FORM -7

[REGULATION -9]

Quarterly Progress Report for quarter ending March 2023

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP000136-2/1113R-957/2020	Name of Project/Phase of Registered Project	Satya Suresh Enclave
Name of Promoter	Aditya Niwas Developers and Colonizers	Project Address	Near Mansarovar Apt. Mahuabag, Jagdeopath, Patna - 800014
Name of Co-promoter	N/A		
Project Registration is valid up to	10/12/2023		
Starting date of Project or Phase of the Project	06/05/2020		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority	3 Years 7 Months		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
Satya Suresh Enclave	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -	1(One) 1(One) 6(Six)	370 620 2-843,2-805, 2-774	16 (Sixteen)	1. Booked/ Allotted 8 (Eight) 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	8
Satya Suresh Enclave	16	2. Sold -	0

IV. 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.	NA			

Aditya Niwas Developers & Colonizers

3.	Water Supply Permission	Self Supply			
4.	NOC from Airport Authority of India	Airport Authority of India		04/02/2019	PATNA/EAST/B/011519/363851
5.	Other Approval(s), if any, required for the Project.	NA			

V. Construction Progress of the Project

1. Plan Case No P Dhanaut- PRN- G=3/57/2019 To be aded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	N/A
2.	Basements (if any)	N/A
3.	Podiums (if any)	N/A
4.	Plinth	Done
5.	Stilt Floor	Done 100%
6.	Slabs of Super Structure	Completed 100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal Wall Completed, Internal Plaster completed Flooring completed, Doors and Window work in progress
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	85% Completed Rest Sanitary fitting in progress
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircase completed, overhead tank, underground water tank completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External Plaster completed, External Plumbing is in progress 100% completed

Colonizers * Aditya Nirman * Developers

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 requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	50% Lift work is in progress, water pump installed and rest is in progress. Boundry wall 90% completed.

VI. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	N/A	N/A
2.	Water Supply	Yes	100%	Done
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	Done
4.	Storm Water Drains	No	0%	N/A
5.	Landscaping & Tree Planting	No	0%	N/A
6.	Street Lighting	No	0%	N/A
7.	Community Buildings	No	0%	N/A
8.	Treatment and Disposal of Sewage and Sullage Water	No	0%	N/A
9.	Solid Waste Management & Disposal	No	0%	N/A
10.	Water Conservation / Rain Water Harvesting	Yes	100%	Done
11.	Energy Management	No	0%	N/A
12.	Fire Protection and Fire Safety Requirements	No	0%	N/A

Colonizers Active Nine

13.	Closed Parking	Yes	100%	Done
14.	Open Parking	No	0%	N/A
15.	Electrical Meter Room, Sub-Station, Receiving Station	No	0%	N/A
16.	Others (Option to Add More)	No	No	NA

VI.A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths	NA		
2.	Water Supply	NA		
3.	Sewerage Chambers Septic Tank	NA		
4	Drains	NA		
5.	Parks, Land Scaping and Tree Planting	NA		
6.	Street Lighting	NA		
7.	Disposal of sewage & sullage water	NA		
8.	Water conservation/Rain Water Harvesting	NA		
9.	Energy Management	NA		



VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT	
S. No.	Particulars
A	
1.	Front Elevation. Photo Attached
2.	Rear Elevation Photo Attached
3.	Side Elevation
B	Photograph of Each Floor

VIII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	3780095538
2.	Estimated Cost of the Project including land cost at the start of the Quarter	2.20 Cr
3.	Amount received during the Quarter	51,00,000
4.	Actual Cost Incurred during the Quarter	24,46,219
5.	Net amount at end of the Quarter	26,53,781
6.	Total expenditure on Project **till date**	2,27,92,001
7.	Cumulative fund collected till the end of Quarter in question	2,60,00,998.00
8.	Cumulative expenditure done till the end of Quarter in question	2,03,45,782.00

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
No

X. MISCELLANEOUS		
A	List of Legal Cases (if any) N/A	
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter No Any	
1.	Sale Deed	
2.	Agreement for Sale	

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?
Project construction is running as per schedule and achieve all important milestone within time.

Undertaking:

we solemnly affirm, declare and undertake that all the details stated above are true tothe best of our knowledge and nothing material has been concealed here from. 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.

Niraj Kumar

Signature of Promoter

Name: Niraj Kumar
Date : 04/04/2023