FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending DEC of 2024

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO-U70200BR2010PTC016330	Name of Firm	ASHA REALTY DEVELOPERS PVT LTD
Firm Address :	RAJJU SAH LANE, RAMNA, MITHANPURA, MUZAFFARPUR		
Total Experience of promoter in Real Estate sector	14 YEARS		
Total Experience in Real Estate after Implementation of RERA	07 YEARS		
No of Project done Before Implementation of RERA	1. Residential - 5 2. Commercial - 0 3. Residential- cum Commercial - 0 4. Plotted project - 0		
No of Project done After Implementation of RERA	1. Residential - 5 2. Commercial - 1 3. Residential- cum Commercial -0 4. Plotted project -0		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00055-1/20/R-17/2018	Name of Project/Phase of Registered Project	CENTRUM MALL
Name of Promoter	Asha Realty Developers Pvt Ltd	Project Address	Sahu Road, Muzaffarpur
Name of Co-promoter	NA		
Project Registration is valid up to	30-08-2024		
Starting date of Project or Phase of the Project	11-05-2018		
Type of Project or Phase of the Project	Commercial		
Period of validity of map by the Competent Authority	NA		

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 -	Total Number of Apartments in Landowner's share -
1	1. Commercial	59	3330	-01	1. Booked Block - 20	NA
					Percentage of booking - 34 %	Percentage of booking- NA

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	
NA	`NA	2. Sold -	NA

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	BSPCB		01.01.2020	I
2.	Fire N.O.C.	Fire Station Officer, Muzaffarpur		20.02.2017	II
3.	Water Supply Permission	CGWA		15.11.2022	III
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.	NA			

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)	100 %	
2.	Basements (if any)	100 %	
3.	Podiums (if any)	100 %	
4.	Plinth	100 %	
5.	Stilt Floor	100 %	
6.	Slabs of Super Structure	100 %	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100 %	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	95%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	85%	
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	55%	

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

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	Y	100 %	
2.	Water Supply	Y	90 %	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Y	70 %	
4.	Storm Water Drains	Y	0 %	
5.	Landscaping & Tree Planting	N	0 %	
6.	Street Lighting	N	0 %	
7.	Community Buildings	N	0 %	
8.	Treatment and Disposal of Sewage and Sullage Water	Y	70 %	
9.	Solid Waste Management & Disposal	Y	70 %	
10.	Water Conservation / Rain Water Harvesting	Y	0 %	
11.	Energy Management	N	0 %	

12.	Fire Protection and Fire Safety Requirements	Y	60 %	
13.	Closed Parking	Y	100%	
14.	Open Parking	N	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Y	0 %	
16.	Others (Option to Add More)			
VIII.	**A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT**			
NA		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			
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	YES
	2.	Rear Elevation	YES
	3.	Side Elevation	YES
(B)		Photograph of each floor	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	3640187759
2.	Estimated Cost of the Project including land cost at the start of the Project	3888 Lakh
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	3880 Lakh
4.	Any Variation in Development Cost which is declared at the start of the Project .	No
5.	Amount received during the Quarter	76.50 Lakh
6.	Actual Cost Incurred during the Quarter	33.16 Lakh
7.	Net amount at end of the Quarter	0.27 Lakh
8.	Total expenditure on Project **till date**	2873.39 Lakh
9.	Cumulative fund collected till the end of Quarter in Question	835.78 Lakh
10.	Cumulative expenditure done till the end of Quarter in question	2873.39 Lakh

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
No	

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	No
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
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?		

