FORM-7
[REGULATION-9]
Quarterly Progress Report for the quarter ending 31st December of 2024 (Year)

I.PARTICULARSOFPROMOTERS	
Promoter's Registration Number/CIN No.	U45200JH2003PTC010255
Name of the Promoter's Entity	ASHIANA CREATORS PVT.LTD.
Address of the Promoter's Entity:	405/06 Varma Center,Boring Road Crossing, Patna, Bihar 800001
Total Experience of promoter in Real Estate Sector	6 Years
Total Experience in Real Estate After Commencement of RERA	6 Years
No of Project done Before Commencement of RERA	0
No of Project done After Commencement of RERA	2

II. PARTICULARSOFPROJECT	
Project Registration Number	BRERAP00237-2/122/R- 1253/2021
Name of Project	ASHIANA GREEN CITY PHASE- 2
Name of Promoter	ASHIANACREATORSPVT.LTD.
Project Address	PLOT NO- 406,408,426,427,429,43 1,433,KHATANO.- 104,134,35, THANA NO.-24, MAUZA- MAINPURASHANKAR, DANAPUR,DIST-PATNA
Project Registration is valid up to	30/09/2026

Starting date of Project	01/10/2021
Type of Project	RESIDENTIAL
Name of the Competent Authority which sanctioned the project map	Nagar Parishad Danapur Nizamat
Period of validity of map by the Competent Authority	Three Years from passing of MAP

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (Sq. M)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share	Total Number of Apartments in Landowner's share
Ashiana Green City Phase-2 Tower- A	3 BHK	966.00	66	1. Booked-123 2. AFS Executed-64 Percentage of booking- Percentage of AFS Executed-	1. Booked-00 2. AFS Executed-00 Percentage of booking -
Ashiana Green City Phase-2 Tower- A	3 BHK	959.00	44		
Ashiana Green City Phase-2 Tower-B	2.5 BHK	839.00	11		
Ashiana Green City Phase-2 Tower-B	2 BHK	778.00	33		
Ashiana Green City Phase-2 Tower-B	3 BHK	1077.00	24		
Ashiana Green City Phase-2 Tower-B	3 BHK	957.00	24		
Ashiana Green City Phase-2 Tower-B	3 BHK	936.00	45		
Ashiana Green City Phase-2 EWC/LIG Block	1 BHK	605.00	30		
Ashiana Green City Phase-2 EWC/LIG Block	Studio	300.00	65		
Ashiana GreenCity Phase- 2 Tower-D Amenities Block	2 BHK	751.00	2		
Ashiana GreenCity Phase- 2 Tower-D Amenities Block	1 BHK	420.00	8		

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

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

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO. /OFFICE SPACE/SHOP/ETC.	
(A) Cancelled by Allotees No Any	(B) Cancelled by Promoters No Any

VI. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES/PARKING SPACES			
Building/Block Number	Total Number of Sanctioned Garages/Parking Spaces	Total Number of Garages/Parking Spaces:	123
Ashiana Green City Phase-2 Tower-A+B+C+D	352	1. Booked -	

VII. DETAILS OF BUILDING APPROVALS					
S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Validity up to		Attach Copy
1.	Environment Clearance				
2.	Fire N.O.C.	Office of the State Fire Officer-Cum-Director, Bihar, Patna			
3.	Airport Authority of India NOC	Airport Authority of India			
4.	Water Supply Permission				
5.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No.**Plan Case No.-15/21-22 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/yyy) Format
1.	Excavation (if any)	100%	**Completed**
2.	Basements (if any)	100%	**Completed**
3.	Podiums (if any)	NO	
4.	Plinth	100%	**Completed**
5.	Stilt Floor	100%	**Completed**
6.	Slabs of Super Structure	95%	**10-10-2025**

7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	50%	**10-06-2026**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	40%	**10-07-2026**
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%	**10-07-2026**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0.0%	**10-09-2026**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**10%**	**30-09-2026**
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms		
13.	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 Specifications in Agreement of Sale. Any other activities.		
14.	Overall Percentage of Actual Work Done and final completion date		

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No. **Plan Case No.- 15/21-22 Block B**(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)	100%	**Completed**
2.	Basements (if any)	100%	**Completed**
3.	Podiums (if any)	NO	
4.	Plinth	100%	**Completed**
5.	Stilt Floor	100%	**Completed**
6.	Slabs of Super Structure	95%	**10-10-2025**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	50%	**10-06-2026**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	40%	**10-07-2026**
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%	**10-07-2026**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0.0%	**10-09-2026**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**10%**	**30-09-2026**
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	**0%**	**30-09-2026**
13.	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 Specifications in Agreement of Sale. Any other activities.	**0%**	**30-09-2026**
14.	Overall Percentage of Actual Work Done and final completion date		**30-09-2026**

