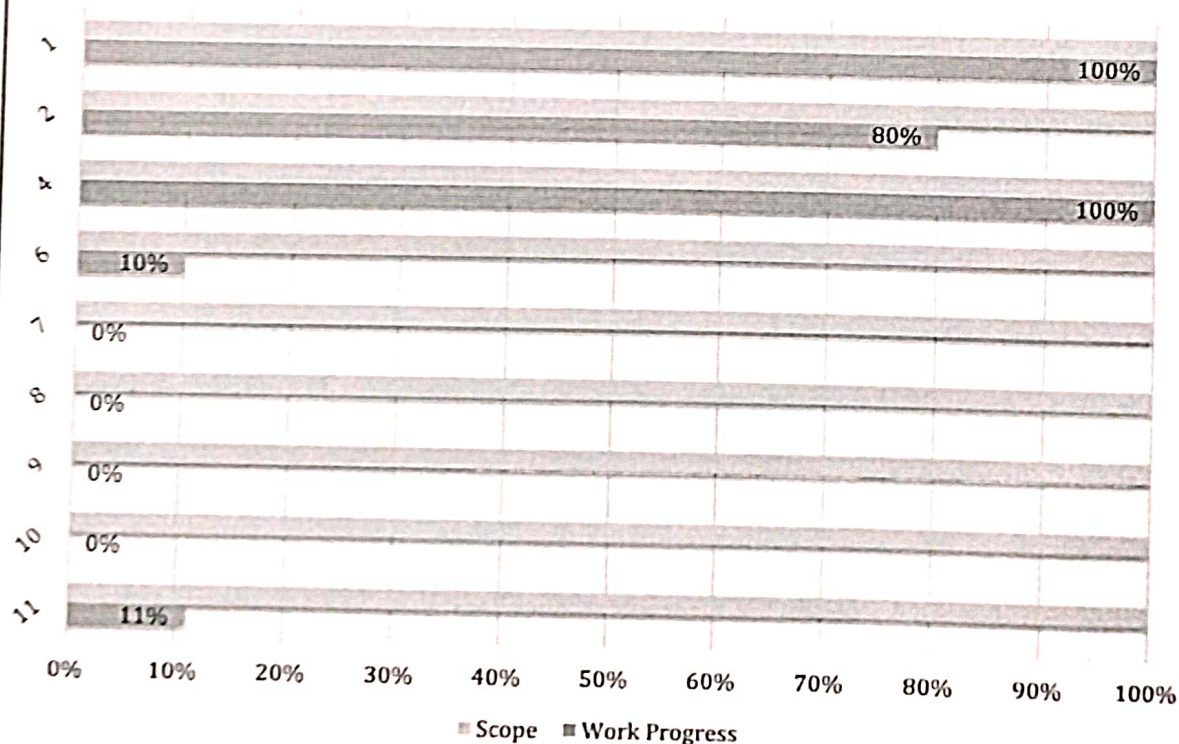
Director

XII. MISCELLANEOUS

A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	39
3.	No. of possessions given to allottees	0

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

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

PROGRESS CHART Block A & B

Ashirwad Engicon Realestate Pvt. Ltd.

347102

Director

XIV. UNITS ALLOCATION DETAILS

Building/Block Number	Apartment Type	Total Number of sanctioned apartments	Details of allotment made so far with Flat number/Bungalow/plot etc -	Cancellation of Flat allotment, If any with Flat number / Bungalow/Plot etc
Shanti Kunj Block- A	3 BHK	7	Attached Below	
Shanti Kunj Block- A	3 BHK	21		
Shanti Kunj Block- A	2 BHK	14		
Shanti Kunj Block- B	3 BHK	7		
Shanti Kunj Block- B	3 BHK	7		
Shanti Kunj Block- B	3 BHK	14		
Shanti Kunj Block- B	2 BHK	21		