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

Name:Ashwini kr Gupta

Date: 15.01.2025

BIHAR STATE POLLUTION CONTROL BOARD

PARIVESH BHAWAN, PLOT NO. NS-B/2, PALIPUTRA INDUSTRIAL AREA,
PATLIPUTRA, Patna – 800 010

Ref. No.-M/T-3-2019/254/ Patna, dated-

'CONSENT-TO-ESTABLISH' (NOC)

UNDER SECTIONS 25/26 OF THE WATER (PREVENATION AND CONTROL OF POLLUTION) ACT, 1974 AND 21 OF THE AIR (PREVENTION AND CONTROL OF POLLUTION) ACT, 1981

REFERENCE:

(i) Name and address of the Proponent: The Managing Director, M/s Asha Realty Developers Pvt. Ltd, H/o Ashwini Kumar Gupta, Rajju Sah Lane, Ramna, Block-Mushari, Dist-Muzaffarpur-842002; and

(ii) Online Application No. ER323U013847/3050546, dated 19.11.2019 of the proponent to establish Residential hotel and total built-up area will be less than 20,000 sqm (9782 sqm) located at Muzaffarpur, old Deepak Cinema campus, Sahu Road, Khata No-314, 315, Khesra No-71, 80 (ka, kha, ga, gha, anga, cha), 80/594, Dist-Muzaffarpur. Total No. of rooms shall be 50 with other amenities. Maximum water consumption shall be more than 10 KLPD (15+5=20KLPD).

AFTER CONSIDERING:

(i) The facts stated in their application;
(ii) Bihar State Pollution Control Board's Notification No. 26 dated 08.11.2003;
(iii) Provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981; and
(iv) Affidavit dated 27.11.2019.

NOC IN FAVOUR OF THE PROPONENT AT THE SAID SITE IS HEREBY ACCORDED SUBJECT TO THE FOLLOWING CONDITIONS:

(i) The proponent shall obtain 'Consent-to-Operate' under section 25 & 26 of The Water Act, 1974 and Section 21 of The Air Act, 1981 prior to commissioning of the project (Hotel) from Bihar State Pollution Control Board;

(ii) They shall comply with provisions (whichever applicable) of The Water Act, 1974, The Air Act, 1981, The Environment (Protection) Act, 1986, Rules and notifications issued there under;

(iii) The effluent (Domestic or Trade) and emission if any, shall conform to the standard prescribed under The Rules as under;

For effluent standard		
Parameter	Standards Limiting concentration in mg/l, except for pH	
	Inland Surface Water	On land for Irrigation
pH	5.5-9.0	5.5-9.0
$BOD_{3\ days,\ 27^0C}$	30	100
Total Suspended Solids	50	100
Oil & Grease	10	10
Phosphate as P	1.0	-

Provisional fire clearance above 15 meters height

Letter No 1094 / Muzaffarpur

OFFICE OF THE FIRE STATION OFFICER, MUZAFFARPUR

From,

Sunil Kumar Gupta
Fire Station Officer
Muzaffarpur

Dated: - 20/2/2017

To,

M/S Asha Realty Developer' Pvt. Ltd.
Rajju Sah Lane, Ramna, Mithanpura
Muzaffarpur (Bihar)

Sub:- The views regarding proposed fully Commercial Building above 15 meters in height to be constructed in Rajju Sah, Lane, Ramna, Mithanpura, Muzaffarpur,

Sir,

Please refer to your Letter No AA Muz-04 Dt. 08/02/2017 through which this aforesaid plan has been seen to us for examination which was examined by us.

During Examination it was found that B + G + 6 Commercial building shall be constructed on 40' ft (12.20 Mtrs) wide Road belongs to Smt. Madhuri Gupta W/o Ashwani Kumar Gupta having Khata No-315, R.S. Plot No-80, Thana No.-407, Ward No-22 Rajju Sah Lane, Ramna, P.S.-Mithanpura, Dist-Muzaffarpur, (Bihar)

We clear the plan after giving following advice/suggestions/recommendations of the following Fire precautionary measures based on N.B.C. guide line and the local circumstances and local building byelaws which must be followed by the concerned Architect/Developer/Land owner.

1) Construction

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation, as per building by laws Bihar 2014.

b) The Interior Finish Decoration of the building shall be made low flame spread materials conforming I.S. specification.

c) Provision of ventilation at the crown of the central core-duct of the building shall be provided.

d) Arrangement shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

e) The Floor area exceeds 750m^2 shall be suitably compartmented by separation wall up to ceiling level having at least two hrs Fire resisting capacity.

2) **Open space & Approach**.

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and manoeuvrability of Fire appliance with turning facility.

b) The approach roads shall be sufficiently strong to with stand the load of Fire engine weighting up to 20 M.T.

c) The width and height of the access gates into the premises shall not less than 4.5 m. respecting abutting the road.

3) **Stair Case**.

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick/R.C.C. type having Fire resisting capacity not less 4 hours respectively marked in the plan.

b) The staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosure and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.

c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the stair wall shall be above the surrounding roof area.



भारत सरकार
जल शक्ति मंत्रालय
जल संसाधन, नदी विकास
और गंगा संरक्षण विभाग
केन्द्रीय भूमि जल प्राधिकरण
Government of India
Ministry of Jal Shakti
Department of Water Resources,
River Development & Ganga Rejuvenation
Central Ground Water Authority

सत्यमेव जयते

(भूजल निकासी हेतु अनापत्ति प्रमाण पत्र)

NO OBJECTION CERTIFICATE (NOC) FOR GROUND WATER ABSTRACTION

Project Name:	Centrum Mall		
Project Address:	Sahu Road		
Town:	Muzaffarpur (m Corp.)	Block:	Mushahari
District:	Muzaffarpur	State:	Bihar
Pin Code:			
Communication Address:	Asha Realty Developers Pvt. Ltd. Rajju, Sah Lane, Harisabha Chowk, Club Road, Muzaffarpur, Bihar, Mushahari, Muzaffarpur, Bihar - 842002		
Address of CGWB Regional Office :	Central Ground Water Board Mid Eastern Region, 6th & 7th Floor, Lok Nayak Jai Prakash Bhawan, Frazer Road Dak Banglow, Patna, Bihar - 800011		

1.	**NOC No.:**	CGWA/NOC/INF/ORIG/2022/17024			
2.	Application No.:	21-4/1241/BR/INF/2022	3.	Category: (GWRE 2020)	Over Exploited
4.	Project Status:	New Project	5.	NOC Type:	New
6.	**Valid from:**	15/11/2022	7.	**Valid up to:**	14/11/2024

8. Ground Water Abstraction Permitted:

Fresh Water		Saline Water		Dewatering		Total	
m³/day	m³/year	m³/day	m³/year	m³/day	m³/year	m³/day	m³/year
18.00	6300.00						

9. Details of ground water abstraction /Dewatering structures

	Total Existing No.:0						**Total Proposed No.:2**					
	DW	DCB	BW	TW	MP	MPu	DW	DCB	BW	TW	MP	MPu
Abstraction Structure*	0	0	0	0	0	0	0	0	2	0	0	0

*DW- Dug Well; DCB-Dug-cum-Bore Well; BW-Bore Well; TW-Tube Well; MP-Mine Pit;MPu-Mine Pumps

10.	Ground Water Abstraction/Restoration Charges paid (Rs.):	37800.00

11.	Number of Piezometers(Observation wells) to be constructed/ monitored & Monitoring mechanism.	No. of Piezometers	Monitoring Mechanism		
			Manual	DWLR**	DWLR With Telemetry
	**DWLR - Digital Water Level Recorder	1	1	0	0

(Compliance Conditions given overleaf)

This is an auto generated document & need not to be signed.

CENTRAL GROUND WATER AUTHORITY

18/11, जामनगर हाउस, मानसिंह रोड, नई दिल्ली - 110011 / 18/11, Jamnagar House, Mansingh Road, New Delhi-110011
Phone: (011) 23383561 Fax: 23382051, 23386743
Website: cgwa-noc.gov.in

पानी बचाये – जीवन बचाये
SAVE WATER - SAVE LIFE