Asha Realty
Developers Pvt. Ltd.
A Brand that does not compromise with quality

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Regd. Office:

Rajju Sah Lane,
Near Harisabha Chowk,
Ramna, Muzaffarpur (Bihar)
PIN-842002

Ref. : Date .....

From: ASHA REALTY DEVELOPERS PRIVATE LIMITED	To: Real Estate Regulatory Authority(Bihar)
HOUSE OF ASHWINI KUMAR GUPTA, RAJJU SAH LANE, RAMNA, MITHANPURA, MUZAFFARPUR, BIHAR-842002	6th Floor, Bihar State Building Construction . Corporation Campus, Hospital Road, Shatri Nagar, Patna-800023.

Subject: Quarterly progress report of the project

Name of the Project	CENTRUM MALL
Report for the Quarter Ending	31st Mar 2022
RERA Registration No.	BRERAP00055-1/20/R-17/2018
Project Date of Completion	30-11-2022*
Name of Collaborator	NA
Name of Developer	ASHA REALTY DEVELOPERS PVT LTD

* Project Completion date may be revised considering the IMPACT of Covid-19.

Sir,

Ecnlosed is Quarterly progress report of real estate project as mentioned above to be submitted to the authority in compliance of section 11 of Real Estate (Regulation And Development) Act, 2016 read with Rule 14(1)(d).

Index of the documents is as under:-

S.N.	PARTICULARS	PAGE No.
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Signature: Madhuri Gupta
Name : MADHURI GUPTA
Designation: Managing Director
Mobile No. : 9835234322
E-mail id: asha.realty.india@gmail.com
For and on the behalf of the applicant/company
ASHA REALTY DEVELOPERS PRIVATE LIMITED

Dated : 12-04-2022
Place: Muzaffarpur

ASHA REALTY DEVELOPERS PVT. LTD. MUZAFFARPUR

1	PARTICULARS OF THE PROJECT	
S.No.	**Particulars**	**Details**
1.1	Name of the project/phase of the project registered	Centrum Mall
1.2	Name of the promoter	ASHA REALTY DEVELOPERS PVT LTD
1.3	Location	Deepak Cinema Complex, Sahu Road, Muzaffarpur East, Dist-Muzaffarpur
1.4	Total area of the project	3330.50 sqm(land area)
1.5	Present phase registered(Phase No.)	NA
1.6	Area of phase registered	NA
1.7	Type of the project or phase of the project	Commercial Complex
1.8	Start date of the project/phase of the project	11-05-2018
1.9	Validity of registration certificate	04 years 07 months
1.10	Quarter for which information is provided	Quarter ending : 31st MAR 2022

2	FINANCIAL PROGRESS	
S.No.	**Particulars**	**Amount(in lakh)**
2.1	Total estimated cost of the project including land	3880.00
2.2	Expenditure to be incurred upto the quarter ending as per the projections mentioned at the time of registration	NA
2.3	(i) Actual expenditure incurred till end of quarter under reference	2483.00
	(ii) Expenditure of total estimated cost in %	63.99%
	Whether the project is on schedule as per the actual expenditure	YES
	(i) Specify the reason if not as per schedule	
	(ii) Mention details on how to overcome the backlog	

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ASHA REALTY DEVELOPERS PVT. LTD. MUZAFFARPUR

3	STATUS OF THE PROJECT
3.1	Status of physical progress

Details of towers incase of group housing

Building	% of completion	Remarks
Centrum Mall (G+6)	70%	

3.2	Status of infrastructure development		
Components		**% of completion**	**Remarks**
A- Services			
i.	Roads and pavements	50%	
ii.	Parking	100%	
iii.	Water Supply	0%	
iv.	Sewerage	0%	
v	Electrification	0%	
vi.	Storm Water drainage	0%	
vii.	Parks and play ground	NA	
viii.	Street Light	0%	
ix.	Renewable energy system	0%	
x.	Security and fire fighting services	0%	
xi.	STP	50%	
xii.	Underground tank	100%	
xiii.	Rain water harvesting	0%	
xiv.	Electrical sub station	0%	

B- Community buildung to be transferred to RWA			
Components		**% of completion**	**Remarks**
xv.	Community centre	NA	
xvi.	Others	NA	

3.3	Details of the fund received through booking or other means			
	Particulars	**Money receipt Q4 FY 21-22 (in lakh)**	**Money spent Q4 FY 21-22 (in lakh)**	**Balance available Q4 FY 21-22**
i.	Booking	53.23	43.86	9.37
ii.	Equity	NA		
iii.	Loan etc.			

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4	WITHDRAWAL FROM THE PROJECT ACCOUNT for 70% of amount realised from allottees)	(Separately opened
4.1	Name of the project account	Asha Realty Developers Pvt. Ltd.
4.2	Project account No.	3640187759
4.3	Amount at the start of the quarter	29441.22
4.4	Amount received during the quarter	3700000.00
4.5	Expenditure during the quarter	3700000.00
4.6	Net amount at the end of the quarter	29441.22

5	GOVERNMENT DUES PAYMENT DETAILS					
S.No.	Particulars	Total payable	Payable upto end of the quarter	Paid upto end of the quarter	Backlog if any at the end of the quarter	Balance to be paid
5.1	External Developmen Works	NA	NA	NA	NA	NA
5.2	Infrastructure Charges	NA	NA	NA	NA	NA
5.3	Total	NA	NA	NA	NA	NA

6	DETAILS OF APPROVALS			
S.No.	Approval to be	NA		
	NA			

7	MISCELLANEOUS			
7.1	List of channel partners			
	Channel partner name		RERA Registration No.	
	i. NA		NA	
7.2	List of legal cases(if any)			
	Project	Name of parties/Case No.	Issue involved	Next date and its status
	i. NA			
7.3	Sale report during the quarter			

Sr. No.	Unit No.	Carpet area	Date of booking	Sale value	Collection	Balance	Payer name
i.							

7.4	Latest marketing collateral	- NA
7.5	Copy of latest advertiesement details	- NA

ASHA REALTY DEVELOPERS PVT. LTD. MUZAFFARPUR

Madhuri Gupta

Asha Realty Developers Pvt. Ltd.

Rajju Sah Lane, Ramna

Mithanpura, Muzaffarpur

CIN: U70200BR2010PTC016330

Particulars				Payment receiving details		
S.No.	Name	Shop No	Date of Booking	Received up to 31-03-2021	FY-21-22	Total
1	Abhishek Kumar & Kumari Milan	GR-6	01-03-2019	1500000.00	400000.00	1900000.00
2	Abhishek Pallav	F-11	27-10-2020	3500000.00	0.00	3500000.00
3	Anchovies IT Solution	GR-15	04-12-2018	3650000.00	0.00	3650000.00
4	Atul Kumar	F-12	24-12-2018	681000.00	500000.00	1181000.00
5	Dr. Priye Ranjan	GR-12,13&14	30-12-2018	15055000.00	1800000.00	16855000.00
6	Dr. Sangeet Kumar & Dr. Vijay Kumar	GR-7	22-03-2019	850000.00	650000.00	1500000.00
7	Dr. Amrit Ranjan & Sweta Gupta	GR-3	28-10-2021	0.00	2065000.00	2065000.00
8	Niraj Kumar	GR-2 & 3	15-10-2020	76000.00	0.00	76000.00
	Mukesh Kumar Verma	GR-5	03-04-2021	0.00	1000000.00	1000000.00
9	Parash Nath	GR-4	20-11-2018	600000.00	0.00	600000.00
10	Raj Kumar Gupta	F-4	26-11-2018	453000.00	0.00	453000.00
11	Ruchi Sonawala	GR-11	23-11-2018	4000000.00		4000000.00
12	Sarweshwar Nath	F-4	25-04-2019	1500000.00	2500000.00	4000000.00
13	Sushil Lath	F-15	13-09-2019	2700000.00	0.00	2700000.00
14	Ratan kr Chopra	F-10	11-02-2022	0.00	3000000.00	3000000.00
	Grand Total			**34565000.00**	**11915000.00**	**46480000.00**

ASHA REALTY DEVELOPERS PVT. LTD. MUZAFFARPUR