FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending March of 2025)

I. PARTICULARS OF PROMOTORS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U00501BR191PTC004681	Name of Firm	M/S ADVANTAGE DEVELOPER PRIVATE LIMITED
Firm Address :	506, KULHARIA COMPLEX, ASHOK RAJ PATH, PATNA-800004 (BIHAR)		
Total Experience of promoter in Real Estate sector	11 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**	**1 (ONE)**	

II. PARTICULARS OF PROJECT			
Project Registration Number	RERAP01035-U775/R-693/2019	Name of Project/Phase of Registered Project	
Name of Promoter	ADVANTAGE DEVELOPER PRIVATE LIMITED	Project Address	Mauza- Nahwa , Noora, kherat, Post- Mashurhi, Block- Mashurhi, Thana-Mashurhi, Dis- Patna, Bihar
Name of Co-promoter	NA		
Project Registration is valid up to	25-12-2030		
Starting date of Project or Phaseof the Project	22-07-2013		
Type of Project or Phase of the Project	4. Residential 5. Commercial 6. Residential-cum-Commercial **4, Plotted project OK**	**Plotted project**	
Period of validity of map by the Competent Authority	5 Years		

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 1 BHK 2. 2 BHK, 3. 3 BHK 4. Shop 5.Bungalow 6. Plot etc.	- - - - - -			1. Booked/ Allotted - 2. Sold -

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
	NA	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	NA			
2.	Fire N.O.C	NA			
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	NA			
5.	Other Approval (S), if any, required for the Project	NA			

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VI. Construction Progress of the Project

1. Building / Wing / Layout Number_____(To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	**Plot Applicable for Plotting Project**
2.	Basements (if any)	**Plot Applicable for Plotting Project**
3.	Podiums (if any)	**NA**
4.	Plinth	**NA**
5.	Stilt Floor	**NA**
6.	Slabs of Super Structure	**NA**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**NA**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**NA**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**NA**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**NA**
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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	**NA**

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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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	**YES**	**Work in Progress**	
2.	Water Supply	**YES**	**Work in Progress**	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	**NO**	**NA**	
4.	Storm Water Drains	**YES**	**Work in Progress**	
5.	Landscaping & Tree Planting	**YES**	**Work in Progress**	
6.	Street Lighting	**YES**	**Work in Progress**	
7.	Community Buildings	NO	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	**Work in Progress**	
9.	Solid Waste Management & Disposal	NO	NA	
10.	Water Conservation / Rain Water Harvesting	NO	NA	
11.	Energy Management	NO	NA	

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12.	Fire Protection and Fire Safety Requirements	NO	NA	
13.	Closed Parking	NO	NA	
14.	Open Parking	NO	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO	NA	
16.	Others (Option to Add More)	NO	NA	

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

		Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
1.	Internal Roads & Footpaths	YES	Work in Progress	
2.	Water Supply	YES	Work in Progress	
3.	Sewerage Chambers Septic Tank	NO	NA	
4.	Drains	YES	Work in Progress	
5.	Parks, Landscaping and Tree Planning	YES	Work in Progress	
6.	Street Lighting	YES	Work in Progress	
7.	Disposal of sewage & Sullage Water	NO	NA	
8.	Water conservation/ Rain Water Harvesting	NO	NA	
9.	Energy Management	NO	NA	

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IX. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation.	**Not Applicable for Plotting Proiect**
	2.	Rear Elevation	**Not Applicable for Plotting Proiect**
	3.	Side Elevation	**Not Applicable for Plotting Proiect**
(B)		Photograph of each floor	

X. Financial Progress of the Project		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	**238505000648**
2.	Estimated Cost of the Project including land cost at the start of the Project	3,50,00,000/-
3.	Amount received during the Quarter	3,50,000/-
4.	Actual Cost Incurred during the Quarter	NIL
5.	Net amount at end of the Quarter	16,92,735/-
6.	Total expenditure on Project **till date**	At annual report
7.	Cumulative fund Collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

XI. Details of Mortgage or Charge if any created
NO

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XII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NO
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	1
2.	Agreement for Sale	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/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

For ADVANTAGE DEVELOPER PVT. LTD.

Managing Director

Name: Md. Hasin Ansari

Date: 15.04.2025

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AGARWAL & PRASAD
Chartered Accountants

M/S ADVANTAGE DEVELOPER PRIVATE LIMITED

CIN: U00501BR191PTC004681
506, KULHARIA COMPLEX, ASHOK RAJ PATH, PATNA-800004 (BIHAR)
RERA REGISTRATION NO. BRERAP01035-1/775/R-693/2019

SOURSE AND UTILIZATION OF FUNDS "WALL CITY"
FOR THE 4RTH QUARTER ENDED 31ST MARCH, 2025

SOURSE AND UTILIZATION OF FUNDS "WALL CITY" FOR THE 4RTH QTR ENDED 31ST MAR,2025

SOURCES OF FUNDS	70% Bank A/c -48 (Project)	30% Bank A/c-50 Admin Exp	100% Mother Bank A/c-51
Opening Balance of RERA Bank Account on 01.01.2025	1,342,734.60	531,055.20	-
Advance Received from Customers	350,000.00	150,000.00	500,000.00
Total	1,692,734.60	681,055.20	500,000.00
UTILISATION OF FUNDS			
Less: Advances/Paid to Landwoner (Farmer)	-	-	
Less: Amount Refunded to Customers	-	-	
Less: Project expenses	-	-	
Less: Admin Expenses		232,508.00	
Less: Auto transfer to RERA 70% Account			350,000.00
Less: Auto transfer to RERA 30% Account			150,000.00
Closing Balance of RERA Bank Account on 31.03.2025	1,692,734.60	448,547.20	-
Total	1,692,734.60	681,055.20	500,000.00

For on Behalf of
AGARWAL & PRASAD
Chartered Accountant
FRN: 002178C

15/4/25

KIRAN AGARWAL
(Partner)
Membership No-69482
Date- 15-04-2025
UDIN: 25069482BMIFYK9241

AGARWAL & PRASAD ★ PATNA ★ Chartered Accountants

For on Behalf of ADVANTAGE DEVELOPER PVT LTD

For ADVANTAGE DEVELOPER PVT. LTD.

MOHD HASNAIN ASLAM
(Director) Managing Director

Huma Shaheen

HUMA SHAHEEN
(Director)

60 Block - B, 1st Floor, Maurya Lok Complex, Patna - 800 001
0612-2226918, 2950350, Email : apfintech@gmail.com

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To,
The RERA Bihar
B.S.B.C.C.I, Shastri Nagar,
Patna-800023.

Subject: - Quarterly Report from 01-01-2025 to 31-03-2025.
Promoter Name: - ADVANTAGE DEVELOPER PRIVATE LIMITED
Project - WALL CITY(ongoing)
project Address: Mauza- Nahwa Noora,kherat Post- Mashurhi, Block-Mashurhi, Thana Mashurhi, Dis- Patna.
Total Area of Land (Sq mt) : 28206.60
Project Start Date: 22-07-2013 Project End Date: 25-12-2030
Project Status :. Application Approved
PROJECT REGISTRATION NUMBER: - BRERAP01035-1/775/R-693/2019
PROJECT MEMO NUMBER:-RERA/PRO-REG-775/2018/888.
DISIGNATED ACCOUNT NO- 238505000648
BANK NAME -ICICI Bank, Ashok Rajpath, Patna
Quarterly Report from 01-01-2025 to 31-03-2025

Q4- Jan'2025 to Mar'2025

1	Quarterly up-to-date status of the project (Physical and Financial)		
	A	Status of Land Development with photographs	Attached
	B	Details of the fund received through booking or other means (equity, loan etc), money spent, balance available, the Proposed Plan for sourcing the funds etc	Opening Balance- 13,42,735/- Fund Received - 3,50,000/- Money Spend – 0.00/- Closing Balance - 16,92,735/-
2	Quarterly up-to-date the list of the Number and type or apartment or Plots, as the case may be, booked		FUND RECEIVE FROM OLD CUSTOMERS
	A	List of the number and type of Apartment or plots, booked (opening balance, booked during the quarter and closing balance)	0
	B	List of number garages (covered only) booked (opening balance, booked during the quarter and closing balance)	N/A
3	Quarterly up-to-date the list of approvals which are Pending subsequent to commencement certificate		N/A
	A	Approvals receiving during the quarter	
	B	Approvals applied and expected date of Receipt	
	C	Approvals to be applied and date planned for Application	
	D	Modification, amendment or revisions, if any competent authority with Regards to any sanctiond Plans, layout plans, Specification, license, Permit or approval for the project	N/A
4		Physical work (internal & External)	Land Development

This certificate is being issued on specific request of M/s Md Husnain Aslam (Name of the Developer) for RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belie

Signature
For ADVANTAGE DEVELOPER PVT. LTD.
Managing Director

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Transaction Inquiry

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A/c. ID	238505000648	CCY/SOL ID	INR/2385
A/c. Name	ADVANTAGE DEVELOPER PRIVATE LIMITED WALLCITY RERA RETENTION ACCOUNT		
General Ledger Subhead Code	05051	Balance	16,92,734.60 Cr
Opening Balance	13,42,734.60 Cr	Closing Balance	16,92,734.60 Cr
Float Balance	0.00 Cr	Funds in Clearing	0.00 Cr
Available Amt.	16,92,734.60 Cr	Effective Available Amt.	16,92,734.60 Cr
Customer Status	REALN REAL ESTATE CURRENT ACCOUNT	A/c. Opening Date	24-01-2019
A/c. Status	A Active	A/c. Status Date	27-11-2024
Purge Date	23-01-2019		
Address	KULHARIYA PLACE,FLAT-506,ASHOK RAJ PATH		
City	PTN PATNA	State	BR BIHAR
Country	IN INDIA	Postal Code	800004
Phone Type	COMMPH1	Telex No.	
Phone No.	+91()8084142492		
Email ID Type	COMMEML		
Email ID	APFINTECH@GMAIL.COM		

