FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending MAR of 2025

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	BRERAP00055-5/63/R-1178/2021	Name of Project/Phase of Registered Project	R R ENCLAVE
Name of Promoter	Asha Realty Developers Pvt Ltd	Project Address	Majhaulia Road, Muzaffarpur
Name of Co-promoter	NA		
Project Registration is valid up to	31-01-2025		
Starting date of Project or Phase of the Project	10-08-2021		
Type of Project or Phase of the Project	1. Residential		
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. 2 BHK 2. 3 BHK,	20 25	36999	-01	1. Booked Block - 13	3. Booked - 02
					Percentage of booking - 50 %	Percentage of booking- 10%

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	NA			
2.	Fire N.O.C.	STATE FIRE OFFICER, BIHAR		27.02.2020	I
3.	Water Supply Permission	CGWA		15.11.2022	II
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)	NA	
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
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	100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	
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	90%	

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

12.	Fire Protection and Fire Safety Requirements	Y	100 %	
13.	Closed Parking	Y	100%	
14.	Open Parking	N	0 %	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Y	100 %	
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.	3890917543
2.	Estimated Cost of the Project including land cost at the start of the Project	NA
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	950.00 Lakh
4.	Any Variation in Development Cost which is declared at the start of the Project .	No
5.	Amount received during the Quarter	196.31 Lakh
6.	Actual Cost Incurred during the Quarter	312.13 Lakh
7.	Net amount at end of the Quarter	0.08 Lakh
8.	Total expenditure on Project **till date**	776.66 Lakh
9.	Cumulative fund collected till the end of Quarter in question	532.47 Lakh
10.	Cumulative expenditure done till the end of Quarter in question	776.66Lakh

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	03
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: 03.04.2025

Provisional Fire Clearance **(Above 15 Mtr. Height)**

Letter No. 498./

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar. Danish Siddiqui (B.Arch),
Regd. No.-CA/2011/53346

Patna Dt. 27.02.2020.

Sub :- The views regarding proposed Residential building of above 15 mtr. In height to be constructed at Dist-Muzaffarpur.

Sir,

Please refer to your letter no. B-18/08/02/04/2020, dt. -04/02/2020 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a (5 floor) (Total B/U Area-4575 Sqmtr.), Fully Proposed Residential Building shall be constructed on 40 feet wide road belongs to Asha Realty Developers Pvt. Ltd., Sri Bipin Kumar & Sri Vijay Kumar, S/o Late Rameshwar Prasad, Khesra No.-339ka,kha,ga,gha,340, Khata No.-293, Thana No.-348, Thana-Kazi Mohammadpur, Dist- Muzaffarpur.

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

i) **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 Bihar building bye laws, 2014.
b) The floor area exceeds 750 m^2 shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
b) The approach roads shall be sufficiently strong to withstand 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 be less than 4.5 M and 5M respecting abutting the road.

iii) **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 than 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 enclosures 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 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
e) In case of two staircase, one must be on outer wall.
f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

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

(भूजल निकासी हेतु अनापत्ति प्रमाण पत्र)

NO OBJECTION CERTIFICATE (NOC) FOR GROUND WATER ABSTRACTION

Project Name:	R.r.enclave		
Project Address:	Rasulpur Zilani. Majhaulia 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/2022/17023			
2.	Application No.:	21-4/1244/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
23.75	8668.75						

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.):	52012.50

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

artifex
design studio

Architecture | interiors | Design build | Project management
Landscaping | Graphics design

TO WHOM IT MAY CONCERN: R.R. ENCLAVE COMPLETION CERTIFICATE

It is certified that the project with the following details has been completed on 18th Feb, 2025.

