

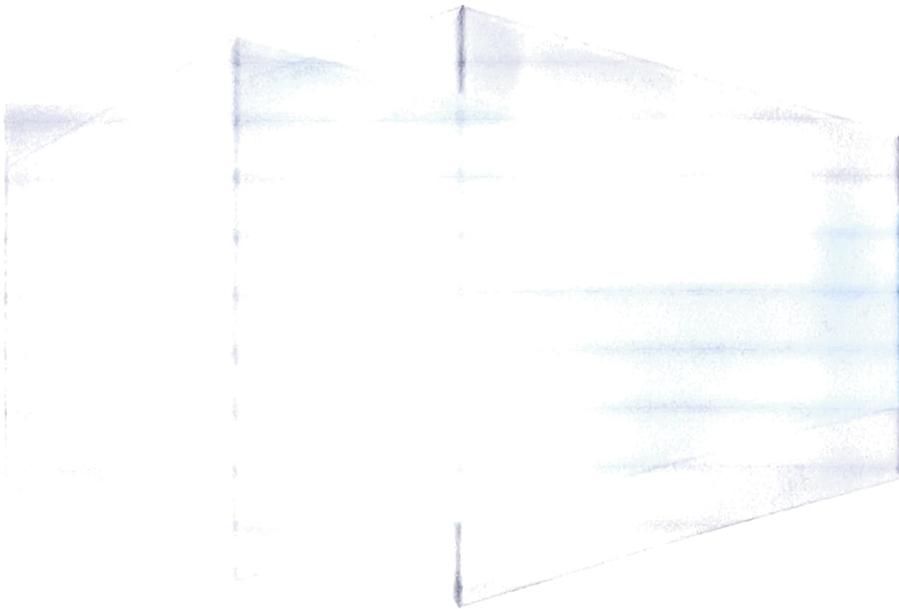
**PROJECT NAME –ABHINAV HEIGHTS**

**PROMOTER NAME –ABHINAV AWAS PRIVATE LIMITED**

**RERA REGISTRATION NO. BRERAP00143-010/78/R-1716/2024**

**QUARTERLY PROGRESS  
REPORT FOR RERA,  
BIHAR**

**Period – APRIL TO JUNE 2024**



**2024**

**FORM-7 [REGULATION-9]**

Quarterly progress report for quarter ending June of 2024 year)

<b>I. PARTICULARS OF PROMOTERS</b>			
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	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		

<b>II. PARTICULARS OF PROJECT</b>			
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	5 YEARS		

For Abhinav Awas Pvt.Ltd.  
*Munish Kumar*  
 Director

### 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 -	
	1. 1 BHK	2. 2 BHK, -			FLAT-47, SHOP-01	Total Number of Apartments in Landowner's share -
	3. 3 BHK		27	FLAT-78 & SHOP-02	1. Booked / Allotted -NIL	Flat -31, Shop-01
	4. Shop		51		2. Sold-NIL	3. Booked/ Allotted-NIL
	5. Bungalow		02			Sold -NIL
	6. Plot etc.				Percentage of booking 0%	Percentage of booking 0%

### IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- NIL
	78	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				
2.	Fire N.O.C.				
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

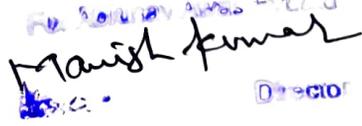
1. Plan Case No. PMAA/PRN/PAINAL/BIHATA/BLOCK-A-(G+06) & BLOCK-B-(B+G+07)/50/2021

#### 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

For Signature and Seal  
 Manish Kumar  
 Director

1.	Excavation (if any)	100%	
2.	Basements (if any)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	50%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	Roof of 5 <sup>th</sup> floor has been casted 0%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal wall -0% Internal Plaster -0% Door & Windows-0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Internal Sanitary fittings -0% Internal Electrical fittings -0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircase-0% Lift wells & Lobbies -0% Water Tank-0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External plumbing -0% External Plaster-0% Elevation & Terraces-0% Waterproofing -0%	
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%	

  
 Manish Kumar  
 Director

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)	15%	
2.	Basements (if any)	0%	
3.	Podiums (if any)	N/A	
4.	Plinth	0%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	Roof of 5 <sup>th</sup> floor has been casted 0%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal wall -0% Internal Plaster -0% Door & Windows-0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Internal Sanitary fittings -0% Internal Electrical fittings -0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircase-0% Lift wells & Lobbies -0% Water Tank-0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External plumbing -0% External Plaster-0% Elevation & Terraces-0% Waterproofing -5%	
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	0%	

For Abhinav Awas Pvt.Ltd.

*Moulik Kumar*

Director

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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	40%	

For Abhinav Awas Pvt.Ltd.

*Manish Kumar*

Director

14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
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**

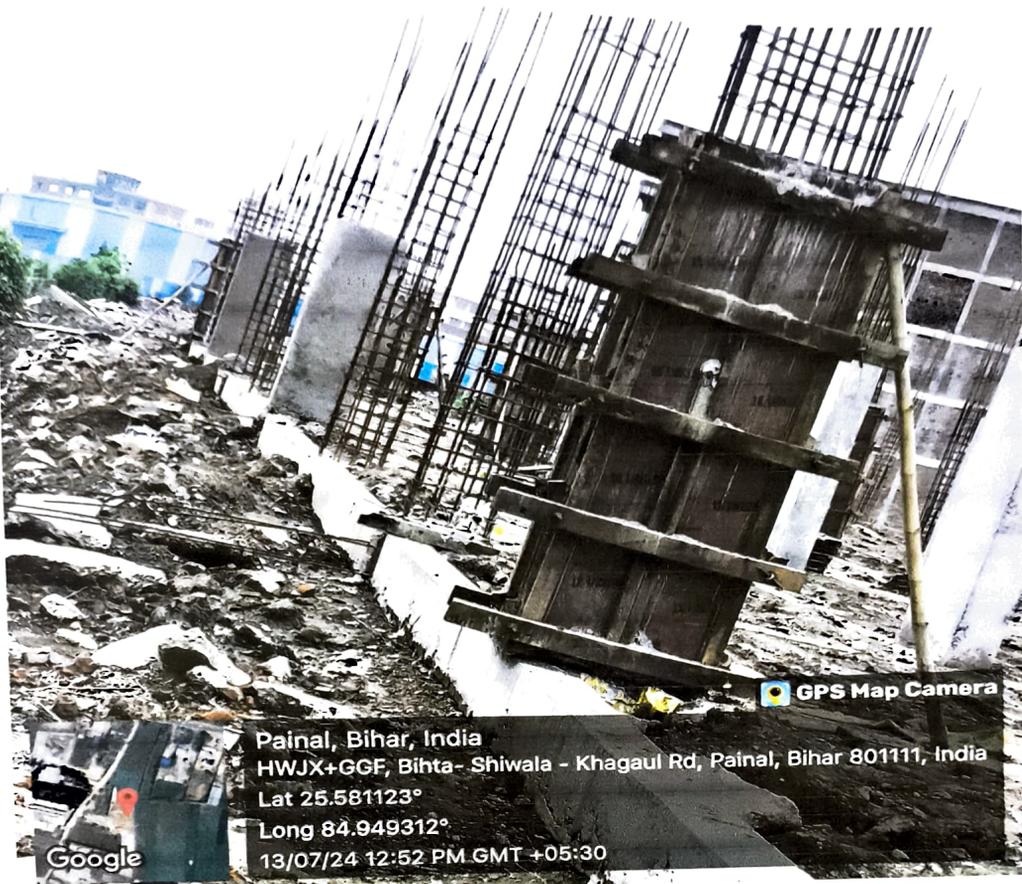
(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach

For Director  
*Manish Kumar*  
 Director

3.	Side Elevation	Attach
(B)	Photograph of each floor	Attach



For Abhinav Awas Pvt.Ltd.  
*Manish Kumar*  
 Director



GPS Map Camera

Painal, Bihar, India  
HWJX+GGF, Bihta- Shiwala - Khagaul Rd, Painal, Bihar 801111, India  
Lat 25.581123°  
Long 84.949312°  
13/07/24 12:52 PM GMT +05:30

Google



GPS Map Camera

Painal, Bihar, India  
HWJX+GGF, Bihta- Shiwala - Khagaul Rd, Painal, Bihar 801111, India  
Lat 25.580212°  
Long 84.949246°  
13/07/24 12:55 PM GMT +05:30

Google

For Abhinav Awas Pvt.Ltd.  
Moulik Kumar  
Director



<b>X. FINANCIAL PROGRESS OF THE PROJECT</b>		
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	
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 .	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	
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

<b>XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED</b>	

For Abhinav Awas Pvt.Ltd.  
*Manish Kumar*  
 Director

**XII. MISCELLANEOUS**

<b>A</b>		<b>List of Legal Cases (if any) – On Project / Promoter</b>	
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>B</b>		<b>Sale/Agreement for Sale during the Quarter</b>	
1.	Sale Deed		NIL
2.	Agreement for Sale		NIL
3.	No. of possessions given to allottees		NIL
<b>XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART</b>			
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 Abhinav Awas Pvt.Ltd.



Director

Signature of Promoter

Name:

Date: