



Apna Awas Construction Pvt. Ltd.

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

Ref. AAC/855.....

Date..14/04/2023.....

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

SUB : Submission of Quarterly Progress Report of Fourth Quarter (2022-23) of Project – "INDRAPRABHA", Anandpuri, Patna.

RERA Registration No – **BRERAP00243-14/998/R-751/2019.**

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 **FOURTH QUARTER (2022 – 2023)** for the project named "INDRAPRABHA" located at Anandpuri, West Boring Canal Road, 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 2022-2023 (year)

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00243-14/998/R-751/2019	Name of Project/Phase of Registered Project	INDRAPRABHA
Name of Promoter	APNA AWAS CONSTRUCTION PVT LTD	Project Address	Anandpuri, Patna
Name of Co-promoter	-		
Project Registration is valid up to	14/06/2024		
Starting date of Project or Phase of the Project	20/05/2019		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Residential	
Period of validity of map by the Competent Authority	Map sanctioned on 15/05/2019		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Booked before this quarter - 6
INDRAPRABHA (Developer's Share)	1. 3 BHK	- 11	991, 1006, 912, 1049, 1111, 1097, 1101, 910, 1066, 1113, 905	23	1. Booked/ Allotted during this quarter - 0 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	
INDRAPRABHA (Developer's Share)	11	1. Booked/Allotted during this quarter	0
		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	NA			
2.	Fire N.O.C.	State Fire Officer, Bihar		15/09/2017	

3.	Water Supply Permission	Own Boring			
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.	-			

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P/RajapurHasan-PRN-B+G+3/562/2017

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	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	60%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	35%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	25%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	30%
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	Yes	0%	
2.	Water Supply	Own Boring		
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	No		
10.	Water Conservation / Rain Water Harvesting	Yes	0%	
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	0%	
13.	Closed Parking	Covered 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	Attached at the end of document
	2.	Rear Elevation	Attached at the end of document

	3.	Side Elevation	Attached at the end of document
(B)		Photograph of each floor	Attached at the end of document

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	2968002100010993
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs.5,72,75,350/-
3.	Amount received during the Quarter	Rs. 02,95,000/-
4.	Actual Cost Incurred during the Quarter	Rs. 02,88,753/-
5.	Net amount at end of the Quarter	Rs. 0,15,274/-
6.	Total expenditure on Project till date	Rs. 3,67,63,777/-
7.	Cumulative fund collected till the end of Quarter in question	Rs. 3,83,91,922/-
8.	Cumulative expenditure done till the end of Quarter in question	Rs. 3,67,63,777/-

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	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 AWAS CONSTRUCTION PVT. LTD.


Signature of Promoter **DIRECTOR**

Name:

Date:

N. R. Baid & Co.

Chartered Accountants

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

Tel : 0612-2320716, Mob: 09334257406



email: info@nrbaid.com

CERTIFICATE NO.: CERT/NRBC/HO/2023-24/001

Date: 12/04/2023

CHARTERED ACCOUNTANTS FUND UTILIZATION CERTIFICATE

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

Subject: Statutory Auditors Certificate for Quarter-4 of Financial Year 2022-23

Reference: RERA Regn. No. BRERAP00243-14/998/R-751/2019

Project- INDRA PRABHA

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: 2968002100010993

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 Sarvoday 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 01/01/2023	9,027
2	Total Amount deposited in designated account during this Quarter (Fund Received from Customers as Booking Advance Rs. 2,40,000 including GST, deposited in designated account Rs. 2,40,000, rest amount deposited in other accounts of the Company Nil and Rs. 55,000 relating to other projects deposited in this account))	2,95,000
3	Total Amount paid during the 4 th quarter up to 31/03/2023 from the said account (Total Amount utilised for the Project during the quarter is Rs. 16,70,720 rest utilised for Business Administrative Expenses and Others)	2,88,753
4	Closing Balance as on 31/03/2023 in this Bank	15,274

We certify that out of the funds deposited in Bank account Rs. 2,95,000 a sum of Rs. 2,88,753 has been paid from this account details of which are as under: -

Project Expenses	1,61,500
Administrative Expenses (Including taxes if any)	12,253
Other Payments	1,15,000
Total Payments	2,88,753

In this context it may be noted that the overall project expenditure in this quarter is Rs. 16,70,720. The excess amount (if any) booked under this project is on account of expenditure 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 this quarter, a sum of Rs. 15,274 remains closing balance in the said designated account. 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: 23408360BGXPQJ6672

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

REGISTERED ARCHITECT
Council Of Architecture,
Patna Municipal Corporation

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

Letter no. : 208.....

Date :- 04_04_2023

TO WHOMSOEVER IT MAY CONCERN

Sub : Construction work progress report in Quarter January – March, 2023 of the **Project – INDRAPRABHA, Anandpuri, Patna** (Mauza – Rajapur Hasan, Tauzi No – 5453, Thana No – 3, Khata No – 33, Survey Plot No (P) – 407). On the request of Client, visited the Site, INDRAPRABHA on 03/01/2023. It's a Residential Project located at (Mauza – Rajapur Hasan, Tauzi No – 5453, Thana No – 3, Khata No – 33, Survey Plot No (P) – 407).

RERA Registration No – BRERAP00243-14/998/R-751/2020.

Developer – Apna Awas Construction Pvt Ltd.

Current Construction Status on Site :

Super Structure completed.
Brick work completed.
Internal plaster completed.
External plaster completed.
Plumbing and electrical work in progress.

Navratna Raghuvanshi
04/04/2023.

AR. NAVRATNA RAGHUVANSHI
Emp. No.-CA/2013/58586

Navratna Raghuvanshi
(Architect)

Letter No. 3348./

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

From,

Upendra Prasad Singh,
State Fire Officer,
Bihar, Patna.

To,

Ar. Navratan Raghuvanshi,
338, 3rd floor, Ashoka Place,
Exhibition Road, Patna-800001.

Patna Dt. 15.10.2017.

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

Sir,

Please refer to your letter no.-RDK/FIRE/12-2017 dt.- 13/08/2017 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 B+G+3 (Total B/U area-2815.50 Sqmtr.), fully residential building, shall be constructed on 20 feet wide road belongs to M/S Apna Awas Construction Pvt. Ltd., M.D- Sri Jitendra Kumar Singh, S/O- Sri Rup Narayan Singh, on having Plot no.- 407 (P), Khata no.- 33, Tauzi no.-5453, Thana no.-03 at Mauza – Rajapur Hasan, 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 :**

- 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.
- The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

- The open space surrounding the building shall conform the relevant building rules.
- The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- 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 :-**

- 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.
- 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.
- 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.
- The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- In case of two staircase, one must be on outer wall.
- 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 m².
- 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 and 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 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per relevant specification & I.S 2190/1992, 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 20,000 Ltrs. capacity with automatic refilling arrangements preferably 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 20 feet wide road and it is responsibility of the concerned Architect to 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.

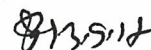
This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety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



(Upendra Prasad Singh)

1. FRONT SIDE



REDMI NOTE 9 PRO MAX
RAJ PRAKASH

2023/4/13 12:35

2. SIDE ELEVATION



3. BASEMENT



4. GROUND FLOOR



5. FIRST FLOOR





6. SECOND FLOOR





7. THIRD FLOOR





8. PARAPET

