



Apna Awas Construction Pvt. Ltd.

Registered Office : 001, Sundaram Enclave, Kitab Bhawan Lane
North S.K. Puri, Patna - 800 013

Ref... AAC/1087

Date..14-01-2025

To,
The Chairman
Real Estate Regulatory Authority,
Bihar, Patna.

SUB : Submission of Quarterly Progress Report of Third Quarter (2024-25) of Project – "KAPIL RESIDENCY", Mithapur, Patna.

RERA Registration No – **BRERAP00243-13/984/R-720/2019.**

Dear Sir,

With reference to the above-mentioned subject and as per the requirement of quarterly progress reports compliance, we are hereby submitting the **QUARTERLY PROGRESS REPORT** for the THIRD QUARTER (2024 – 2025) for the project named "KAPIL RESIDENCY" located at Mithapur, Patna.

A detailed quarterly progress report of the project is attached along with this letter as Annexure - A.

Kindly acknowledge the receipt of the same.

Thanking you.

Sincerely yours

APNA AWAS CONSTRUCTION PVT. LTD

DIRECTOR

FOR APNA AWAS CONSTRUCTION PVT LTD

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of 2024
- 25

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45200BR2001PTC009553	Name of Firm	APNA AWAS CONSTRUCTION PVT LTD
Firm Address :	001, SUNDARAM ENCLAVE, KITAB BHAWAN LANE, NORTH S.K. PURI, PATNA - 800013		
Total Experience of promoter in Real Estate sector	23 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	26 00 03 00	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	08 00 00 00	

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00243-13/984/R-720/2019	Name of Project/Phase of Registered Project	KAPIL RESIDENCY
Name of Promoter	APNA AWAS CONSTRUCTION PVT LTD	Project Address	Mithapur, Patna
Name of Co-promoter	-		
Project Registration is valid up to	14/01/2025		
Starting date of Project or Phase of the Project	15/04/2019		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	RESIDENTIAL-CUM-COMMERCIAL	
Period of validity of map by the Competent Authority	Map sanctioned on 27/03/2019		



II. 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
KAPIL RESIDENCY	1. 3 BHK	- 24	941.955, 935 & 1005 Sq.ft.	24	12	12
					1. Booked/Allotted - 11	3. Booked/Allotted -
	2. Shop	- 02	2118 & 3429.15 Sq.ft.	02	2. Sold - 00	4. Sold -
					Percentage of Booking - 91.67 %	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	11
KAPIL RESIDENCY	34 (TOTAL), DEVELOPER - 17	2. Sold	00

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	NA			
2.	Fire N.O.C.	State Fire Officer, Bihar		27/06/2016	
3.	Water Supply Permission	Own Boring			
4.	NOC from Airport Authority of India	Airports Authority of India		18/10/2016	
5.	Other Approval(s), if any, required for the Project.	NA			



VI. CONSTRUCTION PROGRESS OF THE PROJECT1. Plan Case No. **P/MITHAPUR-PCN-B+G+7/229/2016**

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)	NA	
4.	Plinth	100%	
5.	Stilt Floor	85%	31/12/2024
6.	Slabs of Super Structure	100%	31/10/2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	85%	31/01/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	60%	31/01/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	65%	31/01/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	35%	31/01/2025
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	00%	31/01/2025



	requirements as may 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	No		
2.	Water Supply	Own Boring	Boring done	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	30%	31/01/2025
4.	Storm Water Drains	Yes	20%	31/01/2025
5.	Landscaping & Tree Planting	Yes	0%	31/01/2025
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	31/01/2025
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	Yes		31/12/2024
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes		31/12/2024
13.	Closed Parking	Covered Car Parking		



14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	31/12/2024
16.	Others (Option to Add More)			

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

		PROPOSED YES/NO.	PERCENTAGE 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			

VII. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	At the end attached
	2.	Rear Elevation	At the end attached



	3.	Side Elevation	At the end attached
(B)		Photograph of each floor	At the end attached

VIII. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	2968002100010984
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 12,62,49,580/-
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	Rs. 7,70,52,580/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	-
5.	Amount received during the Quarter	Rs. 58,09,000/-
6.	Actual Cost Incurred during the Quarter	Rs. 63,35,506/-
7.	Net amount at end of the Quarter	Rs. 33,645/-
8.	Total expenditure on Project till date	Rs. 6,80,04,746/-
9.	Cumulative fund collected till the end of Quarter in question	Rs. 5,60,50,784/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 6,80,04,746/-

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

Developer's share mortgaged for availing the project finance.



X. MISCELLANEOUS		
A	List of Legal Cases (if any)	NONE
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	NIL
2.	Agreement for Sale	NIL
XI. 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.

APNA ANAS CONSTRUCTION PVT. LTD

Prabhat

DIRECTOR

Signature of Promoter

Name: **Prabhat Kumar Singh**

Date: 15/01/2025



N. R. Baid & Co.

Chartered Accountants

1E, 1st Floor, Block B, Ashiana Orchids,
Beni Babu's Garden, Rajendra Path,
Near Sarvodaya Hotel, Patna - 800 001

Tel : 0612-2320716, Mob: 09334257406



email: info@nrbaid.com

CERTIFICATE NO.: CERT/NRBC/HO/2024-25/063

Date: 15/01/2025

CHARTERED ACCOUNTANTS FUND UTILIZATION CERTIFICATE

To
THE REAL ESTATE REGULATORY AUTHORITY
6th Floor, BSBCCL Campus,
Hospital Road, Shastri Nagar
Patna-800023

Subject: Statutory Auditors Certificate for Quarter-3 of Financial Year 2024-25
Reference: RERA Regn. No. BRERAP00243-13/984/R-720/2019
Project- KAPIL RESIDENCY

Sir,

We have been requested by M/s Apna Awas Construction Private Limited, CIN U45200BR2001PTC009553, PAN: AAECA0832B to issue Statutory Auditors Certificate in accordance with Direction no. 1 of 2019 of the Authority.

In relation to the above, we confirm the following information:

Name of the Account Holder: Apna Awas Construction Private Limited
Designated Account Number: 2968002100010984
Bank Name: Punjab National Bank
IFSC Code: PUNB0296800
Branch Name: Punaichak



N. R. Baid & Co.**Chartered Accountants**

1E, 1st Floor, Block B, Ashiana Orchids,
Beni Babu's Garden, Rajendra Path,
Near Sarvodaya Hotel, Patna - 800 001

Tel : 0612-2320716, Mob: 09334257406



email: info@nrbaid.com

	Particulars	INR in Rs.
1	Opening Balance in the Designated Account as on 01/07/2024	8,60,458
2	Total Amount deposited in designated account during this Quarter (Fund Received from Customers as Booking Advance Rs. 78,09,000 including GST, deposited in designated account Rs. 58,09,000 rest amounts deposited in other accounts of the Company Rs 20,00,000 and Rs. 45,00,000 relating to other projects deposited in this account)	1,03,09,000
3	Total Amount paid during the 3 rd Quarter up to 31/12/2024 from the said account (Total Amount utilised for the Project during the quarter is Rs. 63,35,506 rest utilised for Business Administrative Expenses and others)	1,11,35,813
4	Closing Balance as on 31/12/2024 in this Bank Account	33,645

We certify that out of the funds deposited in this bank account Rs. 1,03,09,000 a sum of Rs. 1,11,35,813 has been paid from this account details of which are as under: -

Project Expenses (including payment to suppliers)	63,35,506
Administrative Expenses (including taxes if any)	17,56,964
Other Payments	30,43,343
Total Payments	1,11,35,813

In this context it may be noted that the overall project expenditure in this quarter is Rs. 70,10,591. The excess amount (if any) booked under this project is on account of expenditure incurred but which has not been paid from this designated account. The excess amount (if any) paid from Bank towards Project Expenses includes payment to suppliers of goods or services of this project which were less paid during earlier period. At the end of the quarter, a sum of Rs. 33,645 remains closing balance. Expenditures incurred for the purpose for which the funds were received is verified with the vouchers produced before us at the time of issue of this certificate and that we have exercised the checks to see that the money was actually utilized for the purpose for which it was received.

Yours faithfully,



For N. R. Baid & Co.
Firm Registration No. 002104C
Chartered Accountants


(CA. A. Baid)
Partner
M. No. 408360

UDIN: 25408360BMICVI8573

Note: All the figures in this certificate pertain to quarter-3 of FY 2024-25 only and are as per the designated Bank Account or Books of the Company.

Ar. Navratna Raghuvanshi
601, Signature Tower,
Kurjipul, Kurji,
Patna- 800010.

Mob :- 8863094547
LIC. NO : CA/2013/58586

Letter no. : 307/24-25

Date :- 11/01/2025

TO WHOMSOEVER IT MAY CONCERN

Sub : Construction work progress report in Quarter **October – December, 2024-25** of the **Project – KAPIL RESIDENCY, Mithapur, Patna** (Survey Plot No – 185, Tauzi No – 493, Thana No – 19, Khagaul Road, Mithapur). On the request of Client, visited the Site, **KAPIL RESIDENCY** on **08/01/2025**. It's a Commercial cum Residential Project located at (Survey Plot No – 185, Tauzi No – 493, Thana No – 19, Khagaul Road, Mithapur).

RERA Registration No – BRERAP00243-13/984/R-720/2019.
Developer – Apna Awas Construction Pvt Ltd.

Current Construction Status on Site :

Brick work completed.
Internal wall plaster completed.
Super Structure completed
Flooring of 5th floor completed and on 6th & 7th floor are in progress.
P.O.P upto 6th floor completed.
Construction of Overhead Water Tank in progress.
Construction of Compound Wall in progress.


AR.NAVRATNA RAGHUVANSHI
(CA/2013/58586)

AR NAVRATNA RAGHUVANSHI
UDHD EMP. NO. AR/0081
COA - CA/2013/58586

FRONT SIDE

KAPIL RESIDENCY

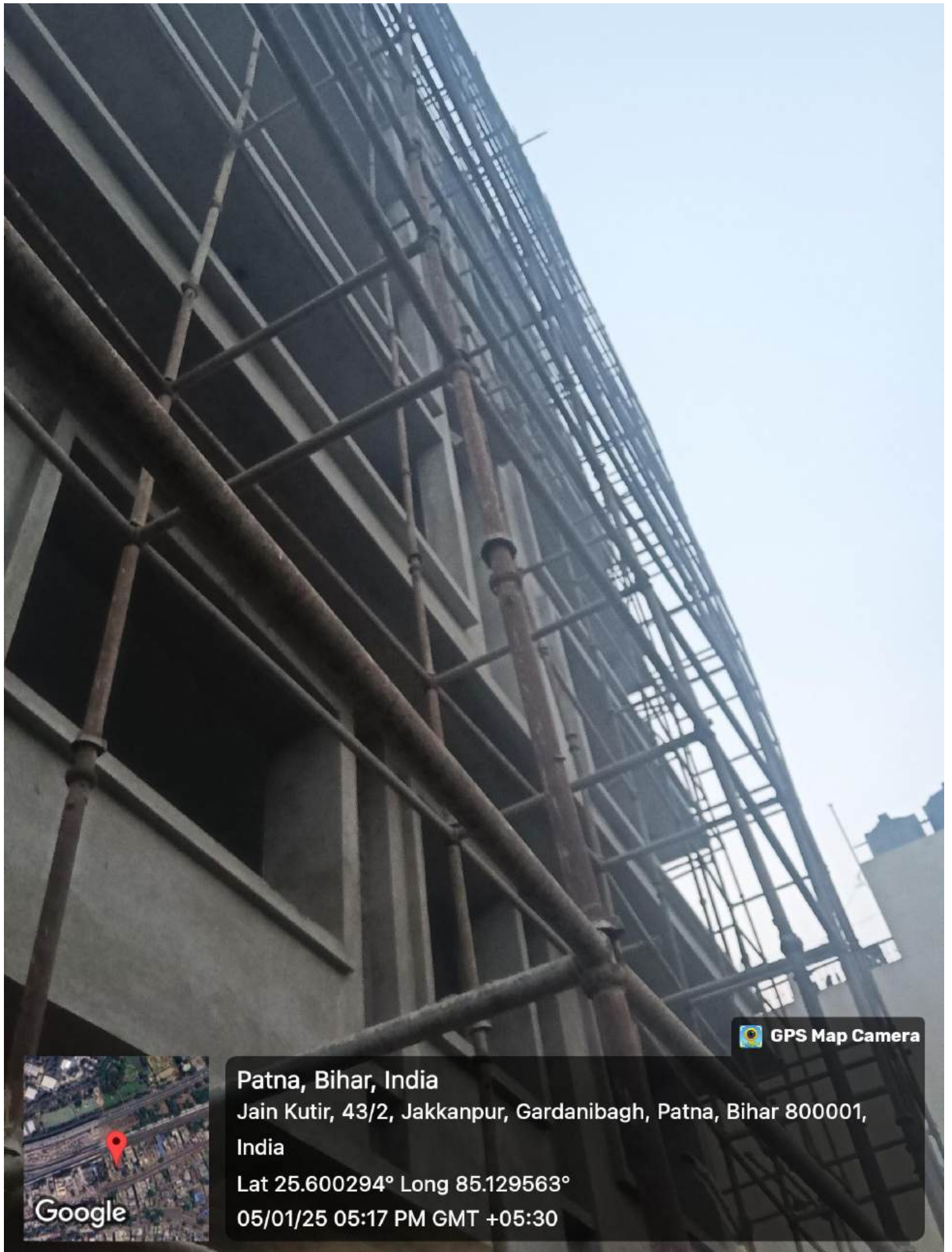


 GPS Map Camera



Patna, Bihar, India
Mithapur Karbigahiya Flyover, Building, Bengali Rd, B Area,
Jakkanpur, Gardanibagh, Patna, Bihar 800001, India
Lat 25.599668° Long 85.129716°
05/01/25 05:10 PM GMT +05:30

BACK SIDE



 GPS Map Camera



Patna, Bihar, India

Jain Kutir, 43/2, Jakkanpur, Gardanibagh, Patna, Bihar 800001,
India

Lat 25.600294° Long 85.129563°

05/01/25 05:17 PM GMT +05:30

LEFT SIDE



RIGHT SIDE



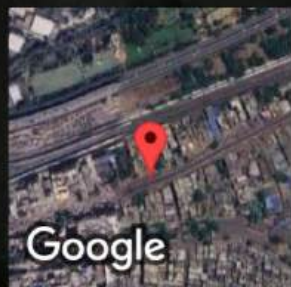
 GPS Map Camera

Patna, Bihar, India

H4xh+xq4, Jakkanpur, Gardanibagh, Patna, Bihar 800001, India

Lat 25.599968° Long 85.129649°

05/01/25 05:13 PM GMT +05:30



Google

GR. FL.



GR. FL.



BASEMENT



1ST FL ROOM



1ST LOBBY



1ST STAIR





2ND FL BATROOM



2ND BALCONY



2ND STAIR

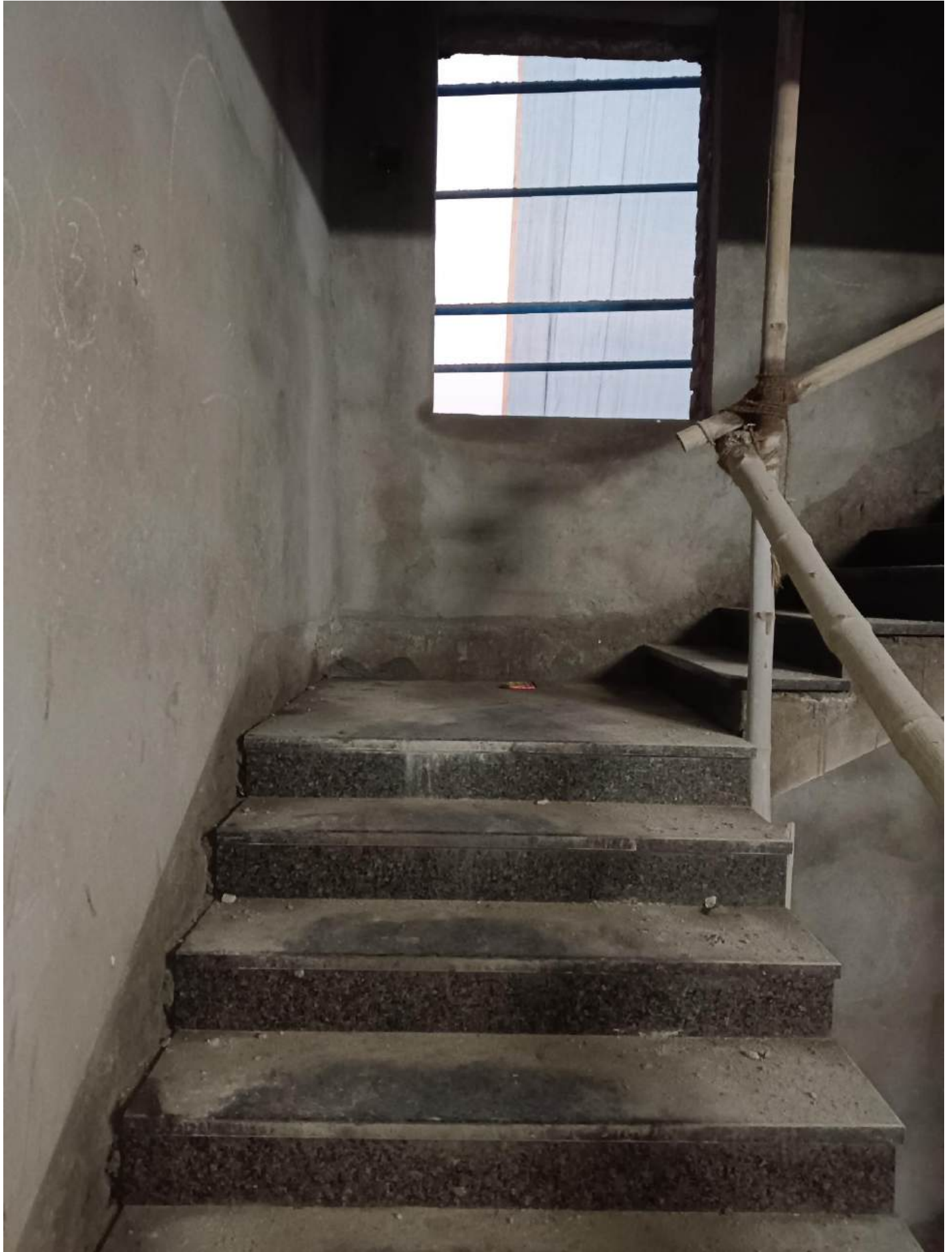








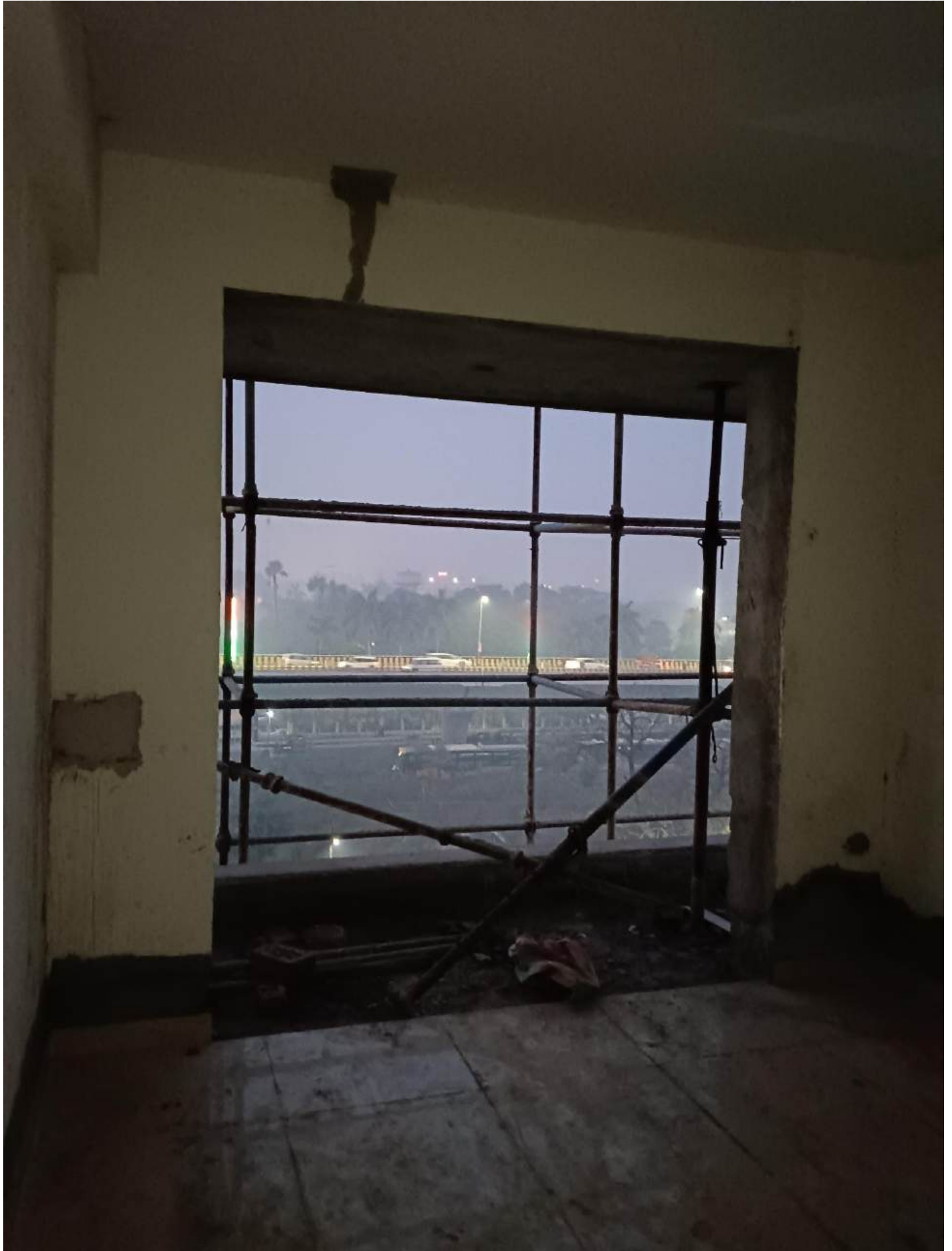
3RD STAIR



4TH FLAT



4TH FL. BALCONY



4TH FL. BATHROOM



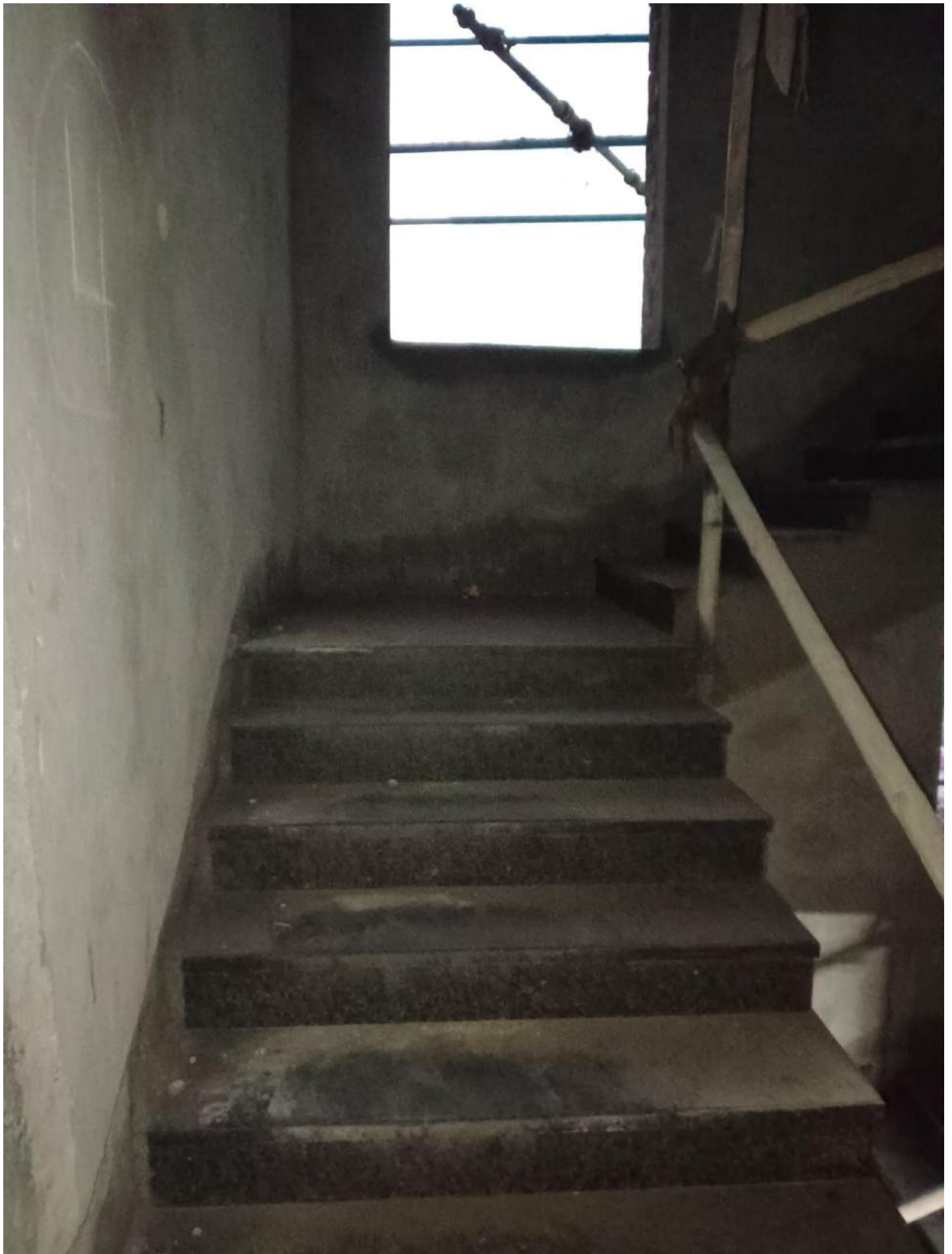
4TH BALCONY



4TH LOBBY



4TH STAIR



5TH FL. FLAT



5TH BATHROOM





5TH LOBBY



5TH STAIR



6TH FLOOR FLAT



6TH BATHROOM









6TH STAIR



7TH FLOOR



7TH STAIR







TARACE