XV. BROCHURE /Prospectus -

Attached Below

XVI Grievance Redressal Officer

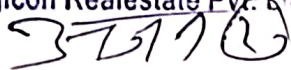
Name : Ajay Singh

Contact No : 7033292801

Email id : ashirwaderpl@gmail.com

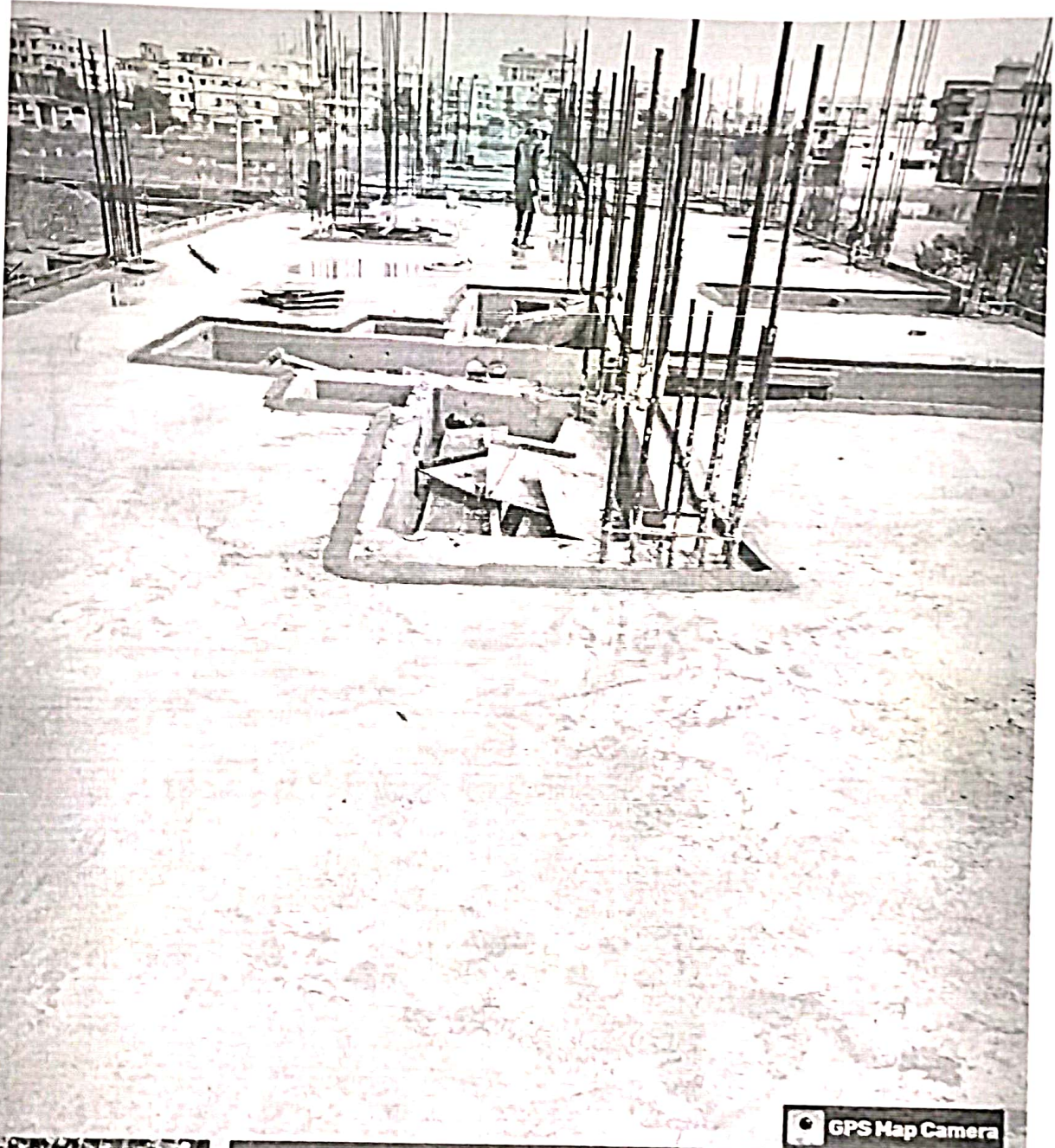
Address : ASHIRWAD R K PURAM, PO - DANAPUR

Ashirwad Engicon Realstate Pvt. Ltd.



