

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending July to September of 2024 (Year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U45200BR2012PTC018976
Firm Address:	FLAT NO.-303, BLOCK-B, VIDYANAND MAHESHWARI COMPLEX, MANGALAM VIHAR, SUDHA DAIRY BOOTH ROAD, BAILY ROAD, PATNA-801503, BIHAR, INDIA
Total Experience of promoter in Real Estate Sector	8 Years
Total Experience in Real Estate After Implementation of RERA	6 Years
No of Project done Before Implementation of RERA	1
No of Project done After Implementation of RERA	4

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00098-7/417/R-275/2018
Name of Project/Phase of Registered Project	SAI VRINDAVAN GARDEN
Name of Promoter	AASTIK BUILDCON PVT. LTD.
Project Address	Mauza Ashopur, Tauzi 5065, Khata No. 75 & 43, Danapur, Patna, Bihar (801503)
Name of Co-promoter	NA
Project Registration is valid up to	28/02/2023
Starting date of Project or Phase of the Project	25/07/2018
Type of Project or Phase of the Project	Residential/Group Housing
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (InSqft)	Total Number of sanctioned apartments	Total Number of Apartment
Sai Vrindavan Garden Block A	2 BHK	716	7	Booking details of 2 BHK Flats 1. Booked in the quarter :00 2. Cancelled in the quarter : 00 3. Total Booked :05
Sai Vrindavan Garden Block A	2 BHK	681	1	
Sai Vrindavan Garden Block A	2 BHK	603	1	
Sai Vrindavan Garden Block A	2 BHK	618	1	
Sai Vrindavan Garden Block A	2 BHK	558	1	
Sai Vrindavan Garden Block A	2 BHK	605	2	
Sai Vrindavan Garden Block A	2 BHK	607	1	
Sai Vrindavan Garden Block A	2 BHK	637	1	
Sai Vrindavan Garden Block A	2 BHK	618	1	
Sai Vrindavan Garden Block A	2 BHK	559	1	
Sai Vrindavan Garden Block A	2 BHK	605	2	
Sai Vrindavan Garden Block A	2 BHK	606	1	
Sai Vrindavan Garden Block A	2 BHK	754	1	
Sai Vrindavan Garden Block A	2 BHK	904.5	1	
Sai Vrindavan Garden Block A	2 BHK	871	1	
Sai Vrindavan Garden Block A	2 BHK	754	1	
Sai Vrindavan Garden Block A	2 BHK	860	7	
Sai Vrindavan Garden Block A	2 BHK	565	7	
Sai Vrindavan Garden Block A	2 BHK	511	14	
Sai Vrindavan Garden Block A	2 BHK	421	7	
Sai Vrindavan Garden Block A	2 BHK	537	7	
Sai Vrindavan Garden Block A	2 BHK	624	7	
Sai Vrindavan Garden Block A	2 BHK	625	7	
Sai Vrindavan Garden Block A	2.5 BHK	965	1	Booking details of 3 BHK and 2.5 BHK Flats 1. Booked in the quarter : 2. Cancelled in the quarter : 3. Total Booked :10 Percentage of Booking:- 10 %
Sai Vrindavan Garden Block A	2.5 BHK	965	1	
Sai Vrindavan Garden Block A	2.5 BHK	802	7	
Sai Vrindavan Garden Block A	2.5 BHK	872	7	
Sai Vrindavan Garden Block A	3 BHK	1008	1	

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (InSqft)	Total Number of sanctioned apartments	Total Number of Apartment
Sai Vrindavan Garden Block A	3 BHK	971.5	1	
Sai Vrindavan Garden Block A	3 BHK	935	1	
Sai Vrindavan Garden Block A	3 BHK	887.75	1	
Sai Vrindavan Garden Block A	3 BHK	988.25	1	
Sai Vrindavan Garden Block A	3 BHK	905	7	
Sai Vrindavan Garden Block A	3 BHK	938	7	
Sai Vrindavan Garden Block A	3 BHK	882	7	
Sai Vrindavan Garden Block A	3 BHK	829	7	
Sai Vrindavan Garden Block A	3 BHK	752	7	
Sai Vrindavan Garden Block A	3 BHK	878	7	
Sai Vrindavan Garden Block A	3 BHK	965	7	

- Note:- Association of Allottee not be made because, booking percentage not exceeds 50% yet.**

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Sai Amrita Enclave	No Garages available	1. Booked/Allotted - 2. Sold -	

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

VI. Construction Progress of the Project

1. Plan Case Number- PMAA/PRN/Ashopur/B+L.G + U.G+07/05/2017 (Sai Vrindavan Garden Block A)(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/yyYy) Format (4)
1.	Excavation (if any)	100%	Completed
2.	Basements (if any)	80%	22-02-2025
3.	Podiums (if any)	NA	
4.	Plinth	100%	Completed
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	15%	22-02-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	0%	17-06-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	12-09-2026
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	17-06-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	08-10-2026
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 entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as maybe required to complete project as per specifications in Agreement of Sale. Any other activities.	0%	28-02-2027

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	Yes	0%	08-10-2026
2.	Water Supply	Yes	11%	08-10-2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	08-10-2026
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation/Rain Water Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	0%	08-10-2026
13.	Closed Parking	Yes	0%	08-10-2026
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others(option to Add More)	No		

VIII.EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OFPLOTTED DEVELOPMENT

Not Applicable because our project is Residential/Group Housing.

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THEPROJECT

(A)	Sr.No.	Particulars
	1.	Front Elevation.- Attached Below
	2.	Rear Elevation- Attached Below
	3.	Side Elevation- Attached Below
(B)		Photograph of each floor

X. Financial Progress of the Project

Sr.No.	Particulars	Amount (in Rs.)
1	Project Account No.	19230200002477
2	Estimated Cost of the Project including land cost at the start of the Quarter	2,700/- (In Lakh)
3	Amount received during the Quarter	0.00/-
5	Actual Cost Incurred during the Quarter	57,720/-
6	Net amount at end of the Quarter	0.00/-
7	Total expenditure on Project Up to Sept, 2024	2,22,77,944/-
8	Cumulative fund collected till the end of Quarter in question	49,04,759/-(Included tax)
8	Cumulative expenditure done till the end of Quarter in question	2,22,77,944/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

