

FORM No.1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 31-12-2024
(Oct.-2024 TO Dec.-2024)

To,

Astha Homes Private Limited
D.N. Market, Jagdev Path More,
Patna - 800014.

Subject: Certificate of Percentage of Completion of Construction Work of **Astha Residency** No. of Building(s) **Two** Wings(s) of the **90%** Phase of the Project **Registration No.:- BRERAP00352-4/135/R-1450/2022** [Bihar RERA Registration Number] Situated on the Plot bearing C.N. No./CTS No./Survey No./ Final **Khata No.:- 60, 130 & 108 and Plot No.:- 1388, 1395, 1394 & 1338** demarcated by its boundaries (latitude and longitude of the end points) **Latitude:- 25.590733 & Longitude:- 85.037332** to the North **Janak Guru & Mahendra Singh** to the South:- **Rakesh Singh & Rajesh Sinha** to the East:- **Branch Road** to the West of:- **Brijnandan Singh and others & Sanchar Nagar.** Division- **Danapur, Village- Lakhani Bigha, Block- Danapur, District - Patna, PIN- 801503** admeasuring **3273.90 Sq.mts.** area being developed by Promoter - **Astha Homes Private Limited.**

Sir,

I/We **AR. Umashankar Kumar** have undertaken assignments as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **Astha Residency** Building(s) **Two** Wings(s) of the **90%** Phase of the Project, situated on the plot bearing C.N. No./CTS No./Survey No./Final **Khata No.- 60, 130 & 108 and Plot NO. 1388, 1395, 1394 & 1338** of Division- **Danapur, Village- Lakhani Bigha, Block- Danapur, District- Patna, PIN- 801503** admeasuring **3273.90 Sq. mts.** area being developed by Promoter - **Astha Homes Private Limited.**

1. Following technical professionals are appointed by Owner/Promoter:-

- (i) **AR. Umashankar Kumar** as L.S./Architect;
- (ii) **Vijay Kumar (CAD)** as Structural Consultant
- (iii) **OM Sunila Construction (Krishna Gopal Prasad) & Bipin Bihari Sahay** as MEP Consultant
- (iv) **Deonandan Vishvkarma** as Site Supervisor.

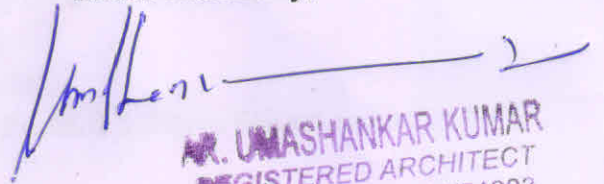
Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100 %	
2.	Basements(if any)	100 %	
3.	Podiums(if any)	NILL	
4.	Plinth		
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	25/04/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90%	25/04/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%	25/04/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%	25/04/2025
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	90%	25/04/2025

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

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads & Footpaths	YES	80%	25/04/2025
2.	Water Supply	YES	90%	25/04/2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	90%	25/04/2025
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	YES	90%	25/04/2025
7.	Community Building	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	85%	25/04/2025
13.	Closed Parking			

Yours Faithfully,


MR. UMASHANKAR KUMAR
REGISTERED ARCHITECT
REG. NO.- CA/2011/54023**Signature & Name (IN BLOCK LETTERS) of L.S/ Architect**
(Registration No./Licence No.)

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45200BR1997PTC008250	Name of Firm	ASTHA HOMES PRIVATE LIMITED
Firm Address :	D N MARKET, BAILAY ROAD, NEAR JAGDEO PATH MORE, PATNA, BIHAR-800014		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00352-4/135/R-1450/2022	Name of Project/Phase of Registered Project	ASTHA RESIDENCY
Name of Promoter	ASTHA HOMES PRIVATE LIMITED	Project Address	LAKHANIBIGHA, PATNA
Name of Co-promoter	N.A		
Project Registration is valid up to	26.10.2024		
Starting date of Project or Phase of the Project	15.03.2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4. Plotted project	Residential-	
Period of validity of map by the Competent Authority			

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. Booked / Allotted -1	3. Booked/ Allotted -
	1. 1 BHK	NA			2. Sold-	Sold -
	2. 2 BHK, -	15				
	3. 3 BHK	65				
	4. 4 BHK	NA				
	5. Shop	NA				
	6. Bungalow	NA				
	-					
	7. Plot etc.				Percentage of booking	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	-1
		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.	Office of the State Fire Service HQTR	15.05.2018	12.06.2018	
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. _____ (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%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	NIL	
4.	Plinth		
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	25/04/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90%	25/04/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%	25/04/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%	25/04/2025
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	90%	25/04/2025

	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 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	80%	25/04/2025
2.	Water Supply	YES	90%	25/04/2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	90%	25/04/2025
4.	Storm Water Drains	X	NA	
5.	Landscaping & Tree Planting	X	X	
6.	Street Lighting	YES	90%	25/04/2025
7.	Community Buildings	X	X	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NA	
9.	Solid Waste Management & Disposal	NO	NA	
10.	Water Conservation / Rain Water Harvesting	NO	NA	
11.	Energy Management	NO	NA	

12.	Fire Protection and Fire Safety Requirements	YES	85%	25/04/2025
13.	Closed Parking			
14.	Open Parking	YES		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	45%	25/04/2025
16.	Others (Option to Add More)			

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

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	NO		
2.	Water Supply	NO		
3.	Sewerage Chambers Septic Tank	NO		
4.	Drains	NO		
5.	Parks, Land Scaping and Tree Planting	NO		
6.	Street Lighting	NO		
7.	Disposal of sewage & sullage water	NO		
8.	Water conservation/Rain Water Harvesting	NO		
9.	Energy Management	NO		

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

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	445820110000472
2.	Estimated Cost of the Project including land cost at the start of the Project	15,17,90,000
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	3,01,000
6.	Actual Cost Incurred during the Quarter	2,55,947
7.	Net amount at end of the Quarter	1,29,337.18
8.	Total expenditure on Project till date	3,27,65,046
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	

XII. MISCELLANEOUS**A** List of Legal Cases (if any) – On Project / Promoter

1.	Case No.	
2.	Name of Parties	
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	
2.	Agreement for Sale	
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 ASTHA HOMES (P) LTD.
Ramji Singh
Managing Director

Signature of Promoter

Name: Ramji Singh

Date: 15-01-2025