Director

Project Site Photographs



Patna, Bihar, India

J28M+QFC, Ram Krishna Puram Rd, Ram Krishna Puram, Balaji Nagar, New
Terachak, Danapur Nizamat, Patna, Danapur, Bihar 801503, India

Lat 25.61625°

Long 85.034304°

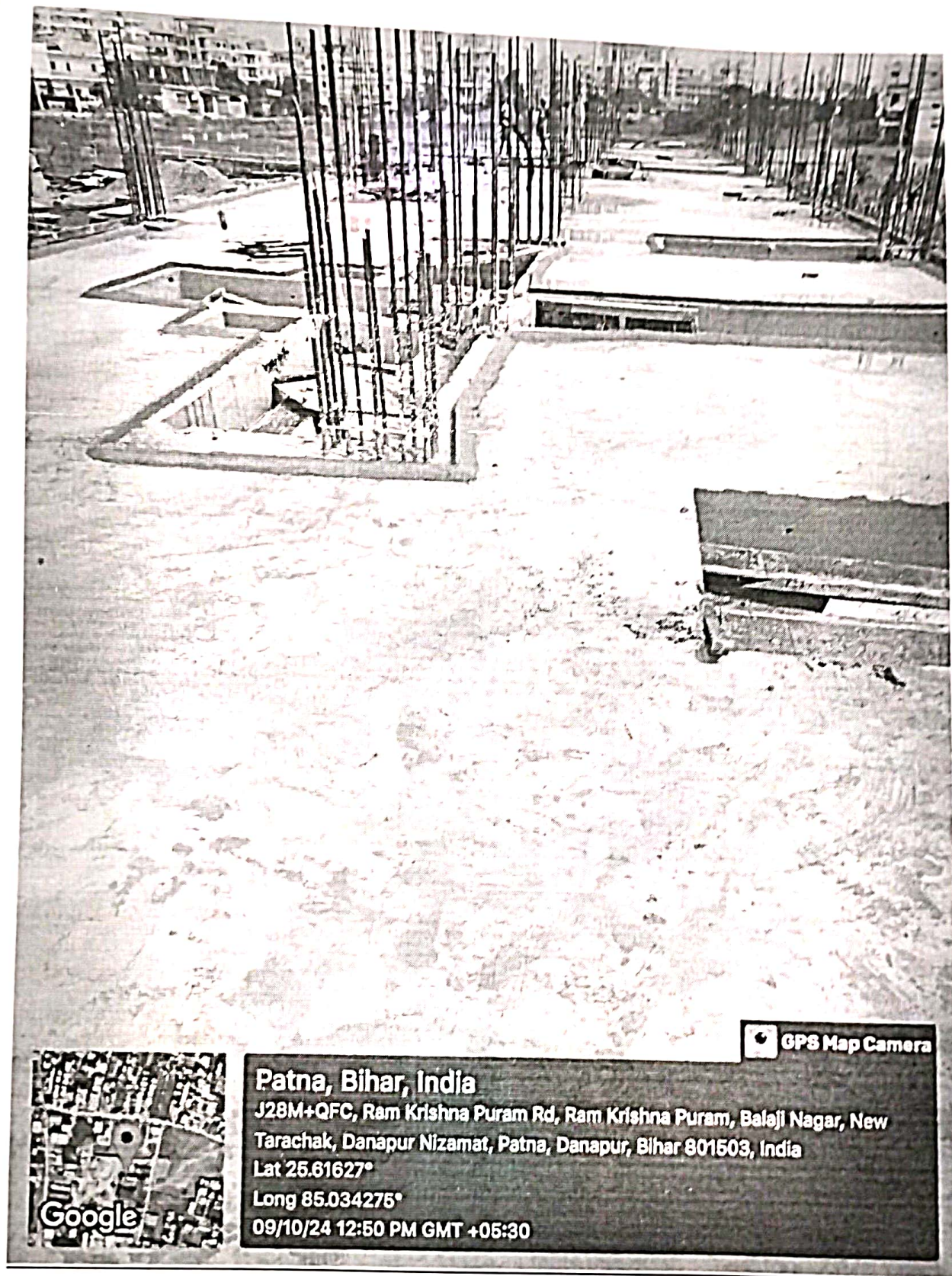
09/10/24 12:51 PM GMT +05:30

GPS Map Camera

Ashirwad Engicon Realestate Pvt. Ltd.

