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/854.....

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 – "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 FOURTH 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

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 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 12 6 – Owner 6 – Developer	Booked before this quarter - 6 1. Booked/ Allotted during this quarter- 0 2. Sold during this quarter -0
NIRMALYA (Developer's Share)	1. 3 BHK -	6	1027, 1035, 1072, 974		

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Garages sold before this quarter	6
		1. Booked/Allotted during this quarter -	0
NIRMALYA (Developer's Share)	6	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.				

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	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	40%
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.	10%
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	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	Attached at the end

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

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. 4,09,19,372/-
3.	Amount received during the Quarter	Rs. 43,60,000/-
4.	Actual Cost Incurred during the Quarter	Rs. 44,22,806/-
5.	Net amount at end of the Quarter	Rs. 61,008/-
6.	Total expenditure on Project **till date**	Rs. 3,44,69,302/-
7.	Cumulative fund collected till the end of Quarter in question	Rs. 3,88,57,138/-
8.	Cumulative expenditure done till the end of Quarter in question	Rs. 3,44,69,302/-

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	1
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

APNA AWAS CONSTRUCTION PVT. LTD. PATNA

Signature of Promoter

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/2023-24/003

Date: 12/04/2023

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-4 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

N. R. Baid & Co. PATNA Chartered Accountants

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	1,23,814
2	Total Amount deposited in designated account during this Quarter *(Fund Received from Customers as Booking Advance Rs. 43,00,000, deposited in designated account Rs. 28,00,000, rest amount deposited in other accounts of the Company Rs. 15,00,000 and Rs. 15,60,000 relating to other project deposited in this account)*	43,60,000
3	Total Amount paid during the 4th Quarter up to 31/03/2023 from the said account Quarter *(Total Amount utilised for the Project during the quarter is Rs. 31,59,131 rest utilised for Business Administrative Expenses and others)*	44,22,806
4	Closing Balance as on 31/03/2023 in this bank account	61,008

We certify that out of the funds deposited in this bank account Rs. 43,60,000, a sum of Rs. 44,22,807 has been paid from this account details of which are as under:

Project Expenses	29,46,564
Administrative Expenses (Including taxes if any)	5,79,892
Other Payments	8,96,350
Total Payments	**44,22,806**

In this context it may be noted that the overall Project expenditure in this quarter is Rs. 31,59,131. 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. 61,008 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

N. R. Baid & Co. PATNA Chartered Accountants

UDIN: 23408360BGXPQL1291

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

Note: *All the figures in this certificate pertain to quarter-4 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. : 207

Date :- 04_04_2023

TO WHOMSOEVER IT MAY CONCERN

Sub : Construction work progress report in **Quarter**January – March, 2023 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 03/01/2023. 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 :

Super Structure Completed.
Brick Work of 1st floor completed and the 2nd floor's in progress.

04/04/23
AR. NAVRATNA RAGHUVANSHI
Emp. No.-CA/2013/58586

Navratna Raghuvanshi
(Architect)

(503/19)

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Apna Awas Construction Pvt Ltd

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

Date: 12-06-2019

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.

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.

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
Kolkata-700052

Name / Designation / Sign with Date	
Prepared By :	12.06.19
Verified By :	Choudhury. 12.06.19

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

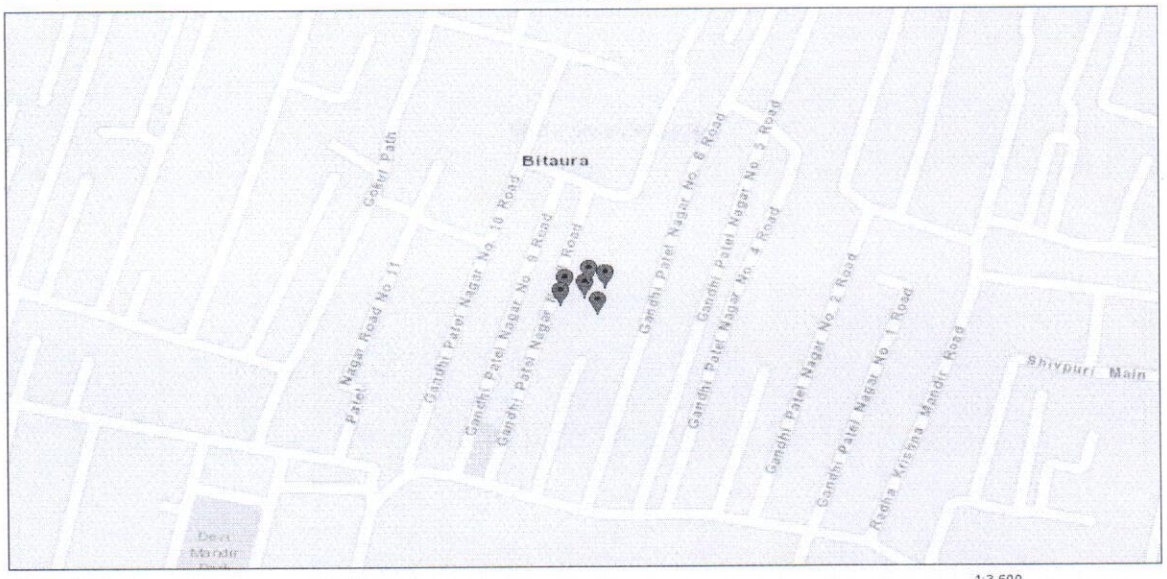
(503/19)

ANNEXURE

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

1:3,600
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

AAI

Satellite View



May 31, 2019

1:3,600
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1. **FRONT SIDE**



2. REAR SIDE



3. SOUTH SIDE



4. SIDE ELEVATION



5. **PARKING**



6. FIRST FLOOR





7. SECOND FLOOR



8. THIRD FLOOR



9. PARAPET

