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	30th Jun 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.
1	Particulars of the project	2
2	Financial progress	2
3	Status of the project & Details of fund received	3
4	Withdrawal from escrow account	4
5	Government dues payment details	4
6	Details of approvals received during the quarter	4
7	Miscellaneous	4
8	Annexures	5

Dated : 12-07-2022
Place: Muzaffarpur

Signature:
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

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 : 30th Jun 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	2522.00
	(ii) Expenditure of total estimated cost in %	65.00%
	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	

ASHA REALTY DEVELOPERS PVT. LTD. MUZAFFARPUR

Madhumi Gupta

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)	75%		
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 Q1 FY 22-23 (in lakh)	Money spent Q1 FY 22-23 (in lakh)	Balance available Q1 FY 22-23
i.	Booking	13	37	-24
ii.	Equity	NA		
iii.	Loan etc.			

Madhuri Gupta

ASHAK REALTY DEVELOPERS PVT. LTD. MUZAFFARPUR

4	**WITHDRAWAL FROM THE PROJECT ACCOUNT (Separately opened for 70% of amount realised from allottees)**	
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	1300000.00
4.5	Amount Withdrawal during the quarter	1300000.00
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.

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 31-03-2022	FY-22-23 Q1	Total
1	Abhishek Kumar & Kumari Milan	GR-6	01-03-2019	*1900000.00*	*400800.00*	*2300800.00*
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	*1181000.00*	*0.00*	*1181000.00*
5	Dr. Priye Ranjan	GR-12,13&14	30-12-2018	*16855000.00*	*900000.00*	*17755000.00*
6	Dr. Sangeet Kumar & Dr. Vijay Kumar	GR-7	22-03-2019	*1500000.00*	*0.00*	*1500000.00*
7	Dr. Amrit Ranjan & Sweta Gupta	GR-3	28-10-2021	*2065000.00*	*0.00*	*2065000.00*
8	Niraj Kumar	GR-2 & 3	15-10-2020	*76000.00*	*0.00*	*76000.00*
9	Mukesh Kumar Verma	GR-5	03-04-2021	*1000000.00*	*0.00*	*1000000.00*
10	Parash Nath	GR-4	20-11-2018	*600000.00*	*0.00*	*600000.00*
11	Raj Kumar Gupta	F-4	26-11-2018	*453000.00*	*0.00*	*453000.00*
12	Ruchi Sonawala	GR-11	23-11-2018	*4000000.00*	*0.00*	*4000000.00*
13	Sarweshwar Nath	F-4	25-04-2019	*4000000.00*	*0.00*	*4000000.00*
14	Sushil Lath	F-15	13-09-2019	*2700000.00*	*0.00*	*2700000.00*
15	Ratan kr Chopra	F-10	11-02-2022	*3000000.00*	*0.00*	*3000000.00*
	Grand Total			***46480000.00***	***1300800.00***	***47780800.00***

ASHA REALTY DEVELOPERS PVT. LTD. MUZAFFARPUR

Authorised Signatory