FORM-7
[REGULATION-9]
Quarterly Progress Report for quarter ending July-Sep of 2024-25 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U45200JH2003PTC010255
Firm Address:	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 Implementation of RERA	6 Years
No of Project done Before Implementation of RERA	0
No of Project done After Implementation of RERA	2

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00237-2/122/R-1253/2021	Name of Project/Phase of Registered Project	ASHIANA GREEN CITY PHASE- 2
Name of Promoter	ASHIANA CREATORS PVT.LTD.	Project Address	PLOT NO-406,408,426,427,429,431,433, KHATA NO.-104,134,35, THANA NO.-24, MAUZA-MAINPURA SHANKAR, DANAPUR, DIST- PATNA
Name of Co-promoter	No Any		
Project Registration is valid up to	30/09/2026		
Starting date of Project or Phaseof the Project	01/10/2021		
Type of Project or Phase of theProject	1. Residential 2. Commercial 3. Residential- cum-Commercial4, Plotted project	RESIDENTIAL	
Period of validity of map by the Competent Authority	17/04/2024		

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 -
Ashiana Green City Phase- 2 Tower-A	3 BHK	966.00	66	1. Booked/ Allotted- 117 2. Sold- 03	1. Booked/ Allotted- 00 2. Sold- 00
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	Percentage of booking-	Percentage of booking - 00
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 Green City Phase- 2 Tower-D Amenities Bloc	2 BHK	751.00	2		
Ashiana Green City Phase- 2 Tower-D Amenities Bloc	1 BHK	420.00	8		

NOTE:

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	121
Ashiana Green City Phase- 2 Tower-A+B+C+D	352	2. Sold -	03

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	ENVIRONMENT DEPT, BIHAR		20/02/2019	
2.	Fire N.O.C.	STATE FIRE DEPT. BIHAR		22/07/2019	
3.	Water Supply Permission	------			
4.	NOC from Airport Authority of India	AIRPORT AUTHORITY OF INDIA		08/07/2019	
5.	Other Approval(s), if any, required for the Project.				

VI. Construction Progress of the Project

1. Plan Case No. **Plan Case No.-15/21-22 Block A** (To beaded 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
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 Wells 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 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 requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	**10%**	**30-09-2026**

VI. Construction Progress of the Project

1. Plan Case No. **Plan Case No.-15/21-22 Block B** (To beaded 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
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 Wells 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 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 requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	**10%**	**30-09-2026**

VI. Construction Progress of the Project

1. Plan Case No. **Plan Case No.-15/21-22 Block C** (To beaded 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
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 Wells 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 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 requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	**10%**	**30-09-2026**

VI. Construction Progress of the Project

1. Plan Case No. **Plan Case No.-15/21-22 Block D** (To beaded 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
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 Wells 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 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 requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	**0%**	**30-09-2026**

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	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 / RainWater Harvesting	YES	0.0%	30-06-2026
11.	Energy Management	YES	0.0%	30-06-2026
12.	Fire Protection and FireSafety 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 AddMore)	NA	NA	NA

VIII. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT
Not Applicable because our project is Residential/Group Housing.

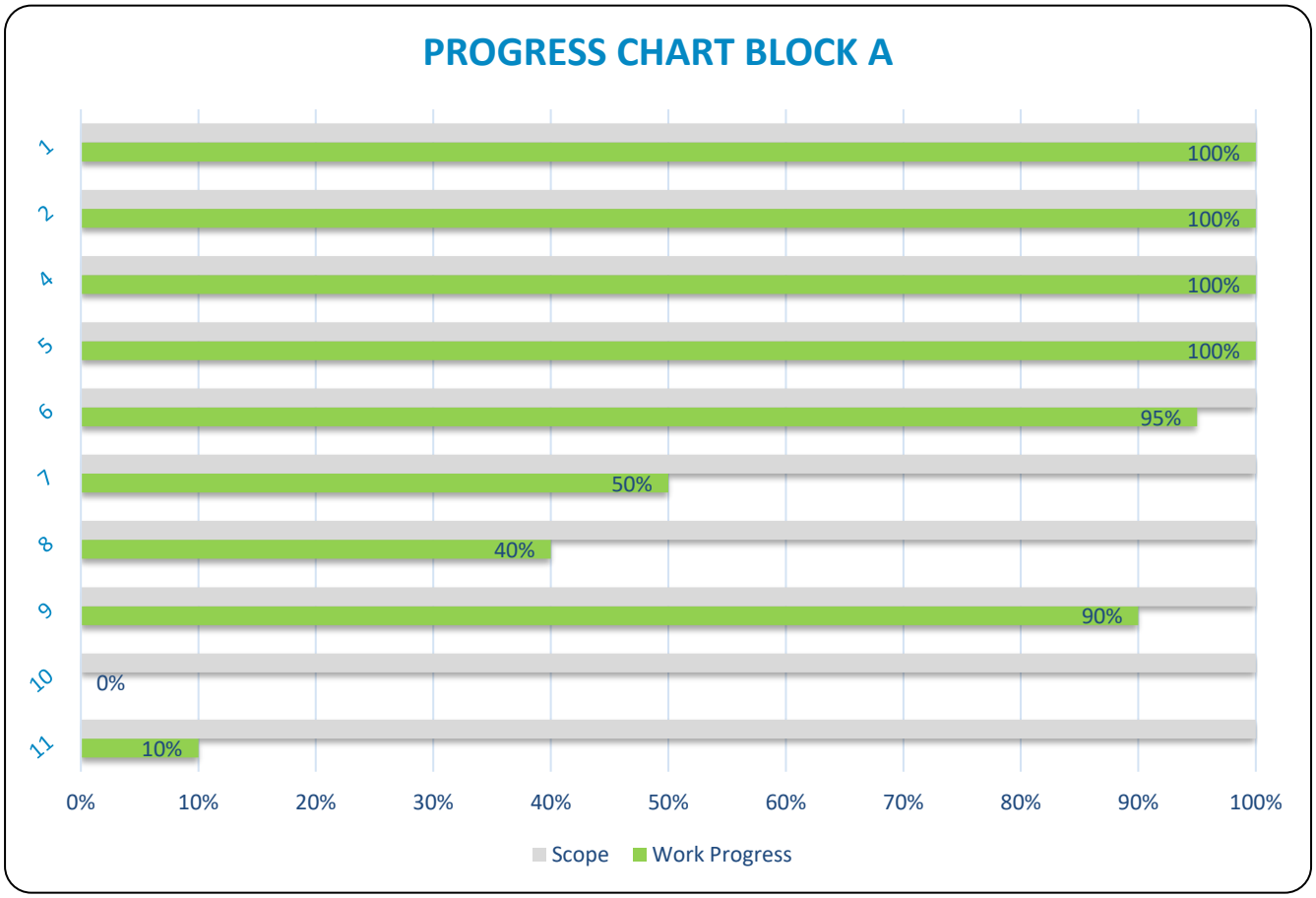
IX.	GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	ATTACHED
	2.	Rear Elevation	ATTACHED
	3.	Side Elevation	ATTACHED
(B)		Photograph of each floor	ATTACHED

