



PREM ADITYA HOMES PRIVATE LIMITED

Builder & Developer

New Saraswatichandra Market, Near Cycle Factory More, Kurjee, Patna-10
(09334317813, 9431457787, 9835640700, 9204493111)

Ref. No.....

Date.....

Dated: 12/10/2022

From- Kashyap Kumar Singh
Prem Aditya Homes Private Limited,
New Saraswati Chandra Market,
Kurjee More, Kurjee, Patna-10.

To- The Chairman,
Real State Regulatory Authority, Bihar,
6th floor, Bihar State Construction Corporation Building,
Shastrinagar, Patna-23.

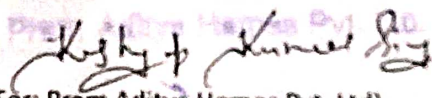
Subject: Submission of Physical Financial Report Quarter ending September-2022

Sir,

we are enclosing here Physical Financial Report Quarter ending September -2022 in Prescribed format for project RAM PRASAD ENCLAVE, Registration No. BRERAP00140-5/53/R-1192/2021.

Enc. - As above

Yours Faithfully,


(For: Prem Aditya Homes Pvt. Ltd)
Director

Director



ANNEXURE-A

Quarterly Progress Report for Quarter ending September of 2022 (Year)

1. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00140-5/53R-1192/2021	Name of Project / Phase of Registered Project	Ram Prasad Enclave
Name of Promoter	Prem Aditya Homes Pvt. Limited	Project Address	Chandrashekhar Nagar, Vijay Bihar Colony, Danapur, Patna.
Name of Co-Promoter	None		
Project Registration is Valid up to	10/31/2024		
Starting Date of the Project or Phase of the Project	9/2/2021		
Type of Project or Phase of the Project	1. Residential	Residential	
	2. Commercial		
	3. Residential cum Commercial		
	4. Plotted project		
Period of validity of map by competent Authority	6/19/2024		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

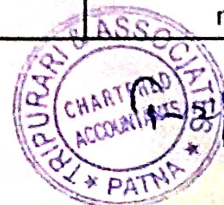
Building / Block Nnumber	Apartment Type		Carpet Area	Total Number of Sanctioned apartments	Total Number of apartments
Ram Prasad Enclave	1. 1 BHK -			32	1. Booked / Allotted- 4
	2. 2 BHK	11 Nos.	7030 sft.		2. Sold-nil
	3. 3 BHK	21 Nos.	19033 sft		
	4. SHOP				
	5. Bungalow				
	6. Plot etc.				

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building / Block Nnumber	Total Number of Sanctioned Garages	Total Number of Garages	
Ram Prasad Enclave	32	1. Booked / Allotted-	4
		2. Sold-	nil

Prem Aditya Homes Pvt. Ltd.

Kishor Kumar Singh
Director



IV. Construction Progress of the Project

1. Building/wing/Layout Number----- (to beaded for each Building/wing)

S. No.	Tasks / Activity	Percentage of Actual work Done (as on date of certificate)
1	2	3
1	Excavation(if any)	90
2	Basement (if any)	50
3	Podiums (if any)	-
4	Pilinth	50
5	Stilt Floor	-
6	Slabs of Super Structure	15
7	Internal walls, Internal Plaster, floorings, Doors and windows within Flats/ Premises	-
8	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the the flat /Premises	-
9	Staircases , Lifts Wells and Lobbies at each Floor level , Overhead and Underground water Tanks.	-
10	External Plumbing and external plaster, elevation , completion of terraces with waterproofing of the Building/ Wing	-
11	Installation of Lifts , water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, Mechanical Equipment, comliance to conditions o environment / CRZNOC, Finishing to entrance lobby /s, plinth protection, paving of areas appurtenant to Building / Wing , Compound wall and all other requirements as may be required to complete project as per specification in agreement for Sale	5

Dr. Aditya Homes Pvt. Ltd.

Kishor Kumar Singh
Director



Amenities and common Area and External Infrastructure Development Works)

Sl. No.	Common Area and Facilities	Proposed (Yes/No)	Percentage of actual work done (As on date of the	Details
1	2	3	4	5
1	Internal Roads and footh paths	Yes	15	
2	Water Supply	Yes	15	
3	Sewarage (Chamber, Line, SepticTank, STP)	Yes		
4	Storm Water Drains	Yes		
5	Landscaping & Tree Planting	Yes		
6	Street Lighting	Yes		
7	Community Buildings	no		
8	Treatment and Disposal of Sewageand SullageWater	Yes		
9	Solid Waste Management & Disposal	Yes		
10	Water Conservation / Rain water Harvesting	Yes		
11	Energy Management	no		
12	Fire Protection and Fire Safety Requirements	Yes		
13	Closed Parking	Yes		
14	Open Parking	no		
15	Electrical Meter Room , Sub Station, Receiving Station	Yes		
16	Others (Options toAdd More)	Yes		

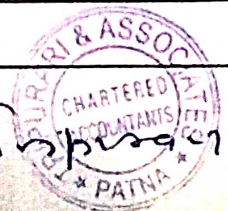
VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING

S. No.	Particulars
1	Front Elevation Attached
2	Rear Elevation Attached
3	Side Elevation Attached

Prem Aditya Homes Pvt. Ltd.

