

**FORM-7 [REGULATION-9]**

Quarterly progress report for quarter ending Mar of 2025

<b>I. PARTICULARS OF PROMOTERS</b>			
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		

<b>II. PARTICULARS OF PROJECT</b>			
Project Registration Number	BRERAP00055-6/165/R-1472/2022	Name of Project/Phase of Registered Project	ASHA VIHAR PHASE IV
Name of Promoter	Asha Realty Developers Pvt Ltd	Project Address	Maripur, Muzaffarpur
Name of Co-promoter	NA		
Project Registration is valid up to	15-05-2027		
Starting date of Project or Phase of the Project	10-10-2022		
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  - 01	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
A	1. 2 BHK	16	28192		1. Booked Block (A) - 08	3. Booked - 0
B	2. 3 BHK,	16	36620		2. Booked Block(B) -10	Percentage of booking- NA
	3. 2 BHK	05			Percentage of booking - 26 %	
	4. 3 BHK	30				

**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.	Bihar Fire Service		17.04.2022	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 be filled 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/yyyy) Format
1.	Excavation (if any)	100 %	
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	100 %	
5.	Stilt Floor	90 %	
6.	Slabs of Super Structure	55 %	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	20%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	55%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
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	0%	

	requirements as may 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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Y	0 %	
2.	Water Supply	Y	0 %	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Y	0 %	
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	0 %	
9.	Solid Waste Management & Disposal	Y	0 %	
10.	Water Conservation / Rain Water Harvesting	Y	0 %	
11.	Energy Management	N	0 %	

12.	Fire Protection and Fire Safety Requirements	Y	0 %	
13.	Closed Parking	Y	100%	
14.	Open Parking	N	0 %	
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.	PERCENT AGE 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			

<b>IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT</b>			
(A)	Sr. No.		
	1.	Front Elevation	YES
	2.	Rear Elevation	YES
	3.	Side Elevation	YES
(B)		Photograph of each floor	

<b>X. FINANCIAL PROGRESS OF THE PROJECT</b>		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	41228620114
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)	1155 Lakh
4.	Any Variation in Development Cost which is declared at the start of the Project .	No
5.	Amount received during the Quarter	75.95 Lakh
6.	Actual Cost Incurred during the Quarter	95.07 Lakh
7.	Net amount at end of the Quarter	0.10 Lakh
8.	Total expenditure on Project <b>till date</b>	408.83 Lakh
9.	Cumulative fund collected till the end of Quarter in question	292.16 Lakh
10.	Cumulative expenditure done till the end of Quarter in question	408.83 Lakh

<b>XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED</b>
No

<b>XII. MISCELLANEOUS</b>		
<b>A</b>	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>B</b>	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	2
3.	No. of possessions given to allottees	0
<b>XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART</b>		
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: Karan Gupta

Date: 13.04.2025

**औपबंधिक अग्नि निवारण एवं अग्नि सुरक्षा अनापत्ति प्रमाण पत्र**

बिहार अग्निशमन सेवा अधिनियम, 2014 की धारा-02 की उपधारा-(छ) के अधीन  
बिहार अग्निशमन सेवा नियमावली, 2021 के नियम 15(च)(iii) के अन्तर्गत)

**निदेशक, राज्य अग्निशमन सेवा, बिहार, पटना का कार्यालय।**

प्रेषक,

निदेशक,  
राज्य अग्निशमन सेवा,  
बिहार, पटना ।

सेवा में,

पन्ना लाल पोद्दार,  
प्रकाश चन्द्र पोद्दार,  
काजी मोहम्मदपुर, मुजफ्फरपुर।

संदर्भ :- क्रमांक...1249..... दिनांक...18/04/2022

आवेदनकर्ता मे0 **Er. Nabil Ahmad** (विशिष्ट आई.डी.नं0 **C-02/2019**)

विषय :- भवन निर्माण के लिए औपबंधिक अनापत्ति प्रमाण पत्र निर्गत ।

महाशय,

राज्य अग्निशमन सेवा, बिहार, पटना के द्वारा गठित अग्नि सुरक्षा एवं निवारण स्कंध (FSPW) की संतुष्टि के उपरान्त व उक्त समिति में शामिल विशेषज्ञों की अनुशंसा के आलोक में भवन निर्माणकर्ता मे0 **पन्ना लाल पोद्दार** के द्वारा प्रस्तावित भवन/ब्लॉक का निर्माण हेतु बिहार अग्निशमन सेवा नियमावली, 2021 के नियम 15(च)(iii) के अंतर्गत औपबंधिक अनापत्ति प्रमाण पत्र निर्गत किया जाता है ।