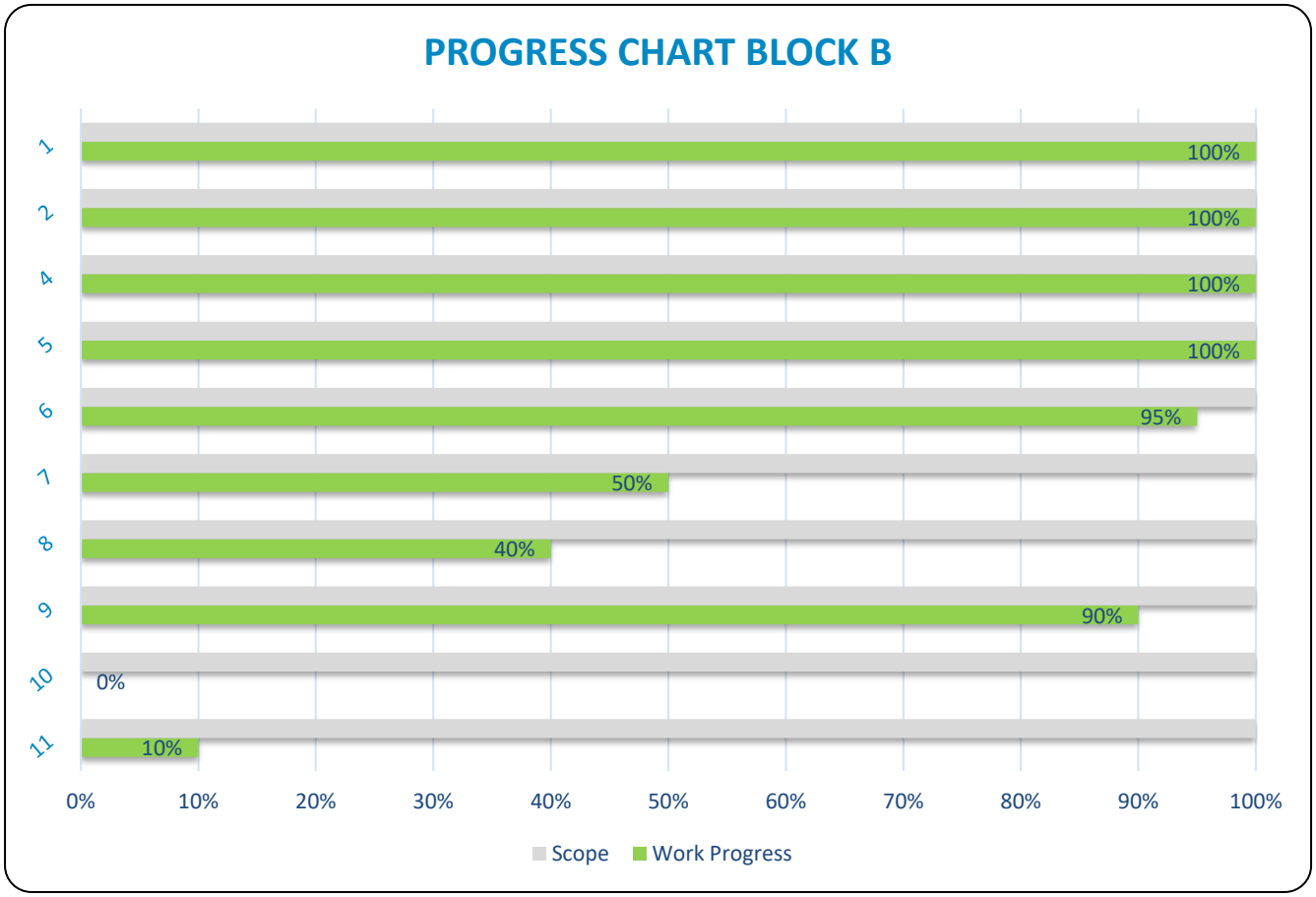
X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	921020019966948 921020020277552 921020019935724
2.	Estimated Cost of the Project including land cost at the start of the Project	65,60,00,000/-
3.	Estimated Development Cost of the Project at the 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	4,90,05,340.22/-
6.	Actual Cost Incurred during the Quarter	9,20,64,606.19/-
7.	Net amount at end of the Quarter	9,30,792.02/-
8.	Total expenditure on Project **till date**	51,93,41,721.17/-
9.	Cumulative fund collected till the end of Quarter in question	34,36,40,506.89/-
10.	Cumulative expenditure done till the end of Quarter in question	51,93,41,721.17/-

