



Apna Awas Construction Pvt. Ltd.

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

Ref...AAC/850.....

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

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

SUB : Submission of Quarterly Progress Report of Second Quarter (2022-23) of Project – "NIRMALYA", Road No – 8, Patel Nagar, Patna.

RERA Registration No – **BRERAP00243-15/1194/R-992/2020.**

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 Second QUARTER (2022 – 2023) for the project named "NIRMALYA" located at Road No – 8, Patel Nagar, 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
23 (year)

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00243-15/1194/R-992/2020	Name of Project/Phase of Registered Project	NIRMALYA
Name of Promoter	APNA AWAS CONSTRUCTION PVT LTD	Project Address	Road No – 8, Patel Nagar, Patna
Name of Co-promoter	-		
Project Registration is valid up to	31/01/2025		
Starting date of Project or Phase of the Project	01/02/2020		
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 20/12/2019		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type			Carpet Area	Total Number of sanctioned apartments	Booked before this quarter - 4
NIRMALYA (Developer's Share)	1. 3 BHK	-	6	1027, 1035, 1072, 974	12 6 – Owner 6 – Developer	1. Booked/Allotted during this quarter- 1 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	
NIRMALYA (Developer's Share)	6	1. Booked/Allotted during this quarter - 2. Sold during this quarter -	4 1 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.				

3.	Water Supply Permission	Own Boring			
4.	NOC from Airport Authority of India	Airports Authority of India		12/06/2019	
5.	Other Approval(s), if any, required for the Project.				

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P-Mainpura-PRN-G+3/35/2019

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)	NA
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.	20%
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 may 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	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 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	Attached at the end
	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.	2968002100011044
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 3,46,24,084/-
3.	Amount received during the Quarter	Rs. 44,76,000/-
4.	Actual Cost Incurred during the Quarter	Rs. 36,96,247/-
5.	Net amount at end of the Quarter	Rs. 7,91.486/-
6.	Total expenditure on Project till date	Rs. 2,55,75,259/-
7.	Cumulative fund collected till the end of Quarter in question	Rs. 2,90,47,614/-
8.	Cumulative expenditure done till the end of Quarter in question	Rs. 2,55,75,259/-

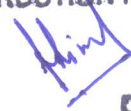
IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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.

APNAWAS CONSTRUCTION PVT. LTD.



DIRECTOR

Signature of Promoter

Name:

Date:



CERTIFICATE NO.: CERT/NRBC/HO/2022-23/024

Date: 12/10/2022

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-2 of Financial Year 2022-23
Reference: RERA Regn. No. BRERAP00243-15/1194/R-992/2020
Project- NIRMALYA

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: 2968002100011044
Bank Name: Punjab National Bank
IFSC Code: PUNB0296800
Branch Name: Punaichak



	Particulars	INR in Rs.
1	Opening Balance in the Designated Account as on 01/07/2022	11,733
2	Total Amount deposited in designated account during this Quarter (Fund Received from Customers as Booking Advance Rs. 46,50,000, deposited in designated account Rs. 26,50,000, rest amounts deposited in other accounts of the Company Rs. 20,00,000 and Rs. 18,26,000 relating to other projects deposited in this account)	44,76,000
3	Total Amount paid during the 2 nd Quarter up to 30/09/2022 from the said account Quarter (Total Amount utilised for the Project during the quarter is Rs. 47,10,001 rest utilised for Business Administrative Expenses and others)	36,96,247
4	Closing Balance as on 30/09/2022 in this bank account	7,91,486

We certify that out of the funds deposited in this bank account Rs. 44,76,000, a sum of Rs. 36,96,247 has been paid from this account details of which are as under:

Project Expenses	22,54,288
Administrative Expenses (Including taxes if any)	9,25,959
Other Payments	5,16,000
Total Payments	36,96,247

In this context it may be noted that the overall Project expenditure in this quarter is Rs. 47,10,001. 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 this quarter, a sum of Rs. 7,91,486 remains closing balance in 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

UDIN: 22408360AZMERB4975



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

Note: All the figures in this certificate pertain to quarter-2 of FY 2022-23 only and are as per the designated Bank Account or Books of the Company.

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

Navratna Raghuvanshi

Mob :-

8863094547

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

Letter no. : ...53/PSR...

Date :- 05/10/2022.

TO WHOMSOEVER IT MAY CONCERN

Sub : Construction work progress report in Quarter July – September, 2022 of the **Project** – NIRMALYA, Patel Nagar, Patna (Mauza – Mainpura, present mohalla – Patel Nagar, P.S – Shastrinagar, Thana No – 2, Khata No – 420, Survey Plot No (P) – 1326 & 1329). On the request of Client, visited the Site, NIRMALYA on 30/09/2022. It's a Residential Project located at (Mauza – Mainpura, present mohalla – Patel Nagar, P.S – Shastrinagar, Thana No – 2, Khata No – 420, Survey Plot No (P) – 1326 & 1329).

RERA Registration No – BRERAP00243-15/1194/R-992/2020.

Developer – Apna Awas Construction Pvt Ltd.

Current Construction Status on Site :

Brickwork and plaster in progress (In % - Approx 40%)

Navratna Raghuvanshi
5/10/22

AR. NAVRATNA RAGHUVANSHI

Emp. No. - CA/2013/S8586

(503/19)



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Apna Awas Construction Pvt Ltd

Date: 12-06-2019

Apna Awas Construction Pvt Ltd At 001
Sundaram Enclave Kitab Bhawan Lane North
S.K Puri Near Sri Krishna Apartment Patna
800013 Bihar

Valid Upto: 11-06-2027

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/053119/402044
Applicant Name*	Vinay Kumar
Site Address*	Plot No 1326 1329 Khata No 420 Survey Thana 02 Mauza Mainpura Pargana Phulwari PS Shashtri Nagar Patna Bihar, Mainpura Phulwari Shashtri Nagar Patna Bihar, Patna, Bihar
Site Coordinates*	85 06 10.95-25 36 58.75, 85 06 11.06-25 36 59.15, 85 06 11.62-25 36 59.01, 85 06 11.76-25 36 59.41, 85 06 11.99-25 36 58.48, 85 06 12.21-25 36 59.27
Site Elevation in mtrs AMSL as submitted by Applicant*	55 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	72.1M

*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 Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

d. 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.

e. 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.

क्षेत्रीय मुख्यालय पूर्वी क्षेत्र, नेताजी सुभाष चन्द्र बोस अंतराष्ट्रीय हवाई अड्डा - 700052 दूरभाष संख्या: 91-33-2511 9 616

Regional headquarter Eastern Region, Netaji Subhash Chandra Bose International Airport - 700052, Tel : 91-33-25119616



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

- f. 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 72.1M (AMSL), as indicated in para 2.
- g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.
- h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.
- i. 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
- j. 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.
- k. 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
- l. 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.
- m. This NOCID has been assessed w.r.t Patna Airport(s). NOC has been issued w.r.t. the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-III, Schedule-IV(Part-1), Schedule-IV(Part-2; RCS Airports Only) and Schedule-VII of GSR751(E).
- n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule-V of GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2: other than RCS airports) of GSR751(E).
- o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

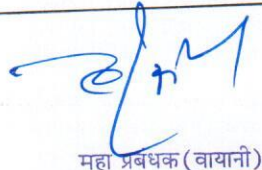
Chairman NOC Committee

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.acro

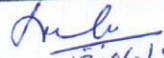
Contact No: 033-25111293


महा प्रबंधक (वायानी) पू.क्षे.
General Manager(ATM)ER
भा.वि.प्रा. / A.A.I.

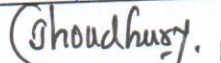
ने.सु.च.वो.अ. हवाई अड्डा / N.S.C.B.I. Airport

Name / Designation / Signature 700052

Prepared By :


12.06.19

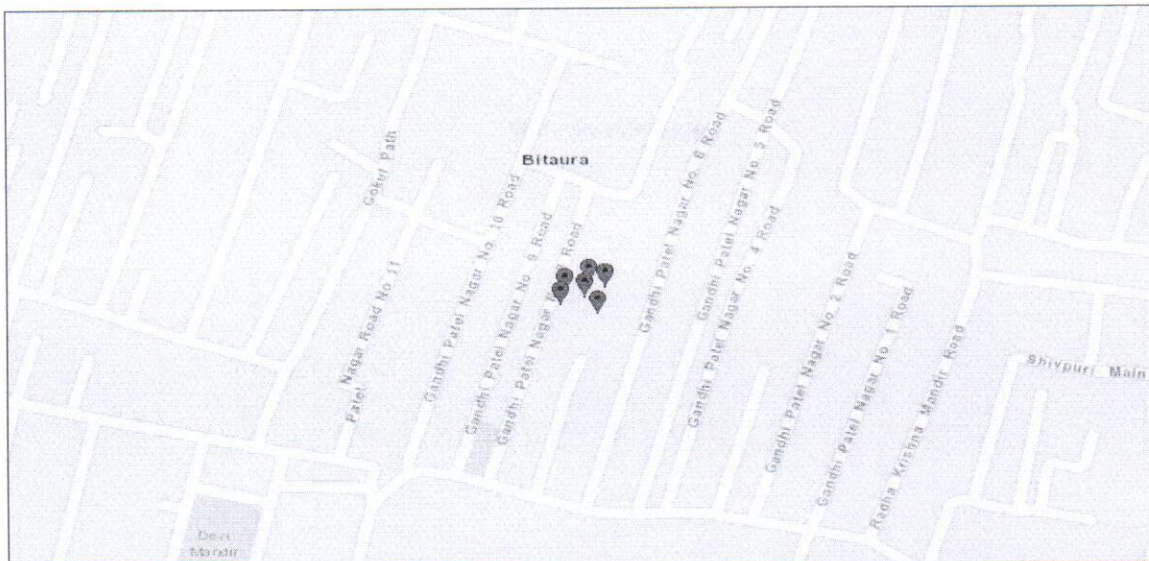
Verified By :


12.08.19

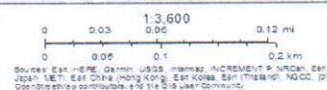
Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Patna	2759.84	24.46
NOCID	PATN/EAST/B/053119/402044	

Street view



May 31, 2019

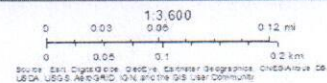


AA

Satellite View



May 31, 2019





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