प्रस्तावित भवन योजना से संबंधित भवन का नाम **श्री पन्ना लाल पोद्दार एवं श्री प्रकाश चन्द्र पोद्दार, पिता-स्व0 हीरा लाल पोद्दार, प्लॉट नं0-922ख, ग, घ, खाता नं0-229, थाना नं0-352, थाना-काजी मोहम्मदपुर, मरीपुर छपरा लोदी, जिला-मुजफ्फरपुर** अधिभोग **आवासीय** उप श्रेणी **आवासीय** भवन की ऊँचाई **16.46 एवं 14.32** (मीटर में) फर्श क्षेत्र **9572.1** वर्गमीटर, भवन के तलों की संख्या **5 एवं 4**, तलघर की संख्या **शून्य**, स्लिट/भूतल की संख्या **1**, भवन के ब्लॉक की संख्या **2**, प्रत्येक मंजिल का औसत अधिभोग भार **165**, लिफ्ट की संख्या **2**, फायर लिफ्ट की संख्या **2**, रैम्प की संख्या **2**, आपातकालीन शरण स्थल (रिफ्यूजी एरिया) की संख्या **1**, फायर टावर की संख्या **शून्य** है। राष्ट्रीय भवन संहिता के दिशा-निर्देश, स्थानीय भवन नियमावली एवं स्थानीय परिस्थिति के आधार पर निम्नलिखित सलाह/अनुशंसा के साथ भवन निर्माण योजना की स्वीकृति दी जाती है, जिसका अनुपालन संबंधित वास्तुविद/भवन निर्माणकर्ता/भू-स्वामी के द्वारा किया जाएगा।

भवन योजना पर प्रतिहस्ताक्षर के बाद आपके अनुमोदन हेतु अग्रसारित किया जाता है :-

(1) भवन निर्माणकर्ता द्वारा भवन के लिए खुली जगह (मीटर) (उत्तर **8.89** मी0, दक्षिण **6.55** मी0, पूर्व **4.45** मी0, पश्चिम **3.96** मी0) एवं पलायन के साधन (आंतरिक सीढ़ियों की संख्या **3**, चौड़ाई **1.7, 1.7, 1.25** (मीटर)/बाह्य सीढ़ियों की संख्या **1**, चौड़ाई **1.7** (मीटर) प्रस्तावित किया गया है।

(2) **खुला स्थान एवं पहुँच-**

(क) भवन के चारों तरफ तत्समय प्रवृत्त भवन उपविधि एवं अन्य तत्संबंधी अधिनियम/नियम/विनियमन/स्थानीय आवश्यकता के अनुसार खुला स्थान होगा एवं अग्निशमन दस्ते के पहुँच एवं घुमाने के लिए न्यूनतम 3.60 मीटर जगह (भवन श्रेणी एवं निर्माण के अनुसार परिवर्तनीय) छोड़ा जाना चाहिए ।

(ख) भवन का पहुँच पथ मजबूत एवं चौड़ी हो जो 20 मिट्रिक टन अग्निशामक वाहन का भार आसानी से सहन कर सके।

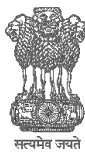
(ग) भवन के प्रवेश द्वार की चौड़ाई 4.5 मीटर एवं ऊँचाई 5 मीटर से कम नहीं होना चाहिए।

(3) **बनावट :-**

(क) प्रस्तावित भवन का पूरा निर्माण अनुमोदित योजना के अनुसार बिहार भवन उपविधि, 2014 समय-समय पर यथा संशोधित तथा स्थानीय नगर निकाय के भवन संबंधी नियमों को ध्यान में रखकर किया जाएगा ।







(भूजल निकासी हेतु अनापत्ति प्रमाण पत्र)

**NO OBJECTION CERTIFICATE (NOC) FOR GROUND WATER ABSTRACTION**

Project Name:	Asha Vihar Phase Iv		
Project Address:	Maripur		
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 - 8, 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/2022/17027											
2.	Application No.:	21-4/1242/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			
35.00		12775.00											
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.):							76650.00					
11.	Number of Piezometers(Observation wells) to be constructed/ monitored & Monitoring mechanism.					No. of Piezometers		Monitoring Mechanism					
Manual								DWLR**		DWLR With Telemetry			
					1		1		0		0		
**DWLR - Digital Water Level Recorder													

**(Compliance Conditions given overleaf)**

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