37170

Director



 GPS Map Camera

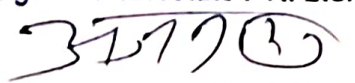
Patna, Bihar, India

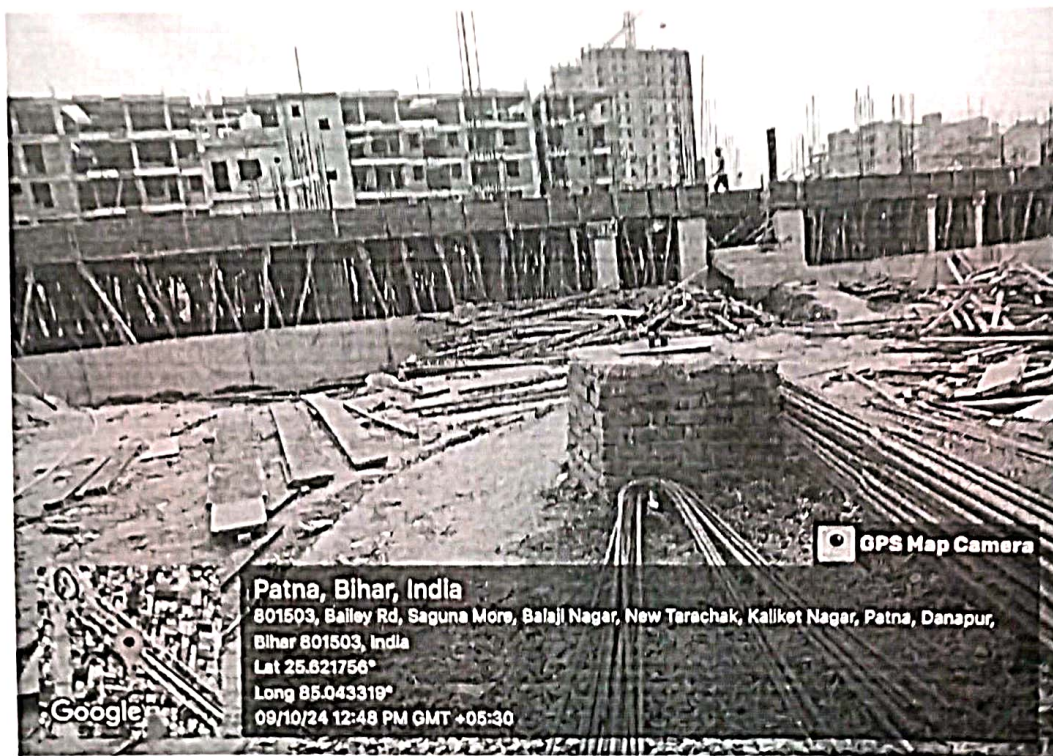
J28M+QFC, Ram Krishna Puram Rd, Ram Krishna Puram, Baleji Nagar, New
Tarachak, Danapur Nizamat, Patna, Danapur, Bihar 801503, India
Lat 25.61627°

Long 85.034275°

09/10/24 12:50 PM GMT +05:30

Ashirwad Engicon Realestate Pvt. Ltd.


Director



Ashirwad Engicon Real Estate Pvt. Ltd.

37770

Director

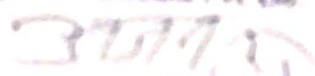
Undertaking:

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 Engcon Real Estate Private Limited

Ashirwad Engcon Real Estate Pvt. Ltd.


Director

Director

Date : 04-02-2024

Units Allocation Details of each Customer/Allotte with Flat Number.	
Allotte Name	Flat Number
SUDHA SINHA	A-101
SANTOSH KUMAR	A-102
KISHAN PRASAD	A-103
JITENDRA KUMAR	A-105
RASHMI KUMARI	A-106
BINDULA KUMARI	A-201
RAMESH KUMAR PANDEY/BIBHA KUMARI	A-202
SANJEEV KUMAR	A-203
SANJAY KUMAR OJHA	A-204
ANUPAMA KUMARI SINHA	A-205
SANJEEV KUMAR	A-206
BINAY KUMAR	A-301

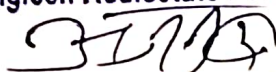
Ashirwad Engicon Real Estate Pvt. Ltd.

