

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U45201BR2012PTC018527	Name of Firm	SAI ASHRAY NIRMAN INDIA PRIVATE LIMITED
Firm Address :	RAJ COMPLEX NEW DAK BUNGLOW ROAD,PO.-GPO. , PATNA, BIHAR, INDIA - 800001		
Total Experience of promoter in Real Estate sector	05 Years		
Total Experience in Real Estate after Implementation of RERA	06 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	02	RESIDENTIAL

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00454- 4/108/R- 1755/2024	Name of Project/Phase of Registered Project	SHREE GANESH PARMANAND ENCLAVE
Name of Promoter	SAI ASHRAY NIRMAN INDIA PRIVATE LIMITED	Project Address	MOHALLA - DIGHA SOUTH, MAUZA SOUTH, DIGHA, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	17/03/2029		
Starting date of Project or Phase of the Project	23/08/2024		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	17-03-2029		
III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS			

Sushodh Kumar verma

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - FLAT-12	Total Number of Apartments in Landowner's share - FLAT-12
	1. 1 BHK				1. Booked / Allotted -NIL	3. Booked/ Allotted-NIL
	2. 2 BHK, -	04	2948.00			
	3. 3 BHK	20	18408.00	FLAT-24	2. Sold-NIL	Sold -NIL
	4. Shop					
	5. Bungalow					
	6. Plot etc.				Percentage of booking 0%	Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- NIL
	24	2. Sold	- NIL

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.	DIRECTOR-CUM STATE FIRE OFFICER, BIHAR, PATNA		28-11-2023	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

Susodh Kumar Verma

1. Plan Case No. P/DIGHA/PRN-G+4/941/2023			
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)		
2.	Basements (if any)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	N/A	
6.	Slabs of Super Structure	0%	31.12.2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	31.03.2028 31.03.2028 31.03.2028 31.05.2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	30.09.2028 30.09.2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 0%	30.09.2028 31.10.2028 31.12.2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	31.12.2028 31.12.2028 31.12.2028 31.03.2029

Subal Kumar Verma

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 me be required to complete project as per Specifications in Agreement of Sale. Any other activities	0%	31.03.2029
		100%	
		0%	31.03.2029
		0%	30.09.2028
		0%	31.03.2029
		0%	31.03.2029

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%	31.03.2029
2.	Water Supply	YES	25%	30.09.2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	31.03.2029
4.	Storm Water Drains	YES	0%	31.03.2029
5.	Landscaping & Tree Planting	YES	0%	31.01.2029
6.	Street Lighting	NO		
7.	Community Buildings	NO		

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8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	31.03.2029
9.	Solid Waste Management & Disposal	YES	0%	20.03.2029
10.	Water Conservation / Rain Water Harvesting	YES	0%	31.03.2029
11.	Energy Management	YES	0%	31.03.2029
12.	Fire Protection and Fire Safety Requirements	YES	0%	15.03.2029
13.	Closed Parking	YES	0%	31.03.2029
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
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			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			

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8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

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



Susodh Kumar verma



Sahodh Kumar Verma

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	7754802428
2.	Estimated Cost of the Project including land cost at the start of the Project	7,65,73,008=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,04,73,008=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	00=00
6.	Actual Cost Incurred during the Quarter	00=00
7.	Net amount at end of the Quarter	00=00
8.	Total expenditure on Project till date	32,96,464=00
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.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO

Sushil Kumar Verma

B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
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		
Total Number of sanctioned apartments 1 BHK- 2 BHK -04 3 BHK-20 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc NO BOOKING	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
XV. BROCHURE /Prospectus		
XVI Grievance Redressal Officer Name : SUBODH KUMAR VERMA Contact No : 9334471514 Email id : subodhverma08@gail.com Address : RAJ COMPLEX NEW DAK BUNGLOW ROAD,PO.-GPO. PATNA -800001		

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.

Subodh Kumar Verma

Signature of Promoter

Name: SUBODH K K VERMA

Date:

ARCHITECT'S CERTIFICATE

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

To,

Date-----

The Sai Ashray Nirman India Pvt Ltd (Name & Address of Promoter),

1ST Floor, Raj Complex, New Dak Bunglow Road G.P.O., Patna 800001

Subject: Certificate of Percentage of Completion of Construction Work of -----No. of Building(s)/----- Wing(s) of the----- Phase of the Project[Bihar RERA Registration Number] BRERAP00454/108/R-1755/2024 situated on the Plot bearing C.N. No./CTS No./Survey No./Final Plot No 1246 demarcated by its boundaries(latitude and longitude of the end points 1245 to the North 1247 to the South Branch Road to the East 1242 to the West of Division ----- - village Digha Block----- District Patna PIN-----admeasuring 1295.36 sq.mts. area being developed by

