FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of (2024-25)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	F063	Name of Firm	Aditya Niwas Developers and Colonizers
Firm Address :	Gauri Dev Residency, Near R P S Engineering College, Danapur, Patna -801503		
Total Experience of promoter in Real Estate sector	8 years		
Total Experience in Real Estate after Implementation of RERA	8 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential – 3 Projects	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00136-3/124/R-1445/2022	Name of Project/Phase of Registered Project	Vidya Radha Villa
Name of Promoter	Aditya Niwas Developers and Colonizers	Project Address	Rupaspur Khagaul Road, Hardaspur, In front of pillar No 58, Danapur Patna
Name of Co-promoter	NA		
Project Registration is valid up to	15/08/2027		
Starting date of Project or Phase of the Project	27/07/2022		
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	5 Years		

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 - 5 (Five)	Total Number of Apartments in Landowner's share - 5 (Five)
Vidya Radha Villa	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	One (1) One (1)	854 Sqft 847 Sqft	10 Apartments	1. Booked / Allotted -2 Two 2. Sold- Nil	3. Booked/ Allotted - Nil Sold - Nil
					Percentage of booking 40%	Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.			
Association of allottees name			
Details of allottees - Name, Address, Email id (if any), contact number. These details may not be available to common people.			
Name	Address	contact number	Email id (If any)
Manoj Kumar	Mahesh Nagar Patna 24		
Shalini	Rajiv Nagar Patna 24		

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	2
Vidya Radha Villa	10	2. Sold -	0

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	NA	NA	NA
2.	Fire N.O.C.	NA	NA	NA	NA
3.	Water Supply Permission	Self Supply	NA	NA	NA
4.	NOC from Airport Authority of India	NA	NA	NA	NA
5.	Other Approval(s), if any, required for the Project.	NA	NA	NA	NA

VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No. 20/22-23 To be added 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)	Done	Completed
2.	Basements (if any)	N/A	NA
3.	Podiums (if any)	N/A	NA
4.	Plinth	Completed	Completed
5.	Stilt Floor	Completed	Completed
6.	Slabs of Super Structure	Ground floor, first floor, second floor and third floor is completed and roof cating stair case is in progress	Dec 2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	1st and 2nd floor Brick work is 90% completed and brick work of 3rd floor is 50% complete	Dec 2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Nil	Dec 2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircase completed, Lift well – 2nd floor is completed and 3rd floor is in progress.	Dec 2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Nil	Dec 2025
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	Nil	Dec 2025

	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	No	N/A	NA
2.	Water Supply	Yes	0%	Dec 2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	Dec 2025
4.	Storm Water Drains	NA	0%	NA
5.	Landscaping & Tree Planting	No	0%	NA
6.	Street Lighting	No	0%	NA
7.	Community Buildings	No	0%	NA
8.	Treatment and Disposal of Sewage and Sullage Water	No	0%	NA
9.	Solid Waste Management & Disposal	No	0%	NA
10.	Water Conservation / Rain Water Harvesting	Yes	0%	Dec 2025
11.	Energy Management	No	0%	NA

12.	Fire Protection and Fire Safety Requirements	No	0%	NA
13.	Closed Parking	Yes	0%	Dec 2025
14.	Open Parking	No	0%	NA
15.	Electrical Meter Room, Sub-Station, Receiving Station	No	0%	NA
16.	Others (Option to Add More)	No	No	NA

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT - Not Applicable

		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	NA	NA	NA
2.	Water Supply	NA	NA	NA
3.	Sewerage Chambers Septic Tank	NA	NA	NA
4	Drains	NA	NA	NA
5.	Parks, Land Scaping and Tree Planting	NA	NA	NA
6.	Street Lighting	NA	NA	NA
7.	Disposal of sewage & sullage water	NA	NA	NA
8.	Water conservation/Rain Water Harvesting	NA	NA	NA
9.	Energy Management	NA	NA	NA

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

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	5250035407
2.	Estimated Cost of the Project including land cost at the start of the Project	1.90 Cr
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	1.90 Cr
4.	Any Variation in Development Cost which is declared at the start of the Project .	Not Yet
5.	Amount received during the Quarter	800000
6.	Actual Cost Incurred during the Quarter	822555
7.	Net amount at end of the Quarter	(22555)
8.	Total expenditure on Project **till date**	60,37,058
9.	Cumulative fund collected till the end of Quarter in question	28,00,000
10.	Cumulative expenditure done till the end of Quarter in question	60,37,058

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
No any	

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter-**No Any Case**	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter **One Agreement during the 3rd Qtr of 2024-25**	
1.	Sale Deed	No any
2.	Agreement for Sale	2 (Two)
3.	No. of possessions given to allottees	NA
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind? **Progress is as per schedule**		

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.

For Aditya Niwas Developers & Colo...

Niraj kumar

Managing Partn...

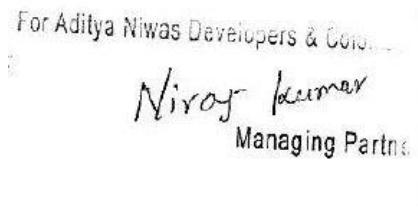
Signature of Promoter

Name:Niraj Kumar
Date: 06/01/2025

Aditya Niwas Developers and Colonizers

Booking Details:- As on 31st Dec 2024

Flat No	Flat Type
201	3BHK
202	3BHK



Date : 06/01/2025

Place: Patna