37773

Director

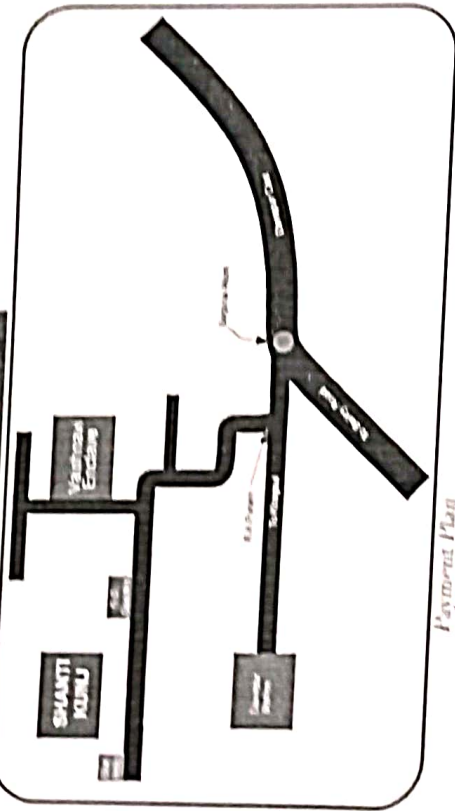
AJEET KUMAR	A-302
MANOJ KUMAR	A-305
BHUSHAN KUMAR KARN	A-306
AMIT KUMAR SINGH/JUGNU KUMARI	A-401
RANJU DEVI	A-402
RAM NARAYAN PRASAD	A-403
ANJALI KUMARI/GYANESHWAR PANDEY	A-406
SANGHARSH SHASHI	A-501
MANJU SINHA	A-502
MANJU SINHA	A-503
CHURCHIL SINHA	A-504
SETU KUMAR/HEMENT KUMAR JHA	A-506
RAJENDRA SHARMA	A-601
BIBHA JHA	A-606
RAJNI SINGH/NISHANT KUMAR	A-G1
AMIT ANAND	A-G2
NIRBHAY KUMAR SINGH	A-G6
RENU DEVI	B-101
RINKU KUMARI	B-104
SUGANDHA PRIYA RAJ	B-202
MADHU LAL NIRAJ	B-203
SANGEETA KUMARI	B-205
CHANDAN KUMAR SINGH	B-206
NITU KUMARI	B-301
RAKESH KUMAR	B-302
SUMAN BALA DEVI	B-303
PRIYANKA KUMARI	B-304
ALKA KUMARI	B-305
KUMAR BHASKAR	B-306
NEHA BHASKAR	B-307
RAJNISH KUMAR SINGH	B-402

Ashirwad Engicon Realstate Pvt. Ltd.



Director

Location Plan Draft Copy



Payment Plan

Note-1

One time payment Total amount within 90 days from the date of booking with service tax.

Note-2

PAYMENT PLAN

At the time of Booking and Registration	25%
At the time of Plinth Work	10%
At the time of 1st Floor Slab Casting	10%
At the time of 2nd Floor Slab Casting	10%
At the time of 3rd Floor Slab Casting	10%
At the time of 4th Floor Slab Casting	10%
At the time of Brick work	10%
At the time of Plaster & Flooring	10%
One month Before from the date of Possession	05%

Note - Registration Charges, Services Tax And GST Extra



ASHIRWAD ENGICON GROUP

As ISO 9001:2008 Certified Company

ASHIRWAD ENGICON GROUP

Corporate Office:

A/9, Saroj Residency, Vivekanand Marg, Patliputra Colony, Patna- 800023

Branch Office:

House No.1, Gokul Marg (Near Dr. Gopal Prasad Clinic), North S.K.Puri, Boring Road, Patna-1