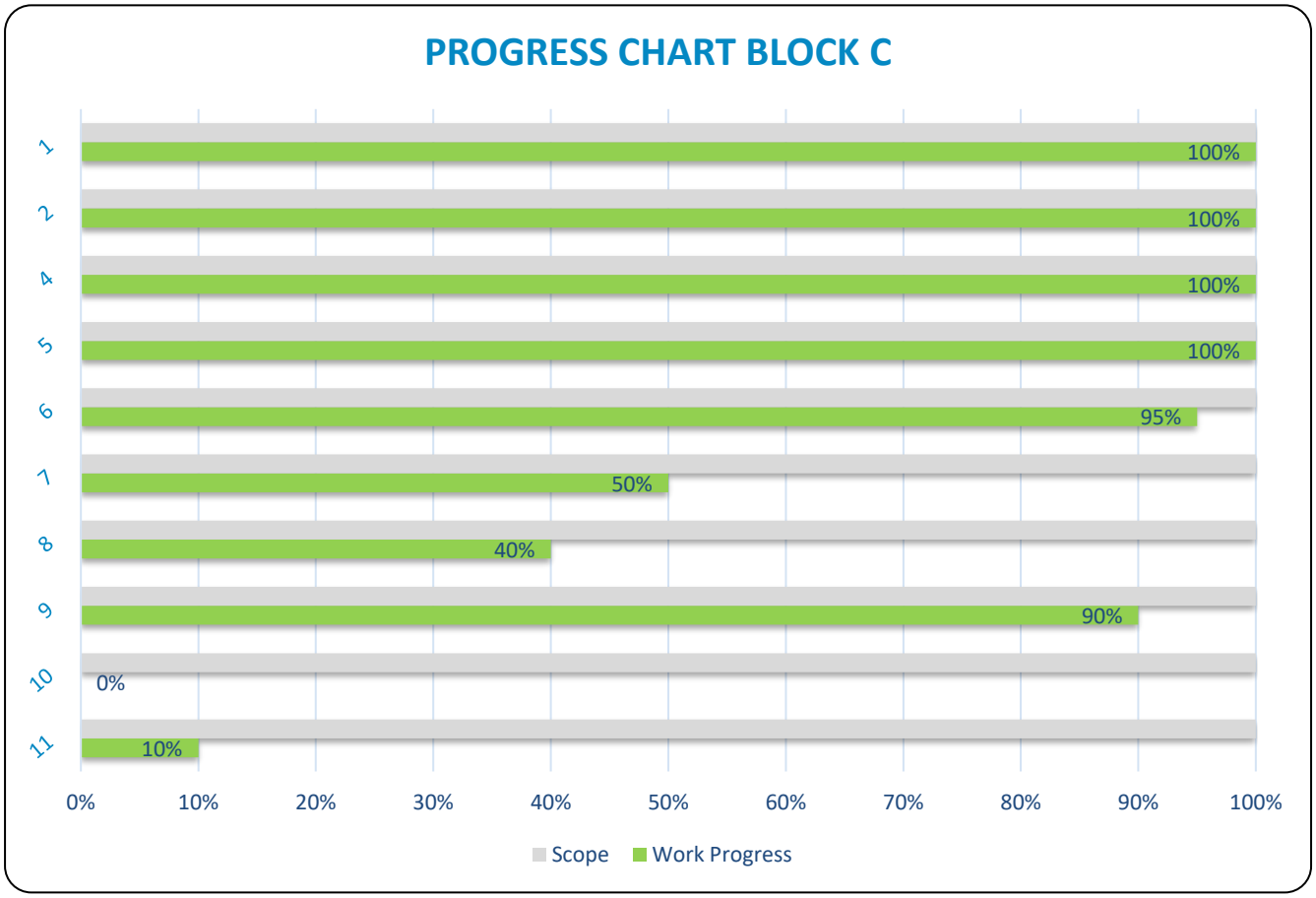
XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any
No Any

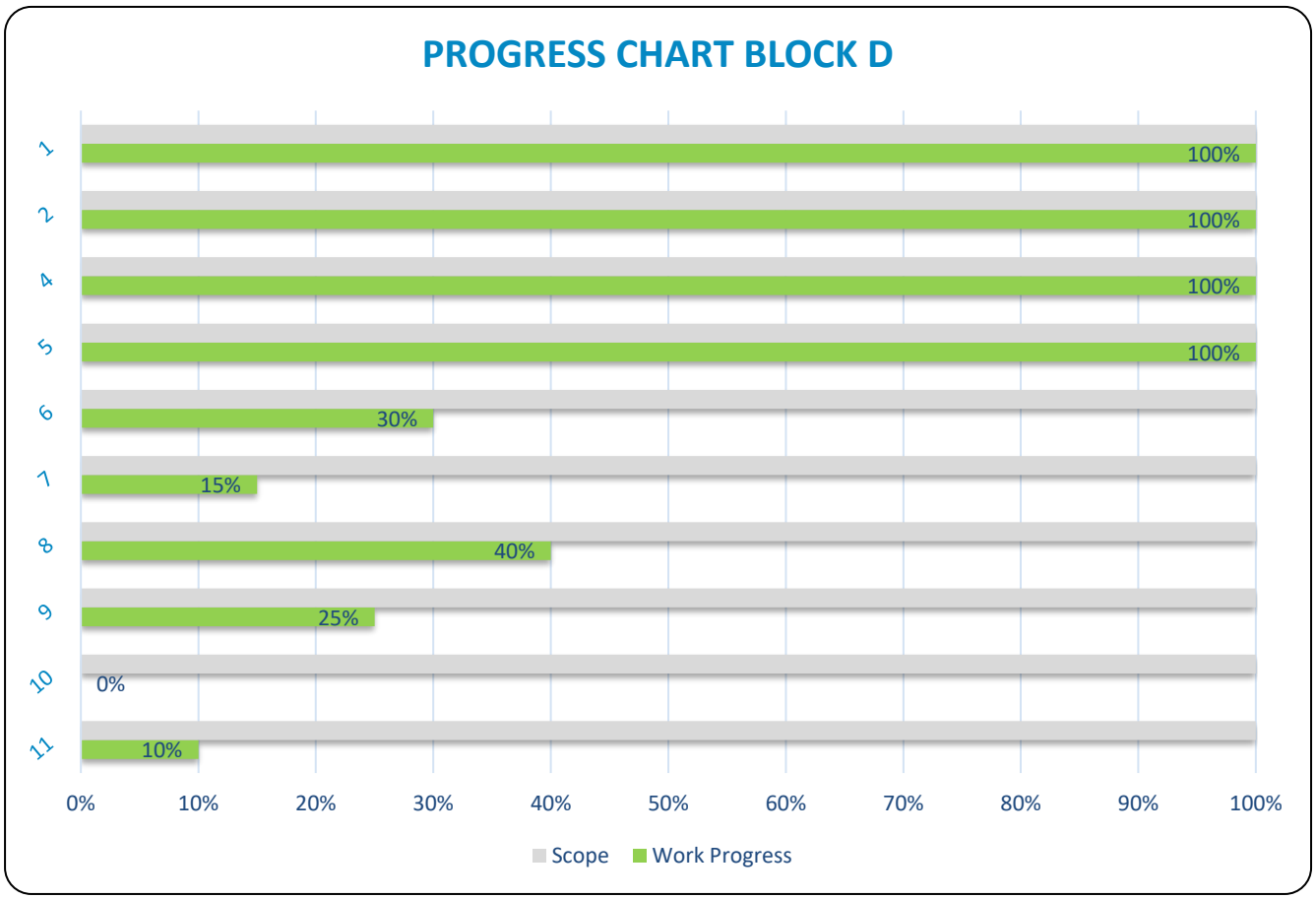
XII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Saleduring the Quarter	
1.	Sale Deed	3
2.	Agreement for Sale	59
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?