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No.**Plan Case No.-15/21-22 Block C**(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)	100%	**Completed**
2.	Basements (if any)	100%	**Completed**
3.	Podiums (if any)	NO	
4.	Plinth	100%	**Completed**
5.	Stilt Floor	100%	**Completed**
6.	Slabs of Super Structure	95%	**10-12-2025**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	50%	**10-06-2026**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	40%	**10-07-2026**
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%	**10-07-2026**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	**10-09-2026**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**10%**	**30-09-2026**
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	**30-09-2026**
13.	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 Specifications in Agreement of Sale. Any other activities.	0%	**30-09-2026**
14.	Overall Percentage of Actual Work Done and final completion date	**40%**	**30-09-2026**

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No. **Plan Case No.- 15/21-22 Block D**(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)	50%	**10-03-2026**
2.	Basements (if any)	20%	**10-03-2026**
3.	Podiums (if any)	NO	**10-03-2026**
4.	Plinth	20%	**10-03-2026**
5.	Stilt Floor	0%	**10-03-2026**
6.	Slabs of Super Structure	30%	**10-03-2026**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	0%	**10-06-2026**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	**10-07-2026**
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	**10-07-2026**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0.0%	**10-09-2026**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**0%**	**30-09-2026**
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	**0%**	**30-09-2026**
13.	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 Specifications in Agreement of Sale. Any other activities.	**0%**	**30-09-2026**
14.	Overall Percentage of Actual Work Done and final completion date	**20%**	**30-09-2026**

VII.(AmenitiesandCommonAreaandExternalInfrastructureDevelopmentWorks)				
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	YES	45%	30-06-2026
2.	Water Supply	YES	20%	Completed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0.0%	30-09-2025
4.	Storm Water Drains	YES	10%	30-06-2026
5.	Landscaping & Tree Planting	YES	0.0%	30-06-2026
6.	Street Lighting	YES	0.0%	30-06-2026
7.	Community Buildings	YES	0.0%	30-06-2026
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0.0%	30-06-2026
9.	Solid Waste Management & Disposal	YES	0.0%	30-06-2026
10.	Water Conservation/Rain Water Harvesting	YES	0.0%	30-06-2026
11.	Energy Management	YES	0.0%	30-06-2026
12.	Fire Protection and Fire Safety Requirements	YES	0.0%	30-06-2026
13.	Closed Parking	YES	40%	30-06-2026
14.	Open Parking	YES	0.0%	30-06-2026
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0.0%	30-06-2026
16.	Others(Option to Add More)	NA	NA	NA
17.	Overall Percentage of Actual Work Done and final completion date		10%	30-06-2026

X. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT
Our Project is Mixed Development Project hence not applicable

XI. Financial Progress of the Project		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	921020019966948 921020020277552 921020019935724
2.	Estimated Cost of the Project including land cost at the start of the Quarter	65,60,00,000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	65,00,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5.	Amount received during the Quarter	3,85,15,174.00/-
6.	Actual Cost Incurred during the Quarter	3,65,92,385.88/-
7.	Net amount at end of the Quarter	20,25,467.46/-
8.	Total expenditure on Project **till date**	55,59,34,107.05/-
9.	Cumulative fund collected till the end of Quarter in question	38,21,55,680.89/-
10.	Cumulative expenditure done till the end of Quarter in question	55,59,34,107.05/-
11.	Percentage of Expenditure incurred of the total Estimated development cost of the project.	

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any
No Any

XII. GEO TAGGED PHOTOGRAPHS
(EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT
The photograph must have date.

(A)	S. No.	Particulars
	1.	Front Elevation.- Attached Below
	2.	Rear Elevation- Attached Below
	3.	Side Elevation- Attached Below
	4.	Photograph of each floor showing the progress of interior works
	5.	Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)
(B)		Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority

XIV. MISCELLANEOUS		
A	List of Legal Cases (if any) On Project / Promoter	
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

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
a. Whether the project is in progress as per time schedule or lagging behind? Yes b. If yes, whether it would be completed on the completion date fixed as per RC. Yes c. If No, then Reason for delay:

XVI. BROCHURE /Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7

XVII. Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance
Name: MANAS KUMAR ContactNo:7549200898 Emailid:kmanas@hotmail.com Address: 405/06 Varma Center, Boring Road Crossing, Patna, Bihar 800001

Project Site Photographs

GPS Map Camera
Patna, Bihar, India
J29p+wh, Ram Krishna Puram, Balaji Nagar, New Tarachak, Patna, Bihar 801503, India
Lat 25.619765° Long 85.036355°
31/12/2024 01:14:52 PM GMT +05:30
Google

GPS Map Camera
Patna, Bihar, India
J29p+wh, Ram Krishna Puram, Balaji Nagar, New Tarachak,
Patna, Bihar 801503, India
Lat 25.619716° Long 85.036294°
31/12/2024 01:10:07 PM GMT +05:30
Google

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 under taking to attest to the truth of all the fore going 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

Signature of Promoter
Name: Manas Kumar
Date: 15-01-2025