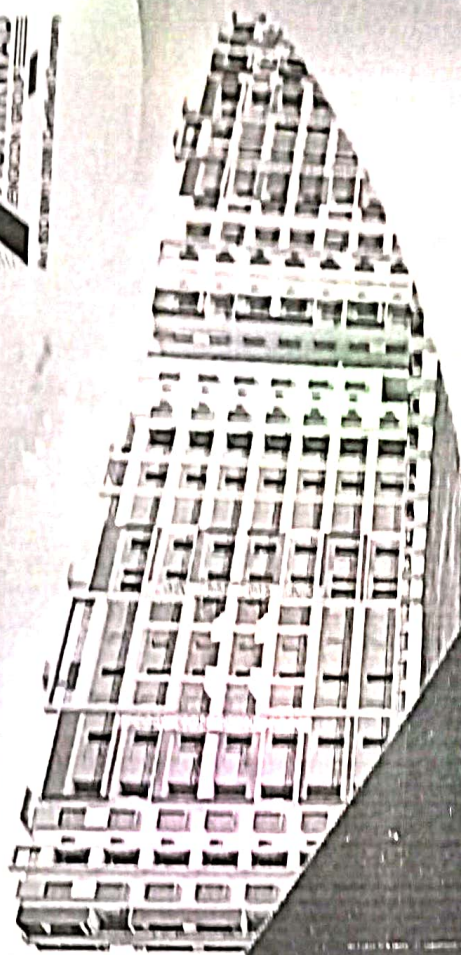
***** The selling shall be subject to our price list *****

Contact

Ashirwad Engicon Realstate Pvt. Ltd.

309AD

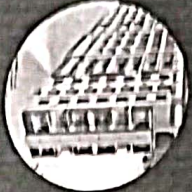
Director



Shanti Kunj

P.L. Patra, Saroj Residency, Patna

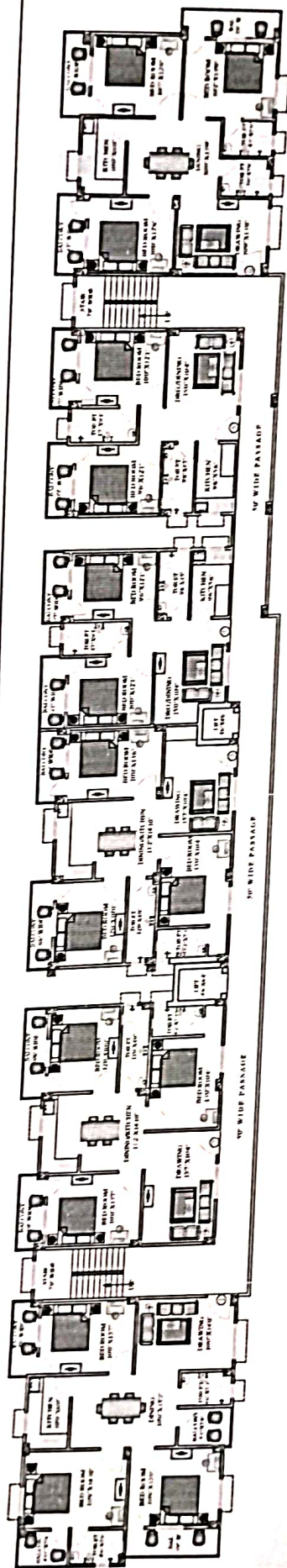
We create happiness - We Also Build Homes



RERA Reg. No.:-

ASHIRWAD ENGICON GROUP

Block-A



BOOKING DRAWING (BLOCK - A)

AREA CALCULATION BLOCK - A (TYPICAL FLOOR PLAN)			CASPET AREA
SL NO	FLAT NO	SUPER BUILT UP AREA	
1	1	1919.00 SFT.	
2	2	1710.00 SFT.	
3	3	1710.00 SFT.	
4	4	1190.00 SFT.	
5	5	1190.00 SFT.	
6	6	1725.00 SFT.	