Kalyan Kumar Singh

Director



Financial Progress of the Project

S. No.	Particulars	Amount (in Rs.)
1	2	3
1	Project Account No.	18940210000670 UCOBank , Kurjee, Patna
2	Estimated Cost Of Project including land cost at the start of the quarter	Rs.8,17,66,000=00
3	Amount Received During the Quarter	Rs.185,000=00
3A	Total Receipt Till Date	Rs.461000=00
4	Actual Cost Incurred during the Quarter	Rs4350716=00
5	Net Amount at the end of the quarter	Rs.2888801=00
6	Total Expenditure on the Project till date	Rs14512651=00
7	Details of Mortgage or Charge , if any , created on the land and the projects	None

VIII. MISCELLANEOUS

A	List Of Legal Cases	
1	Case No.	None
2	Name Of Parties	
B	Sale / Agreement for Sale During the Quarter	
1	Sale Deed	
2	Agreement For Sale	One

UNDERTAKING:

I / we solemnly affirm , declare and undertake that all the details stated above are true to the best of my / our 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

Pram Ashya Homes Pvt. Ltd.

Name:

Kashyap Kumar Singh

Date:

12/10/2022

Director



UDIN:- 22514382 AZSMML6517

M.W.O. 514382

FORM No. 1
ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for
withdrawal of Money from Designated Account)

Date-12.10.2022

To,

KASHYAP KUMAR SINGH,
PREM ADITY HOMES PVT.LTD.
AT:- NEW SARASWATI CHANDRA MARKET,
KURJEE MORE, KURJEE, PATNA-800020

Subject: Certificate of Percentage of Work executed (July 2022 to September 2022) in the project "**RAM PRASAD ENCLAVE**" having **1(One)** No. of Building bearing the registration no. [Bihar RERA Registration Number] **BRERA P00140-5/53/R-1192/2021** and being developed on the Plot bearing khata no,- **173**, Plot No. **-974(P)**, demarcated by its Latitude (N) **25° 62' 44.57"**, Longitude (E) **85° 06' 08.41"** of the land situated in Chandrashekhar Nagar, Vijay Vihar Colony, Danapur, Block- **DANAPUR** division- **Patna**, District **Patna**, PIN- **801503**, admeasuring **1430.99** sq. mts., area being developed by the Promoter **PREM ADITY HOMES PVT.LTD.**

Sir,

I, **Manoj Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the "**RAM PRASAD ENCLAVE**", Building of the Project, situated on the plot bearing khata no,- **173**, Plot No. **-974(P)**, of the land situated in Chandrashekhar Nagar, Vijay Vihar Colony, Danapur, Block- **DANAPUR** division- **Patna**, District **Patna**, PIN- **801503**, admeasuring **1430.99** sq. mts., area being developed by the Promoter **PREM ADITY HOMES PVT.LTD.**

1. Following technical professionals are appointed by Owner/ Promoter:
 - (i) Shri **Manoj Kumar** as L.S./Architect;
 - (ii) Shri **Vijay Kumar** as Structural Consultant (
 - (iii) Shri **Krishna Gopal Prasad** as Mechanical/ Electr./ Plumbing Consultant (MEP)
 - (iv) Shri **SANTU KUMAR** as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number **BRERA P00140-5/53/R-1192/2021** under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.


Manoj Kumar
(Architect)
Danapur Regd. No.
10/Arch/2015/NPDN

TABLE-A

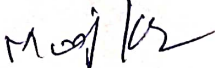
Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	90%
2	Number of Basement(s) and Plinth	01,50%
3	Number of Podiums	N/A,0%
4	Stilt Floor	50%
5	Number of Slabs of Super Structure	05- 15%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	05%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 may be required to obtain Occupation/ Completion Certificate.	5%


Manoj Kumar
 (Architect)
 Danapur Regd. No.
 10/Arch/2015/NPDN

TABLE-B
Internal and External Development Works in respect of the entire
Registered Phase.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-paths.	Yes	15%	Work is in progress
2	Water Supply	Yes	15%	Work is in progress
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Work is in progress
4	Storm Water Drains	Yes	0%	
5	Landscaping & Tree Planting.	Yes	0%	
6	Street Lighting	Yes	0%	
7	Community Buildings	NO	0%	
8	Treatment and disposal of sewage and sullage water	NO	0%	
9	Solid Waste management & Disposal.	NO	0%	
10	Water conservation, Rain water harvesting.	Yes	0%	
11	Energy management	NO	0%	
12	Fire protection and fire safety requirements	Yes	0%	
13	Electrical meter room, Sub-Station, receiving station.	Yes	0%	
14	Others (Option to Add more).			

Yours Faithfully,

 (MANOJ KUMAR)

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect
(Registration No./License No-10/ARCH/2015/NPDN)

Manoj Kumar
(Architect)

Danapur Regd. No.
10/Arch/2015/NPDN