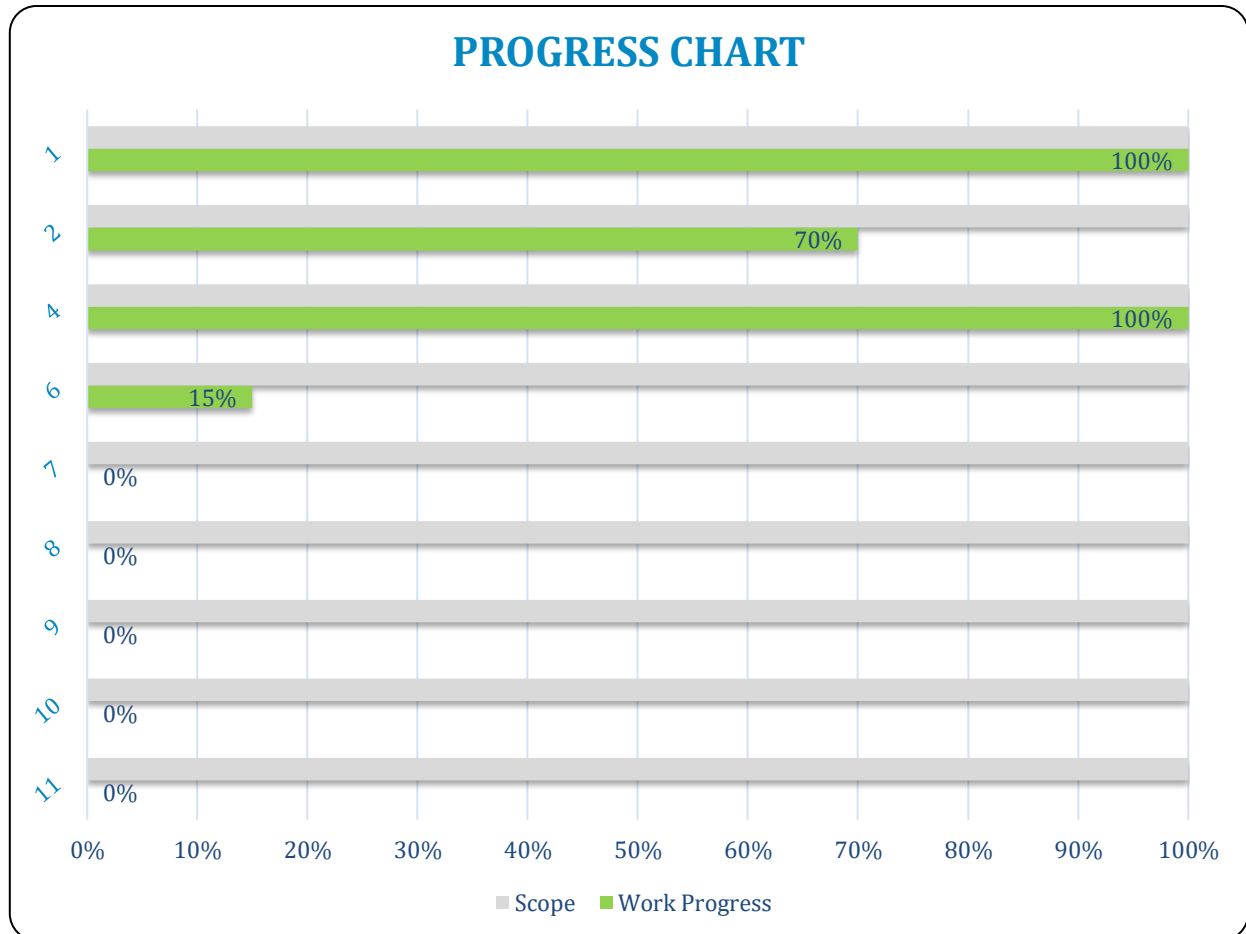
No Any

XII.MISCELLANEOUS

A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
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	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	09
3.	No. of possessions given to allottees	0

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?



XIV. UNITS ALLOCATION DETAILS

S.No.	Building/Block Number	Apartment Type	Total Number of sanctioned apartments	Details of allotment made so far with Flat number/Bungalow/plot etc -	Cancellation of Flat allotment, If any with Flat number / Bungalow/Plot etc
1.	Sai Vrindavan City(Block-A)	2 BHK	80	Attached Below Annexure 'A'	No Any
2.	Sai Vrindavan City(Block-A)	2.5 BHK	16		
3	Sai Vrindavan City(Block-A)	3 BHK	54		

XV. BROCHURE /Prospectus -

Attached Below

XVI Grievance Redressal Officer

Name: Kousar Khan

Contact No:

Email id:

Address: Aastik Group Saguna More

Project Site Photographs



Front Elevation

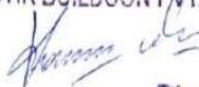


Undertaking:

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

For AASTIK BUILDCON PVT. LTD.


Director

Annuxure A

2.5 BHK FLAT		
Sr. No.		Flat no.
1	Vidyank Ojha	304
2	Raghuvendra Bharti	307

1	Vacant	104
2	Vacant	107
3	Vacant	204
4	Vacant	207
5	Vacant	404

1	Vinay Kumar	501
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1	Vacant	411
2	Shivam Shekhar	511
3	Vacant	601
4	Vacant	611
5	Vacant	701
6	Vacant	711

1	Vacant	801
2	Vacant	811

03 BHK FLAT		
Sr. No.		Flat no.
1	Prity Sinha	504

1	Vacant	407
2	Vacant	507
3	Vacant	604
4	Vacant	607
5	Vacant	704
6	Vacant	707

1	Vacant	807
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1	Vacant	205
2	Vacant	305
3	Vacant	405
4	Vacant	505
5	Vacant	605
6	Vacant	705
7	Vacant	805

1	Vacant	208
2	Vacant	308
3	Vacant	408
4	Vacant	508
5	Vacant	608
6	Vacant	708
7	Vacant	808

1	Vacant	809
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1	Vacant	109
2	Vacant	209
3	Vacant	309
4	Vacant	409
5	Vacant	509
6	Vacant	609
7	Vacant	709

1	Vacant	203
2	Vacant	303
3	Vacant	403
4	Vacant	503
5	Vacant	603
6	Vacant	703
7	Rajiv Ranjan Sharm	803

1	Vacant	804
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1	Soni Kumari & Abh	301
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1	Vacant	101
2	Vacant	111
3	Vacant	201
4	Vacant	211
5	Vacant	311
6	Vacant	401

