FORM-7

[REGULATION-9]

Quarterly progress report for quarter ending **December of 2023-2024 (01-10-2023 TO 31-12-2023)**

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U51109BR1999PTC008970	Name of Firm	ASHIANA MARKETING & CONSTRUCTIONS PVT. LTD.
Firm Address :	2A, ON GROUND FLOOR, NEAR LIFT, ADHARSHILA COMMERCIAL COMPLEX (NEAR R.B.I.) SOUTH GNDHI MAIDHAN, PATNA-800001		
Total Experience of promoter in Real Estate sector	25 YEARS		
Total Experience in Real Estate after Implementation of RERA	9 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	01	

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP00231-2/1176/R-1137/2021**	Name of Project/Phaseof Registered Project	ASHIANA SHAKTI TOWER
Name of Promoter	ASHIANA MARKETING & CONSTRUCTIONS PVT. LTD.	Project Address	PAHARPUR, KHAGAUL ROAD, ANISABAD, PLOT NO.-487(P), KHATA NO.-158, THANA NO.-14, MAUZA-PAHARPUR, DIST-PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	10/02/2025		
Starting date of Project or Phase of the Project	10/02/2020		
Type of Project or Phase of theProject	1. Residential 2. Commercial 3. Residential- cum-Commercial 4, Plotted project	RESIDENTIAL	
Period of validity of map by theCompetent Authority			

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 -	Total Number of Apartments in Landowner's share -
	1. 1 BHK- 2. 2 BHK- 3. 3 BHK- 4. Shop 5. Bungalow - 6. Plot etc.			92 FLATS	1. Booked / Allotted- 00 2. Sold- 0	3. Booked/ Allotted - Sold -
					Percentage of booking: 0%	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK- A,B & C	92	1. Booked/Allotted -	00
		2. Sold -	00

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	N/A			
2.	Fire N.O.C.				
3.	Water Supply Permission				
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 No.- P/HANICHAK/PN-G+6/688/2023(To beaded for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate(3) **BLOCK- A**	Percentage of Actual Work Done (As on date of the Certificate(4) **BLOCK- B**	Percentage of Actual Work Done (As on date of the Certificate(4) **BLOCK- C**	Expected Completion date in dd/mm/yyyy) Format(5)
1.	Excavation (if any)	0%	100%	100 %	12/11/2023
2.	Basements (if any)	0%	100%	100 %	15/09/2024
3.	Podiums (if any)	0%	100%	100 %	18/09/2024
4.	Plinth	0%	100%	100 %	25/09/2024
5.	Stilt Floor	0%	100%	100 %	26/09/2024
6.	Slabs of Super Structure	0%	100%	100 %	25/12/2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	90%	90%	25/06/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	65%	65%	30/07/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	35%	35%	24/06/2025
10.	External plumbing and externalplaster, elevation, completion ofterraces with waterproofing of the Building/Wing.	0%	30%	30%	30/07/2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittingsand 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	0%	WATER PUMP INSTALLED	WATER PUMP INSTALLED	20/06/2025

	Appurtenant to Building/Wing, Compound Wall and all other 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 INFRASTRUCTUREDEVELOPMENT WORKS						
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate) **BLOCK- A**	Percentage of actual Work Done (As on date of the Certificate) **BLOCK- B**	Percentage of actual Work Done (As on date of the Certificate) **BLOCK- C**	Expected Completion date in dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Internal Roads & Footpaths	YES	30%	30%	30%	30/07/2025
2.	Water Supply	YES	30%	30%	30%	30/07/2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	30%	30%	30%	30/07/2025
4.	Storm Water Drains	NO	--	--		--
5.	Landscaping & Tree Planting	YES	30%	30%	30%	30/07/2025
6.	Street Lighting	YES	30%	30%	30%	30/07/2025
7.	Community Buildings	YES	30%	30%	30%	30/07/2025
8.	Treatment and Disposal of Sewage and Sullage Water	NO	--	--	---	---
9.	Solid Waste Management & Disposal	NO	--	---	---	---
10.	Water Conservation / RainWater Harvesting	NO	---	---		---

11.	Energy Management	YES	30%	30%	30%	30/07/2025
12.	Fire Protection and FireSafety Requirements	YES	30%	30%	30%	30/07/2025
13.	Closed Parking	YES	30%	30%	30%	30/07/2025
14.	Open Parking	YES	30%	30%	30%	30/07/2025
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	30%	30%	30%	30/07/2025
16.	Others (Option to AddMore)	-	-			

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

		Proposed Yes/No.	Percentage Of Actual Work Done (As On Date Of certificate BLOCK-A	Percentage Of Actual Work Done (As On Date Of Certificate Block- B	Percentage Of Actual Work Done (As On Date Of certificate BLOCK-A	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and footpaths	YES	30%	30%	30%	30/07/2025
2.	Water Supply	YES	30%	30%	30%	30/07/2025
3.	Sewerage Chambers SepticTank	YES	30%	30%	30%	30/07/2025
4	Drains	YES	30%	30%	30%	30/07/2025
5.	Parks, Land Scaping and Tree Planting	YES	30%	30%	30%	30/07/2025
6.	Street Lighting	YES	30%	30%	30%	30/07/2025
7.	Disposal of sewage & sullage water	NO	---	---	-----	----
8.	Water conservation/RainWater Harvesting	NO	---	---	-----	----
9.	Energy Management	NO	---	---	-----	----

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

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	10901126743
2.	Estimated Cost of the Project including land cost at the start of the Project	40,00,00,000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	1,38,00,000/-
4.	Any Variation in Development Cost which is declaredat the start of the Project.	
5.	Amount received during the Quarter	2,89,51,904/-
6.	Actual Cost Incurred during the Quarter	2,05,56,156/-
7.	Net amount at end of the Quarter	83,95,748/-
8.	Total expenditure on Project **till date**	19,11,33,677/-
9.	Cumulative fund collected till the end of Quarter in question	21,51,92,795/-
10.	Cumulative expenditure done till the end of Quarterin question	19,11,33,677/-

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO ANY
2.	Name of Parties	NO ANY
3.	No of Execution Cases against this project Case No. Name of Parties	NO ANY
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO ANY
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO ANY
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NO ANY
2.	Agreement for Sale	PREVIOUS BOOKING-
3.	No. of possessions given to allottees	-
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
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.

For ASHIANA MARKETING & CONSTRUCTION PVT. LTD.

Faizan Ali Sarwar. Director

Signature of Promoter

Name: FAIZAN SARWAR

Date: 07-03-2025