NORTH

JOB OF
PROPOSED BUILDING OF - SANTH KUNJ
ASHIRWAD ENGICON PVT LTD
(R. K. PURAM AT - PATNA)

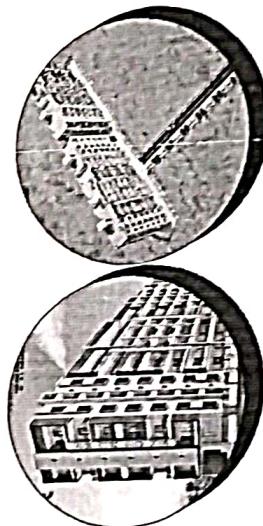
JOB NO. DRWG TITLE
BOOKING DRAWING
(BLOCK - A)

PL NO.
DATE

DIVYAM CONSULTANCY, PATNA
ENGINEER PLANNER INTERIOR DESIGNER
AUTO CAD DRAWING & 3D VIEW

APPRD BY
DES BY
SCALE
1" = 6'-0"

DRG NO
A-01



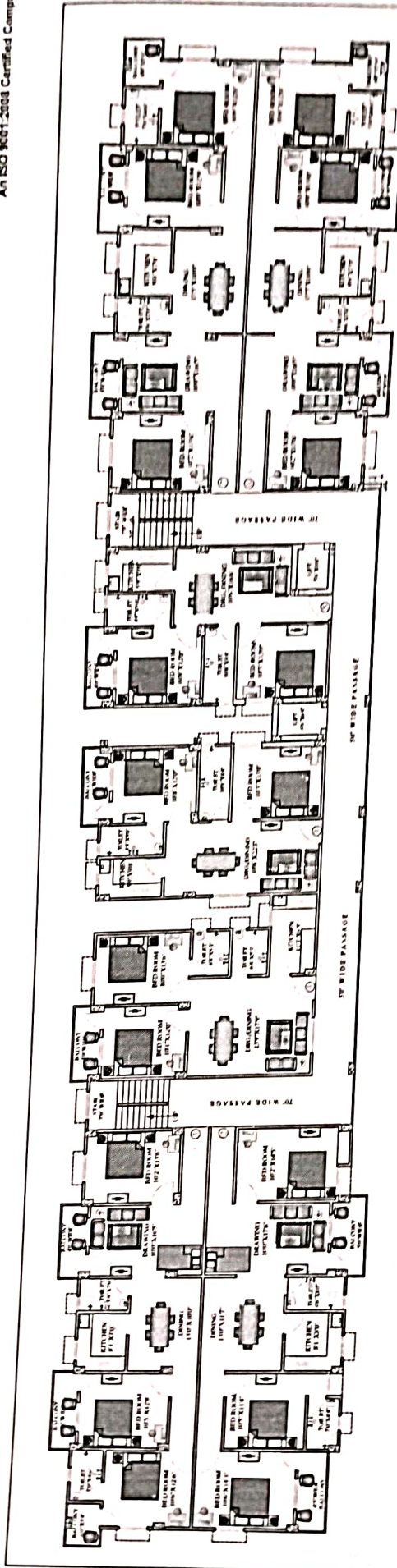
Ashirwad Engicon Realstate Pvt. Ltd.

375717

Director

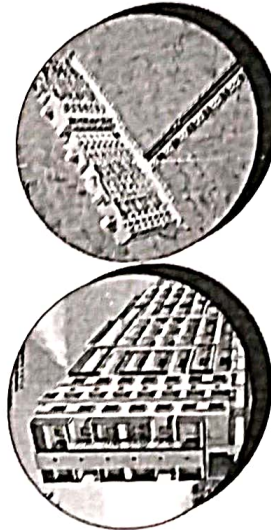
RERA Reg. No.:

Block-B



TYPICAL FLOOR PLAN (BLOCK - B)

AREA CALCULATION BLOCK - B (TYPICAL FLOOR PLAN)			CARPET AREA
S/LNO	FLAT NO	SUPER BUILT UP AREA	
1	1	1910.00 SFT.	
2	2	2035.00 SFT.	
3	3	1235.00 SFT.	
4	4	1285.00 SFT.	
5	5	1290.00 SFT.	
6	6	1900.00 SFT.	
7	7	1800.00 SFT.	