Project Name – R. R. Enclave
Project Address – Damuchak, Rashulpur Zilani, Majhaulia Road, Kazi Muhammadpur, Muzaffarpur

Name of Developer: Asha Realty Developers Pvt. Ltd
Name of Architect – Ar. Rajat Jaiswal (COA No. – CA/ 2021/ 57492)

Land Owners:
(1) Shree Bipin Kumar
(2) Shree Vijay Kumar

On khata no - 293
Khesara no - 339, ka, kha, ga, gha, 340

At Mauza - Damuchak
Thana - Kazimuhammadpur
Thana no - 348
Ward no - 27
Anchal –Musahari

Passing Map Plan Case No – (27-02/2021)
Date of Passing – (13-02-2021)

It is completed in all respect. All floors which was approved is completed with all finishing work (Plastering, Flooring, Sewerage, Plumbing, Electrification, Wooden & Grill work, etc.)
Construction is done according to approved map. It is ready to occupy.

Date – (18/ Feb/ 2025)
Place –Muzaffarpur, Bihar

.....
Signature

AR. RAJAT JAISWAL
COA NO.- CA/2021/57492

Ar. Rajat Jaiswal

Founder & Partner
Artifex Design Studio

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

Contact Nos.:

+91 94318 13230 - A. K. Gupta
+91 90312 52324 - Tushar Pd.
0621-2240489 - Office
E-mail : asha.realty.india@gmail.com
www : asharealty.co.in

Regd. Office:

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

Ref.:

Date :.....
दिनांक: 02/04/2025

सेवा में,
नगर आयुक्त महोदय,
मुजफ्फरपुर नगर निगम,
मुजफ्फरपुर

विषय: "ऑक्यूपेंसी सर्टिफिकेट" जारी करने के संदर्भ में

महोदय,

सविनय निवेदन है कि हमारी कंपनी ने मझौलिया रोड,रसूलपुर जिलानी, खाता संख्या 293, खेसरा संख्या 339 क ख ग घ 340 पर श्री बिपिन कुमार श्री विजय कुमार की भूमि पर "आर आर एन्क्लेव " का निर्माण कार्य सफलतापूर्वक पूरा कर लिया है। यह निर्माण अनुमोदित आर्किटेक्चरल प्लान के अनुसार किया गया है।

संबंधित आर्किटेक्ट श्री रजत जायसवाल द्वारा दिनांक 18/02/2025 को इस परियोजना का "कंप्लीशन सर्टिफिकेट" जारी किया गया है, जिसमें प्रमाणित किया गया है कि निर्माण कार्य सभी निर्धारित मानकों के अनुरूप पूर्ण हो चुका है। अतः यह परियोजना ऑक्यूपेंसी (प्रवेश) के लिए तैयार है।

अतः श्रीमान से सादर अनुरोध है कि कृपया उपरोक्त परियोजना का ऑक्यूपेंसी सर्टिफिकेट शीघ्र जारी करने की कृपा करें।

आपके सहयोग के लिए हम आपके आभारी रहेंगे।

मुजफ्फरपुर नगर निगम
एम० एम०
21/4/25

सधन्यवाद,
अश्विनी कुमार गुप्ता

(निदेशक)
[हस्ताक्षर एवं आधिकारिक मुहर]

LLPIN : ACI-2023
N S H A R P & CO LLP
CHARTERED ACCOUNTANTS
2nd Floor, Bansal Tower, Club Road, Mithanpura, Muzaffarpur (BIHAR) - 842 002
E-mail : muz-bo@nsharp.in | Mobile : 9006044497

PROVISIONAL PROJECT STATUS CERTIFICATE

TO WHOMESOEVER ITMAY CONCERN

The project **Rameshwar Radha Enclave** Located at. **Damuchak, Rasulpur Zilanai, Majhaulia Road, PS-Kazi Mohammadpur, Muzaffarpur (Khesra/Plot No-339, Ka, Kha Ga, Gha 340 Khata No-293, Thana No-348, Mauza-Damuchak, Sub division/Dist.- Muzaffarpur- 842001** being developed by **M/S Asha reality developers Pvt Ltd** is completed on the basis of Architect Certificate & other records provided by management.

The cost of project is under finalisation which cannot be certified before 1st quarter of FY 25-26. *The management has provisionally estimated the total cost as 9.5 cr yet to be verified.*

For, N S H A R P & CO LLP
Chartered Accountant

Place : Muzaffarpur
Date : 27/03/2025
UDIN : 25308883BMIUEY4239

CA Pankaj Kumar
M. NO 308883
(Partner)

NSHARP & CO LLP CHARTERED ACCOUNTANTS Firm No. 017220C/E300287

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

Contact Nos.:

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+91 90312 52324 - Tushar Pd.
0621-2240489 - Office
E-mail : asha.realty.india@gmail.com
www : asharealty.co.in

Regd. Office:

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

Ref.:

Date : 03rd April 2025

To,

The Real Estate Regulatory Authority (RERA), Bihar

6th Floor,
Bihar State Building Connstruction Corporation Campus
Hospital Road, Shastri Nagar, Patna - 800023

Subject: Completion of Project "RR Enclave" (RERA Registration No. **BRERAP00055-5/63/R-1178/2021**) and Status of Sale Deeds

Respected Sir/Madam,

We hereby inform you that our real estate project "RR Enclave", registered under RERA Bihar with Registration No. **BRERAP00055-5/63/R-1178/2021**, has been successfully completed.

Furthermore, we would like to confirm that no sale deeds have been executed for any units within the project till date.

Kindly acknowledge the same. Please let us know if any further information or formalities are required from our end.

Thank you.

Yours sincerely,
Asha Realty Developers Pvt Ltd
Director
Ashwini Kumar Gupta

INDIA JUDICIAL

Government of Bihar

e-Court Fee

e-Court Fee Receipt No.	:	BRECR046C250300050834
Date & Time	:	18-Mar-2025 03:46 PM
Name of the ACC/ Registered User	:	District Co-operative Central Bank, Muzaffarpur
Location	:	Civil Court Muzaffarpur
Name of Applicant	:	DEPONENT
e-Court Fee Amount	:	100 (One Hundred Rupees Only)

NOTARY Rama Kumar Sinha CIVIL COURT MUZ Regd No-5769/2024 Expy Date-07/07/2027 GOVT OF BIHAR

DISTRICT CO-OPERATIVE BANK LTD. MUZAFFARPUR CENTRAL CO-OPERATIVE BANK LTD. ECOURT COUNTER MUZAFFARPUR

IN 2500535962

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

The

The Notary Public

Muzaffarpur

AFFIDAVIT

Dated 29 MAR 2025

Book No. 02 S No. 14

I, Ashwini Kumar Gupta, son of Late Shivnath Prasad, aged 67 years, residing at Rajju Sah Lane, Ramna, Mithanpura, Muzaffarpur, the authorized representative of Asha Realty Developers Pvt. Ltd., having its registered office at house of Sri Ashwini Kumar Gupta, Rajju Sah Lane, Ramna, Mithanpura, Muzaffarpur, do hereby solemnly affirm and state as follows:

1. That Asha Realty Developers Pvt. Ltd. is the promoter of the real estate project "**Rameshwar Radha Enclave**", which is registered under RERA with project registration number **BRERAP00055-5/63/R-1178/2021.**

2. That the promoter has provided all the services, amenities, and facilities as per the terms and conditions mentioned in the Agreement to Sale and the project brochure.

3. That there are no pending cases, complaints, or litigations against the promoter in relation to the said project before any court, tribunal, or authority.

4. That the information stated above is true and correct to the best of my knowledge and belief, and nothing material has been concealed therein.

I swear and affirm that the contents of this affidavit are true and correct, and I understand that any false statement made herein is punishable under the law.

DEPONENT

Ashwini Kumar Gupta
(Director)
Asha Realty Developers Pvt. Ltd.

VERIFICATION

I hereby verify that the contents of this affidavit are true and correct to the best of my knowledge, belief, and understanding. No part of it is false, and nothing material has been concealed therefrom.

Verified at Muzaffarpur on this 28-03-2025

DEPONENT

I know
Uday Shankar Prasad
Advocate
29.03.2025

The Deponent Identified by Advocate has Solemnly affirmed declared before me
R.K. Sinha
29/03/2025
Reena Kumari Sinha
CIVIL COURT, MUZ
Notary Regd-6769/J/2022