General Ledger Date	Value Date	Instrument No.	Withdrawal Amt.	Deposit Amt.	Balance	Narrative
05-03-2025	05-03-2025			3,50,000.00 Cr	16,92,734.60 Cr	TRNF FRM 238505000651

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Transaction Inquiry

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A/c. ID	238505000651		
A/c. Name	ADVANTAGE DEVELOPER PRIVATE LIMITED WALLCITY RERA COLLECTION ACCOUNT	**CCY/SOL ID**	INR/2385
General Ledger Subhead Code	05051		
		Balance	0.00 Cr
Opening Balance	0.00 Cr		
Float Balance	0.00 Cr	**Closing Balance**	0.00 Cr
Available Amt.	0.00 Cr	**Funds in Clearing**	0.00 Cr
		Effective Available Amt.	0.00 Cr
Customer Status	RERA1 RERA DESIGNATED ACCOUNT	**A/c. Opening Date**	25-01-2019
A/c. Status	A Active		
Purge Date	24-01-2019	**A/c. Status Date**	10-07-2024
Address	FLAT,KULHARIYA PLACE ASHOK,FLAT-506, ASHOK RAJ PATH		
City	PTN PATNA		
Country	IN INDIA	**State**	BR BIHAR
Phone Type	COMMPH1	**Postal Code**	800004
Phone No.	+918084142492	**Telex No.**	
Email ID Type	COMMEML		
Email ID	APFINTECH@GMAIL.COM		

General Ledger Date	Value Date	Instrument No.	Withdrawal Amt.	Deposit Amt.	Balance	Narrative
05-03-2025	05-03-2025		5,00,000.00 Dr		0.00 Cr	TRNF TO 238505000650/48
05-03-2025	05-03-2025			5,00,000.00 Cr	5,00,000.00 Cr	RTGS-CNRBR52025030551307336-MOHAMMAD SHABBIR AHMAD

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Transaction Inquiry

Help

A/c. ID	238505000650	CCY/SOL ID	INR/2385
A/c. Name	ADVANTAGE DEVELOPER PRIVATE LIMITED		
General Ledger Subhead Code	05051	Balance	4,48,547.20 Cr
Opening Balance	5,31,055.20 Cr	Closing Balance	4,48,547.20 Cr
Float Balance	0.00 Cr	Funds in Clearing	0.00 Cr
Available Amt.	4,48,547.20 Cr	Effective Available Amt.	4,48,547.20 Cr
Customer Status	AC200 SEASONAL CURRENT ACCOUNT	A/c. Opening Date	25-01-2019
A/c. Status	A Active	A/c. Status Date	22-11-2024
Purge Date	24-01-2019		
Address	FLAT NO 506,KULHARIYA PLACE,ASHOK RAJPATH		
City	PTN PATNA	State	BR BIHAR
Country	IN INDIA	Postal Code	800004
Phone Type	COMMPH1	Telex No.	
Phone No.	+91()8084142492		
Email ID Type	COMMEML		
Email ID	APFINTECH@GMAIL.COM		

General Ledger Date	Value Date	Instrument No.	Withdrawal Amt.	Deposit Amt.	Balance	Narrative
27-03-2025	27-03-2025	******	88,190.00 Dr		4,48,547.20 Cr	CLG/HERITAGE LANDMARKS AUTOW/SB
25-03-2025	25-03-2025	******	17,640.00 Dr		5,36,737.20 Cr	TRF/ALI SAAD KAZMI/ICI
10-03-2025	10-03-2025		30,466.00 Dr		5,54,377.20 Cr	Auto Loan XX55656 EMI Advantag
05-03-2025	05-03-2025			1,50,000.00 Cr	5,84,843.20 Cr	TRNF FRM 238505000651
26-02-2025	26-02-2025	******	17,640.00 Dr		4,34,843.20 Cr	TRF/ALI SAAD KAZMI /ICI
10-02-2025	10-02-2025		30,466.00 Dr		4,52,483.20 Cr	Auto Loan XX55656 EMI Advantag
13-01-2025	13-01-2025	******	17,640.00 Dr		4,82,949.20 Cr	TRF/ALISAAD KAZMI/ICI
10-01-2025	10-01-2025		30,466.00 Dr		5,00,589.20 Cr	Auto Loan XX55656 EMI Advantag

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