PROGRESS CHART BLOCK B
1
2
4
5
6
7
8
9
10
11
100%
100%
100%
100%
95%
50%
40%
90%
0%
10%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Scope
Work Progress


PROGRESS CHART BLOCK C
1
2
4
5
6
7
8
9
10
11
100%
100%
100%
100%
95%
50%
40%
90%
0%
10%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Scope
Work Progress



XIV. UNITS ALLOCATION DETAILS

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 BHK	66	Attached Below Annexure 'A'	No Any
2 BHK	44		
2.5 BHK	11		
3 BHK	33		
Studio	24		

XV. BROCHURE /Prospectus - Attached Below

XVI Grievance Redressal Officer

Name: MANAS KUMAR
Contact No: 7549200898
Email id: kmanas@hotmail.com
Address : 405/06 Varma Center, Boring Road Crossing, Patna, Bihar 800001

Project Site Photographs




Kundan Singh
Danapur
Oct 01,2024 12:39:49 pm


Kundan Singh
Danapur
Oct 01,2024 12:39:37 pm


Kundan Singh
Danapur
Oct 01,2024 12:30:24 pm


Kundan Singh
Danapur
Oct 01,2024 12:31:48 pm


Kundan Singh
Danapur
Oct 01,2024 12:32:11 pm


Kundan Singh
Danapur
Oct 01,2024 12:34:29 pm


Kundan Singh
Danapur
Oct 01,2024 12:38:03 pm


Kundan Singh
Danapur
Oct 01,2024 12:33:43 pm


GPS Map Camera
Danapur, Bihar, India
J2cm+3w4, Chamari Chak Rd, Ram Krishna Puram, Balaji Nagar, New Tarachak, Danapur Nizamat, Danapur, Patna, Bihar 801503, India
Lat 25.620202° Long 85.035188°
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Google


GPS Map Camera
Patna, Bihar, India
J29p+wh, Ram Krishna Puram, Balaji Nagar, New Tarachak,
Patna, Danapur, Bihar 801503, India
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Google


GPS Map Camera
Danapur, Bihar, India
Ashiana Green City Ph2, Balaji Nagar Rd, Ram Krishna Puram, Balaji Nagar, New Tarachak, Danapur Nizamat, Danapur, Patna, Bihar 801103, India
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Google


GPS Map Camera
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Google


GPS Map Camera
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Patna, Danapur, Bihar 801503, India
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Google


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Danapur, Bihar, India
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Google

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.



Signature of Promoter
Name: Manas Kumar
Date: 22-10-2024