1	Vacant	105
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1	Sweat Jaishilan	210
2	Prerna Kumari & A	302
3	Rajesh Kumar	310

1	Vacant	110
2	Vacant	202
3	Vacant	402
4	Vacant	410

1	Venya Sharma	502
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1	Shivam Shekhar	510
2	Vacant	602
3	Vacant	610

4	Vacant	702
5	Vacant	710
6	Vacant	802

1	Anupma Roy	810
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1	Vacant	103
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1	Vacant	102
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Corporate Office : AASTIK GROUP, Danapur - Khagaul Road, PATNA 801 503, Bihar Mob.: 8102923201, 8102923203, 8102923204, 7360005503, 9304444970

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Toll Free : 1800 1212 521

Contact : 9334441118




AASTIK
GROUP

— आस्तिक का सपना, सबको घर हो अपना —

A Project by : **Aastik Buildcon Pvt. Ltd.**

RERA REGISTRATION NO.- BREAP00098-7/417/R-275/2018

TYPICAL FLOOR PLAN

आस्तिक का सपना, सबको घर हो अपना



Area Statement

FLAT No.	SUPER BUILT / UP AREA (SQ.FT.)	FLAT No.	SUPER BUILT / UP AREA (SQ.FT.)
F-1	1500 Sq.ft. (3 BHK)	F-10	1550 Sq.ft. (3 BHK)
F-2	1550 Sq.ft. (3 BHK)	F-11	1500 Sq.ft. (3 BHK)
F-3	1475 Sq.ft. (3 BHK)	F-12	995 Sq.ft. (2 BHK)
F-4	1325 Sq.ft. (3 BHK)	F-13	995 Sq.ft. (2 BHK)
F-5	1395 Sq.ft. (3 BHK)	F-14	995 Sq.ft. (2 BHK)
F-6	1125 Sq.ft. (2 BHK)	F-15	850 Sq.ft. (2 BHK)
F-7	1325 Sq.ft. (3 BHK)	F-16	995 Sq.ft. (2 BHK)
F-8	1350 Sq.ft. (3 BHK)	F-17	995 Sq.ft. (2 BHK)
F-9	1425 Sq.ft. (3 BHK)	F-18	1050 Sq.ft. (2 BHK)

Specifications

Structure : Earthquake resistant structure according to latest seismic code,RCC framed structure with walls of Bricks on G.I. frames Wall finishes : Internal - Plaster with wall putty, External - Permanent finish with wall putty and water proof paint Flooring : Anti skid vitrified tiles for flat, Granite for stair case Railing : Stainless Steel	Kitchen : Granite top with stainless steel sink & glazed tilling up to Dado, Provision for hot & cold water system. Toilet : Ceramic tile / stone, flooring and wall cladding with ceramic fixtures and CP fittings, CPVC / G.I. Plumbing Doors : Entrance - Internal - Flush Doors, Fire proof engineered doors wherever required Windows : Sal wood / anodized framed windows.	Electrical : Modular switches, copper electrical wiring throughout in concealed conduit with provision for light- points, power- points, T.V. and telephone sockets. Power backup (Through silent Generator) not exceeding 400 watts per flat Elevator : Branded high speed lift having a capacity of 6 passengers. Security : Provision for intercom connected to every flat, CCTV surveillance in common areas.
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PAYMENT SCHEDULE

Type - 1	Flexi Plan
At The Time Of Booking	10%
After Booking Withing 45 Days	30%
On Completion of Ground Floor Slab	10%
On Completion of 1st Floor Slab	10%
On Completion of 2nd Floor Slab	5%
On Completion of 3rd Floor Slab	5%
On Completion of 4th Floor Slab	5%
On Completion of 5th Floor Slab	5%
On Completion of 6th Floor Slab	5%
On Completion of 7th Floor Slab	5%
On Completion of 8th Floor Slab	5%
On Time of Possession	5%
Type - 2	Down Payment Plan
At The Time Of Booking	15%
After Booking Withing 45 Days	80%
On Time of Possession	5%

We are providing loan facilities from these Banks :



***Note:**
"Aastik Group does not take responsibility for the procedural delay in loan sanction/ disbursement which is based on the individual capacity of the applicants. Loan sanction/ disbursement are at the sole discretion of the banks."

Other Miscellaneous charges : 3,50,000

