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/1125

Date. 14:04:2025

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

SUB : Submission of Quarterly Progress Report of Fourth Quarter (2024-25) 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 (2024 – 2025) 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 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	BRERAP00243-15/1194/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	31/10/2025		
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		

APNA AWAS CONSTRUCTION PVT. LTD. PATNA

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number ofsanctioned apartments	Total Number of Apartments in Promoter's share - **06** 1. Booked/ Allotted - **06** 2. Sold - **00**	Total Number of Apartments in Landowner's share - **06** 3. Booked/ Allotted - **00** 4. Sold -
NIRMALYA	3 BHK	**12**	1027, 1035, 1072 & 974 Sq.ft.	**12**	Percentage of Booking -100 %	Percentage of Booking –

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
NIRMALYA	Total – 12, Developer's Share - 06	1. Booked/Allotted -	06
		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.	**NA**			
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.	**NA**			

APNA AWAS CONSTRUCTION PVT. LTD. PATNA

VI. 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)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	100%	
5.	Stilt Floor	100%	31/01/2025
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	31/01/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90%	31/03/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	31/01/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	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	80%	31/01/2025

APNA AWAS CONSTRUCTION PVT. LTD. * PATNA *

	requirements as me 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 actualWork Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) 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	85%	31/01/2025
4.	Storm Water Drains	Yes	80%	31/01/2025
5.	Landscaping & Tree Planting	Yes	50%	31/03/2025
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	50%	31/03/2025
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	Yes	60%	31/03/2025
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	No		
13.	Closed Parking	Covered Car Parking		

APNA AWAS CONSTRUCTION PVT. LTD. PATNA

14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	50%	31/03/2025
16.	Others (Option to Add More)			

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

		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK 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.	2968002100011044
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 6,53,59,372/-
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	Rs. 4,09,19,372/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	-
5.	Amount received during the Quarter	Rs 4,00,000/-
6.	Actual Cost Incurred during the Quarter	Rs. 25,58,773/-
7.	Net amount at end of the Quarter	Rs. 46,078/-
8.	Total expenditure on Project **till date**	Rs. 5,14,27,331/-
9.	Cumulative fund collected till the end of Quarter in question	Rs. 4,87,40,948/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 5,14,27,331/-

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

APNA AWAS CONSTRUCTION PVT. LTD. * PATNA *

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 AWAS CONSTRUCTION PVT. LTD

DIRECTOR

APNA AWAS CONSTRUCTION PVT. LTD. PATNA

Signature of Promoter

Name: **Prabhat Kumar Singh**

Date: 14/04/2025

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/2025-26/005

Date: 14/04/2025

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-4 of Financial Year 2024-25
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 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

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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 01/01/2025	55,283
2	Total Amount deposited in designated account during this Quarter *(Fund Received from Customers as Booking Advance Rs. Nil including GST, deposited in designated account Rs. Nil, rest amount deposited in other accounts of the Company Rs. Nil and Rs. 4,00,000 relating to other project deposited in this account)*	4,00,000
3	Total Amount paid during the 4th Quarter up to 31/03/2025 from the said account Quarter *(Total Amount utilised for the Project during the quarter is Rs. 4,09,185 rest utilised for Business Administrative Expenses and others)*	4,09,205
4	Closing Balance as on 31/03/2025 in this bank account	46,078

We certify that out of the funds deposited in this bank account Rs. 4,00,000, a sum of Rs. 4,09,205 has been paid from this account details of which are as under:

Project Expenses	4,09,185
Administrative Expenses (Including taxes if any)	20
Other Payments	Nil
Total Payments	**4,09,205**

In this context it may be noted that the overall Project expenditure in this quarter is Rs. 25,58,773. 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 this quarter, a sum of Rs. 46,078 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

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

UDIN: 25408360BMICWE3214

Note: *All the figures in this certificate pertain to quarter-4 of FY 2024-25 only and are as per the designated Bank Account or Books of the Company.*

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

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

Letter no. : 107/25-26

Date :- 14/04/2025

TO WHOMSOEVER IT MAY CONCERN

Sub : Construction work progress report in **Quarter**January – March, 2024-25 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 07/04/2025. 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 completed.
Internal plaster completed.
P.O.P & Putty work completed.
Electrical and Plumbing work are completed.
Construction of Overhead Water Tank & Fire Tank completed.
Flooring completed.
Construction of Compound Wall is completed.
External painting is in progress.

14/04/25.

AR.NAVRATNA RAGHUVANSHI
(CA/2013/58586)

AR NAVRATNA RAGHUVANSH
UDHD EMP. NO. AR/008
COA - CA/2013/58586

GPS Map Camera
Patna, Bihar, India
1e, Road, Near Energy Park, Bseb Colony, Shastri Nagar, Patna, Bihar 800023, India
Lat 25.616454° Long 85.103438°
06/04/2025 06:31 PM GMT +05:30
Google

GPS Map Camera
Patna, Bihar, India
1e, Road, Near Energy Park, Bseb Colony, Shastri Nagar, Patna, Bihar 800023, India
Lat 25.616454° Long 85.103435°
06/04/2025 06:31 PM GMT +05:30
Google

GPS Map Camera
Patna, Bihar, India
21, Road No. 8, East Patel Nagar, Adarsh Colony,
North Shastri Nagar, Patna, Bihar 800023, India
Lat 25.616459° Long 85.103025°
06/04/2025 06:21 PM GMT +05:30
Google