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	R R ENCLAVE
Report for the Quarter Ending	30th Sep 2022
RERA Registration No.	BRERAP00055-5/63/R-1178/2021
Project Date of Completion	31.01.2025
Name of Collaborator	NA
Name of Developer	ASHA REALTY DEVELOPERS PVT LTD

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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Dated : 11-10-2022
Place: Muzaffarpur

Signature:
Name : ASHWINI KUMAR GUPTA
Designation: 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

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	R R ENCLAVE
1.2	Name of the promoter	ASHA REALTY DEVELOPERS PVT LTD
1.3	Location	Damuchak, Rasulpur Zilani, Majhulia Road, Kazimuhammadpur, Muzaffarpur
1.4	Total area of the project	1830 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	Residential Apartment
1.8	Start date of the project/phase of the project	10-08-2021
1.9	Validity of registration certificate	03 years 06 months
1.10	Quarter for which information is provided	Quarter ending : 30th Sep 2022

2	FINANCIAL PROGRESS	
S.No.	**Particulars**	**Amount(in lakh)**
2.1	Total estimated cost of the project including land	680.68
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	130.00
	(ii) Expenditure of total estimated cost in %	19.10%
	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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3	STATUS OF THE PROJECT			
3.1	Status of physical progress			
Details of towers incase of group housing				
Building		% of completion	Remarks	
R R Enclave(G+5)		19%		
3.2	Status of infrastructure development			
Components			% of completion	Remarks
A- Services				
i.	Roads and pavements		25%	
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		0%	
xii.	Underground tank		0%	
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	Amount receipt Q1 FY 22-23 (in lakh)	Amount spent Q1 FY 22-23 (in lakh)	Balance available Q1 FY 22-23
i.	Booking	21.7	25.25	-3.55
ii.	Equity	NA		
iii.	Loan etc.			
3.4	Details of the fund received through booking or other means			
	Particulars	Amount receipt Q2 FY 22-23 (in lakh)	Amount spent Q2 FY 22-23 (in lakh)	Balance available Q2 FY 22-23
i.	Booking	23.5	17.4	6.1
ii.	Equity	NA		
iii.	Loan etc.			

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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.	3890917543
4.3	Amount at the start of the quarter	611000.00
4.4	Amount received during the quarter	3250000.00
4.5	Amount withdrawal during the quarter	3850000.00
4.6	Net amount at the end of the quarter	11000.00

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							

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Asha Realty Developers Pvt. Ltd.

Rajju Sah Lane, Ramna

Mithanpura, Muzaffarpur

R R ENCLAVE

Particulars				*Payment receiving details*			
S.No.	**Name**	**Flat No**	**Date of Booking**	**FY-21-22**	**FY-22-23 Q1**	**FY-22-23 Q2**	**Total**
1	Ankita Kumari	302	02-05-2022	*0.00*	*1200000.00*	*360000.00*	*1200000.00*
2	Pramod Ranjan Srivastava	407	07-02-2022	*501000.00*	*400000.00*	*0.00*	*901000.00*
3	Santosh Kumar Nirala	208	15-12-2021	*680000.00*	*570000.00*	*490000.00*	*1250000.00*
4	Rahul Raman & Manvi Verma	303	01-12-2021	*1301000.00*	*0.00*	*0.00*	*1301000.00*
5	Santosh kumar Shahi	501	06-09-2022	*0.00*	*0.00*	*1500000.00*	*0.00*
6							*0.00*
7							*0.00*
8							*0.00*
9							*0.00*
10							*0.00*
11							*0.00*
12							*0.00*
13							*0.00*
14							*0.00*
	Grand Total			***2482000.00***	***2170000.00***	***2350000.00***	***4652000.00***

ASHA REALTY DEVELOPERS PVT. LTD. MUZAFFARPUR