NOTES	1. OF 02	PROPOSED BUILDING OF - SANT KING ASHIRWAD ENGICON PVT LTD (R. K. PURAM AT - PATNA)
ASB NO	ASB NO	DATE
DATE	NO. OF FLOORING (BLOCK - B)	
DIVYAM CONSULTANCY, PATNA ENGINEER PLANNING INTERIOR DESIGNER ARCHITECTURE & INTERIOR		
APPROVED BY	SCALE	DATE
DATE	SCALE	DATE
DATE	SCALE	DATE

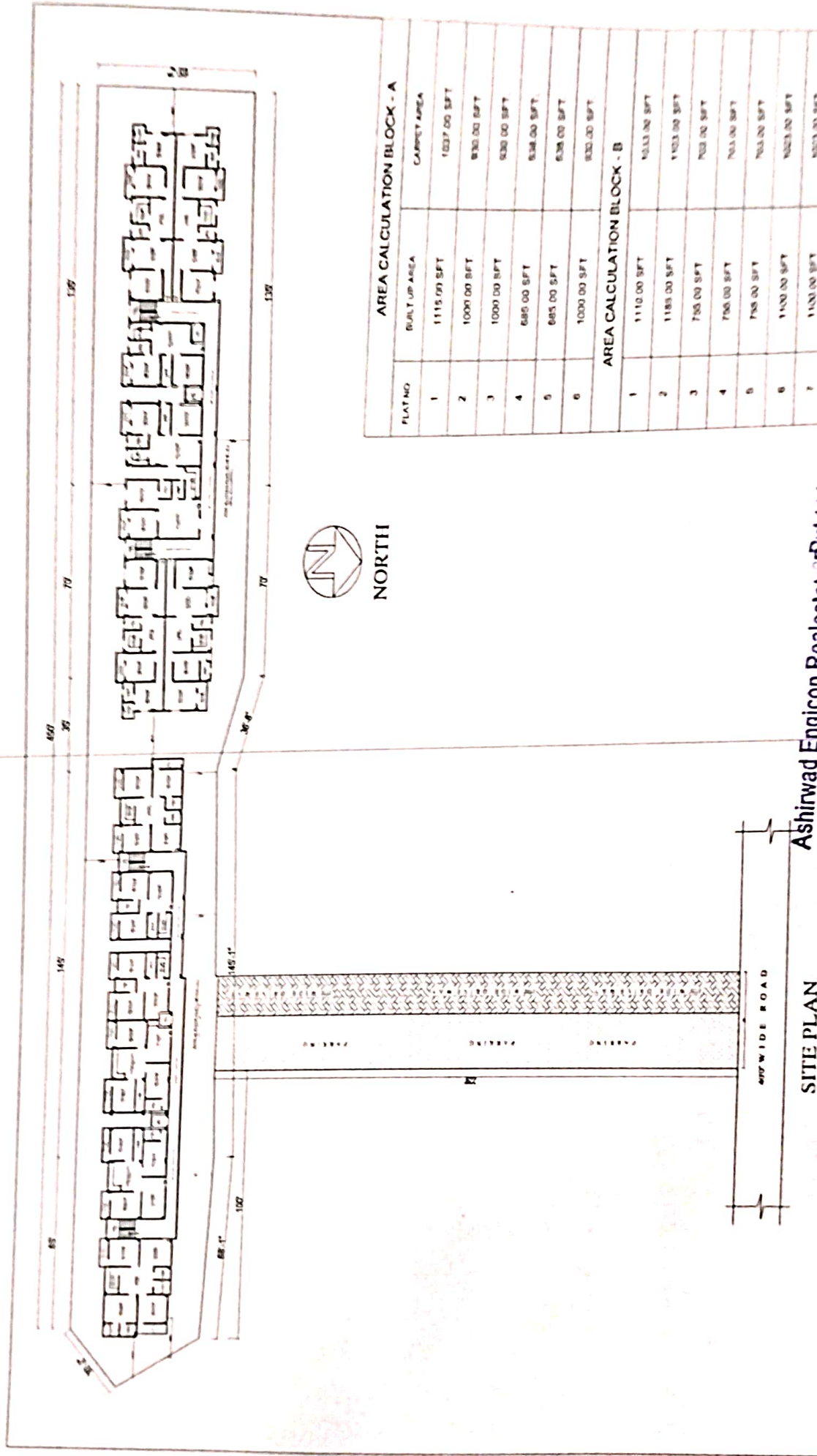
Ashirwad Engicon Realstate Pvt. Ltd.

31/11/23

Director

RERA Reg. No.:

Block - A & B



Ashirwad Engicon Realstate Pvt. Ltd.

SITE PLAN

Director