[Promoter's Name] Sai Ashray nirman india pvt ltd

Sir,

I/We UMA SHANKAR KUMAR have undertaken assignments Architect/Licensed Surveyor Of certifying Percentage of Completion of Construction Work of the Shree Ganesh Parmanand Enclave -----Building(s)/---SINGLE-----Wing(s)of the-----Phase of the Project, Situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No. 1246 -of Division ----- Village Digha South-----Block ----- District ---PATNA----- PIN----- ad measuring 1295.36 sq.mts. area being developed by[Promoter's Name] Sai Ashray nirman india pvt ltd

1. Following technical professionals area pointed by Owner/Promoter:—

- | | | |
|---------------------|--------------------------|--------------------------|
| (i) M/s/Shri/Smt. | <u>UMA SHANKAR KUMAR</u> | as L.S./Architect; |
| (ii) M/s/Shri/Smt. | <u>SUSHIL KUMAR</u> | as Structural Consultant |
| (iii) M/s/Shri/Smt. | <u>JITENDRA KUMAR</u> | as MEP Consultant |
| (iv) M/s/Shri/Smt. | <u>RAJ KISHOR</u> | 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 building/Wing of the Real Estate Project as registered vide number under BRERAP00454/108/R-1755/2024 Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Facilities Areas and	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	NO		
2.	Water Supply	YES	10%	30.9.28
3.	Sewerage(Chamber, Line, Septic Tank, STP)	YES	0%	31.3.29
4.	Storm Water Drains	YES	0%	31.3.29
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	31.3.29
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation/Rain Water Harvesting	YES	0%	31.3.29
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	0%	31.3.29
13.	Electric Meter Room	YES	0%	31.3.29
14.	Any Other Amenities			

Table-A
Building/Wing number SINGLE (to be prepared separately for each building/
Wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	-----	
2.	Basements(if any)	-----	
3.	Podiums(if any)	-----	
4.	Plinth	100%	
5.	Stilt Floor	0 %	
6.	Slabs of Super Structure	0%	31.12.27
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31.3.28
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30.9.28
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	31.12.28
10.	External plumbing and external plaster, elevation, completion of Terraces with waterproofing of the Building/Wing.	0%	31.12.28
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	0%	31.3.29

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS)

MR. UMASHANKAR KUMAR

REGISTERED ARCHITECT

(Registration No./License No. **CA/2011/54023**)

FORM No.2
[See Regulation 3]

ENGINEER'S CERTIFICATE

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

Date:-----

To,

The Sai Ashray Nirman India Pvt Ltd (Name & Address of Promoter),

1ST Floor, Raj Complex, New Dak Bungalow Road G.P.O., Patna 800001

Subject: Certificate of Cost Incurred for Development of [Project Name] SHREE GANESH
PARMANAND ENCLAVE for Construction of _____ building(s)/ _____ Wing(s) of the _____
_____ Phase (Bihar RERA Registration Number) situated on the Plot bearing
Khesra No/ Khata No./Thana No./ Tauzi No../C.N. No./CTS No./Survey No./Final Plot No. 1246
demarcated by its boundaries (latitude and longitude of the end points) 1245 to the North 1247 to
the South Branch Road To the East 1242 to the West of Division Village Digha South

Block _____ District Patna, PIN _____ admeasuring 1295.36 sq.mts. area being
developed by [Promoter] Sai Ashray Nirman India Pvt Ltd

Ref: Bihar RERA Registration Number BRERAP00454-4/108/R-1755/2024

Sir,

I/ We _____ have under taken assignment of
certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar
RERA, being _____ Building(s)/ _____ Wing(s) of the _____
Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 1246 of Division
_____ Village Digha Taluka _____ District PATNA
PIN _____ admeasuring 1295.36 sq.mts. area being developed by [Owner/Promoter]

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

- | | |
|--|--------------------------|
| (i) M/s /Shri/Smt <u>UMA SHANKAR KUMAR</u> | as L.S./Architect; |
| (ii) M/s /Shri/Smt <u>SUSHIL KUMAR</u> | as Structural Consultant |
| (iii) M/s /Shri/Smt <u>JITENDRA KUMAR</u> | as MEP Consultant |
| (iv) M/s /Shri/Smt <u>RAJ KISHOR</u> | as Quantity Surveyor* |

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by _____ Quantity Surveyor*appointed by Developer/Engineer, and the assumption of

The cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 6,89,36000/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate/Completion Certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 32,94,464/- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate/Completion Certificate from _____ (planning Authority) is estimated at Rs. 6,56,41,536/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building/Wing bearing Number 1 or called SHREE GANESH PARMANAND ENCLAVE
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ Date of Registration is	Rs. 6,86,36000/-
2	Cost incurred as on <u>31/12/24</u> (based on the Estimated cost)	Rs. 32,94,464 = 00
3	Work done in Percentage (as Percentage of the estimated cost)	4.7 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>6,56,41,536/-</u>
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 6,89,36,000/-
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. 32,94,464/-
3	Work done in Percentage (as Percentage of the estimated cost).	4.7 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 6,56,41,536/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,
SUSHIL KUMAR
 Registration No. _____
 BR/UDHD/SE/23-0111
 Signature of Engineer, Govt. of Bihar
 (Licence No.....)

* Note:

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive