

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. U45201BR1996PTC007421	Name of Firm	ABHINAV AWAS PRIVATE LIMITED
Firm Address :	Abhinav Vihar Colony, Gola Road, P.O. -Danapur Cant, P.S. - Danapur, District-Patna-801503, Bihar, India		
Total Experience of promoter in Real Estate sector	10 YEARS		
Total Experience in Real Estate after Implementation of RERA	07 YEARS		
No of Project done Before Implementation of RERA	<ol style="list-style-type: none"> 1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project 		
No of Project done After Implementation of RERA	<ol style="list-style-type: none"> 1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project 		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00143-010/78/R-1716/2024	Name of Project/Phase of Registered Project	ABHINAV HEIGHTS
Name of Promoter	ABHINAV AWAS PRIVATE LIMITED	Project Address	JAITIPUR, NEAR ST. KARENS SCHOOL, PAINAL, BIHTA
Name of Co-promoter	N/A		
Project Registration is valid up to	25/07/2027		
Starting date of Project or Phase of the Project	19/06/2024		
Type of Project or Phase of the Project	Residential-		
Period of validity of map by the Competent Authority	29-06-2027		

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 -
BLOCK-A & BLOCK-B	1. 1 BHK	27		FLAT-78 & SHOP-02	FLAT-47, SHOP-01	Flat -31, Shop-01
	2. 2 BHK, -				1. Booked / Allotted -02	3. Booked/ Allotted-NIL
	3. 3 BHK	51			2. Sold-NIL	Sold -NIL
	4. Shop	02				
	5. Bungalow					
	6. Plot etc.				Percentage of booking 4.25%	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:	
BLOCK-A & BLOCK-B	78	1. Booked/Allotted	- 02
		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, Patna		14-04-2022	
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

1. Plan Case No. PMAA/PRN/PAINAL/BIHATA/BLOCK-A-(G+06) & BLOCK-B-(B+G+07)/50/2021

BLOCK-A

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)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	40%	30-06-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	10% 0% 0% 0%	30-07-2025 31-08-2025 31-12-2025 28-02-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	31-05-2026 31-05-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% 0%	31-03-2026 30-04-2026 31-12-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	28-02-2026 28-02-2026 31-05-2026

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 me be required to complete project as per Specifications in Agreement of Sale.	0%	31-07-2026
		0%	30-06-2026
		0%	30-06-2026
		0%	31-05-2026
		0%	30-06-2026
		0%	31-12-2026
	Any other activities	0%	

1. Plan Case No. PMAA/PRN/PAINAL/BIHATA/BLOCK-A-(G+06) & BLOCK-B-(B+G+07)/50/2021			
BLOCK-B			
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)	25%	31-05-2025
2.	Basements (if any)	0%	31-07-2025
3.	Podiums (if any)	N/A	
4.	Plinth	0%	31-08-2025
5.	Stilt Floor	0%	31-10-2025
6.	Slabs of Super Structure	0%	31-08-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	30-09-2026 31-10-2026 31-12-2026 28-01-2027

8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	31-03-2027
		0%	31-03-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30-04-2027
		0%	30-04-2027
		0%	30-04-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31-05-2027
		0%	31-12-2026
		0%	
		0%	31-03-2027
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%	31-05-2027
		0%	30-06-2026
		0%	30-04-2027
		0%	31-03-2027
		0%	31-04-2027
		0%	31-05-2027
		0%	

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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	31-05-2027
2.	Water Supply	YES	0%	30-06-2027

3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30-06-2027
4.	Storm Water Drains	YES	0%	31-05-2027
5.	Landscaping & Tree Planting	YES	0%	30-06-2027
6.	Street Lighting	YES	0%	30-06-2027
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	31-05-2027
9.	Solid Waste Management & Disposal	YES	0%	31-05-2027
10.	Water Conservation / Rain Water Harvesting	YES	0%	31-05-2027
11.	Energy Management	YES	0%	31-05-2027
12.	Fire Protection and Fire Safety Requirements	YES	0%	30-04-2027
13.	Closed Parking	YES	0%	30-06-2027
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	31-05-2027
16.	Others (Option to Add More)	NO		

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			
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	Attach







X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	42656457561
2.	Estimated Cost of the Project including land cost at the start of the Project	12,30,49,521=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	11,44,91,521=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	21,00,030=00
6.	Actual Cost Incurred during the Quarter	21,01,979=66
7.	Net amount at end of the Quarter	7,611=40
8.	Total expenditure on Project till date	
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
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, -27 3 BHK51 4 BHK- Shop- 02 Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc		Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc N/A
	FLAT NO.	FLAT TYPE	
	BLOCK-A-302	3 BHK	
	B;LOCK-A-606	2 BHK	
XV. BROCHURE /Prospectus			

XVI Grievance Redressal Officer

Name : PRAVIN KUMAR

Contact No :9334089068

Email id : Pravinkumar14166@gmail.com

Address : HOUSE OF BN DAS, ESI COLONY, AMBEDKAR PATH, BAILEY RD PATNA

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.

ABHINAV HEIGHTS
ABHINAV AWAS PVT. LTD.
Pravin Kumar
Managing Director

Signature of Promoter

Name:

Date: