Ph. : 0612-2570419

Apna Awas Construction Pvt. Ltd.

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

Ref....AAC/846.....

Date..04/04/2023....

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

SUB : Submission of Quarterly Progress Report of Third Quarter (2022-23) 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 (2022 – 2023) 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

Branch Off : 14, Guru Vatika, Kailash Babu Street, Main Road, Ranchi - 834001, Ph. : 0651-2207119
Website : www.apnaawasconstruction.com

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of 2022-2023 M

I. 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	14/04/2024		
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	Booked before this quarter - 11
KAPIL RESIDENCY (Developer's Share)	1. 3 BHK -	12	941, 955, 935, 1005	24	1. Booked/ Allotted during this quarter- 0
	2. Shop -	Shared with Landowner	2118, 3429.15		2. Sold during this quarter -0

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Garages sold before this quarter	11
		1. Booked/Allotted during this quarter -	0
KAPIL RESIDENCY	17	2. Sold during this quarter	0

IV. 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.	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.				

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. 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)
1.	Excavation (if any)	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	20%
6.	Slabs of Super Structure	60%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	10%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	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	0%

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

VI. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Own Boring		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes		
4.	Storm Water Drains	Yes		
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	No		
10.	Water Conservation / Rain Water Harvesting	Yes	O%	
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	0%	
13.	Closed Parking	Covered Car Parking		

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

VI	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
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	

	3.	Side Elevation	
(B)		Photograph of each floor	

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 7,70,52,580/-
3.	Amount received during the Quarter	Rs. 54,20,000/-
4.	Actual Cost Incurred during the Quarter	Rs. 54,16,350/-
5.	Net amount at end of the Quarter	Rs. 23,909/-
6.	Total expenditure on Project **till date**	Rs. 3,54,42,207/-
7.	Cumulative fund collected till the end of Quarter in question	Rs. 3,43,05,593/-
8.	Cumulative expenditure done till the end of Quarter in question	Rs. 3,54,42,207/-

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	**NONE**
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
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 AWAS CONSTRUCTION PVT. LTD.

DIRECTOR

Signature of Promoter

Name:

Date:

APNA AWAS CONSTRUCTION PVT. LTD. PATNA

NRBAiD® & Co.
CHARTERED ACCOUNTANTS
SINCE 1971

CERTIFICATE NO.: CERT/NRBC/HO/2022-23/029

Date: 12/01/2023

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 2022-23
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 NO. 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. PATNA Chartered Accountants

www.nrbaid.com
info@nrbaid.com
0612-2320716, 2323145
HO : 1E, 1st Floor, Block B, Ashiana Orchids, Beni Babu's Garden, Rajendra Path, Near Sarvoday Hotel, Patna - 800 001
BIHAR | JHARKHAND | GUJARAT | UTTAR PRADESH | WEST BENGAL

	Particulars	INR in Rs.
1	Opening Balance in the Designated Account as on 01/10/2022	20,259
2	Total Amount deposited in designated account during this Quarter *(Fund Received from Customers as Booking Advance Rs. 49,10,000 including GST, deposited in designated account Rs. 44,10,000, rest amounts deposited in other accounts of the Company Rs. 5,00,000 and Rs. 10,10,000 relating to other projects deposited in this account)*	54,20,000
3	Total Amount paid during the 3rd Quarter up to 31/12/2022 from the said account *(Total Amount utilised for the Project during the quarter is Rs. 35,37,965 rest utilised for Business Administrative Expenses and others)*	54,16,350
4	Closing Balance as on 31/12/2022 in this Bank Account	23,909

We certify that out of the funds deposited in this bank account Rs. 54,20,000 a sum of Rs. 54,16,350 has been paid from this account details of which are as under: -

Project Expenses (including payment to suppliers)	43,48,348
Administrative Expenses (including taxes if any)	2,68,002
Other Payments	8,00,000
Total Payments	**54,16,350**

In this context it may be noted that the overall project expenditure in this quarter is Rs 35,37,965. The excess amount booked under this project is on account of expenditure which has not been paid from this designated account. At the end of the quarter, a sum of Rs. 23,909 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

N. R. Baid & Co. PATNA Chartered Accountants

UDIN: 23408360BGXPNK4929

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

Note: *All the figures in this certificate pertain to quarter-3 of FY 2022-23 only and are as per the designated Bank Account or Books of the Company.*

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

Mob :- 8863094547

Letter no. : .....

Date :- 19/01/23

TO WHOMSOEVER IT MAY CONCERN

Sub : Construction work progress report in **Quarter** October – December, 2022 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 03/01/2023. 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 :

Roof Casting 5th floor and Brick Work of 2nd floor started **(In % - Approx 54%)**

AR NAVRATNA RAGHUVANSHI
LIC. NO.-CA/2013/58586

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Ratna Deva Sahay

001, Sundaram Enclave, Kitab Bhawan Lane, S.K. Puri, Patna - 800013

Date: 18-10-2016

Valid Upto: 17-10-2021

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	**PATN/EAST/B/100616/176279**
Applicant Name*	**Jitendra Kumar Singh**
Site Address*	**Survey Plot no. 185, Tauzi no. 493, P.S.Code 167, Thana no. 19, Zone 3, P.S. Kotwali, Present P.S. Jakkanpur, Mauza Mithapur, Pargana Azimabad,Mithapur,Patna,Bihar**
Site Coordinates*	**85 07 46.62-25 35 59.65, 85 07 47.01-25 35 58.53, 85 07 47.06-25 35 59.76, 85 07 47.52-25 35 58.71,**
Site Elevation in mtrs AMSL as submitted by Applicant*	**57.62 M**
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	**90.67M**

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules,1994.

d. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 90.67M, as indicated in para 2.

राजीव गांधी भवन सफदरजंग हवाई अड्डा नई दिल्ली–110003 दूरभाष : 24632950

e. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.

f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building/structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the Structure should be intimated to this office.

g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights

h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.

l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

Region Name: EAST

Address: General Manager Airports Authority of India, Regional Headquarter, Eastern Region, N.S.C.B.I Airport, Kolkata-700052

Email ID: gmatmer@aai.aero

Contact No: 033-25111293

1/-

Provisional Fire Clearance (Above 15Mtr. Height)

Letter No..25321

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR , BIHAR , PATNA.

From,

Upendra Prasad Singh,
Commandant, Home guard-cum-
State Fire Officer-cum-Director,
Bihar, Patna.

To,

Sri Ratna Deva Sahay,
001, Sundaram Enclave, Kitab Bhawan Lane,
North S.K. Puri, Patna - 13

Patna Dt. 27.06.2016.

Sub :- The views regarding proposed fully residential building of above 15 mtr. in height to be constructed at Mauza- Mithapur, Dist-Patna.

Sir,

Please refer to your letter no.- Kapil Res. 101/FIRE/2016 dt. – 31/05/2016 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a B+G+7 (Total B/U area-3315.32 Sqmtr.), fully residential building, shall be constructed on 60 feet wide road belongs to Sri Ratan Deva Sahay & others, on having Plot no.-185, Tauzi no.- 493, Thana no.- 19 at Mauza- Mithapur, Dist-Patna.

We clear the plan after giving following advice/suggestions/ recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect / Developer/ Land owner as the case may be.

i) **Construction :**

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Building Bye laws Bihar, 2014.
b) The floor area exceeds 750 m ^{2} shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility 3.60 m/s (minimum).
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
e) In case of two staircase, one must be on outer wall.

f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) **LIFT :-**

a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m^2.

b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.

c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.

d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.

e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

v) That the basement should be equipped with automatic sprinkler's installation & must have two separate exits.

vi) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 900 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992 & relevant specification, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

vii) That an underground water static tank of not less than 50,000 Ltrs. capacity with automatic refilling arrangements prefebly on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. Capacity should be made available before occupancy.

viii) That the internal finishing shall be non-combustible or class – I surface spread of flame.

ix) That electric cables must be shield at each floor with intumescent coating .

x) That Fire exit drill be carried out regularly at least twice in a year after occupation.

xi) That the building must be constructed on at least 30 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

xii) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

xiii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong , the Architect / Passing authority shall be held responsible.

xiv) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).

xv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp .

Encl – As Above

Yours faithfully,

6/16

(Upendra Prasad Singh)

राज्य अग्निशाम पदाधिकारी-सह-निदेशक,
बिहार राज्य अग्निशामन सेवा,
बिहार, पटना



