



Apna Awas Construction Pvt. Ltd.

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

Ref...AAC/1009.....

Date...15/07/2024.....

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

SUB : Submission of Quarterly Progress Report of First 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 FIRST 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

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		



II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share	Total Number of Apartments in Landowner's share
NIRMALYA	3 BHK	12	1027, 1035, 1072 & 974 Sq.ft.	12	- 06 1. Booked/ Allotted - 06 2. Sold - 00	- 06 3. Booked/ Allotted - 00 4. Sold -
					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:	
		1. Booked/Allotted	- 06
NIRMALYA	Total - 12, Developer's Share - 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			



VI. CONSTRUCTION PROGRESS OF THE PROJECT1. 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/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	100%	
5.	Stilt Floor	75%	31/01/2025
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	90%	31/01/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	25%	31/03/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80%	31/01/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	70%	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	15%	31/01/2025



	requirements as may 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 actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyyy) 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	20%	31/01/2025
4.	Storm Water Drains	Yes	15%	31/01/2025
5.	Landscaping & Tree Planting	Yes	0%	31/03/2025
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	31/03/2025
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	Yes	20%	31/03/2025
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	No		
13.	Closed Parking	Covered Car Parking		



14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	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 4,50,000/-
6.	Actual Cost Incurred during the Quarter	Rs. 20,12,707/-
7.	Net amount at end of the Quarter	Rs. 10,885/-
8.	Total expenditure on Project till date	Rs. 4,45,10,605/-
9.	Cumulative fund collected till the end of Quarter in question	Rs. 4,56,74,281/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 4,45,10,605/-

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	
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

Signature of Promoter

Name: **Prabhat Kumar Singh**

Date: 15/07/2024



Ar. Navratna Raghuvanshi

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

Mob :- 8863094547

LIC. NO : CA/2013/58586

Letter no. : 203/24-25

Date :- 15/07/2024

TO WHOMSOEVER IT MAY CONCERN

Sub : Construction work progress report in **Quarter April – June, 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 **05/07/2024**. 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 of 1st, 2nd & 3rd floor completed.
P.O.P & Putty work completed.
Electrical and Plumbing work are in progress.
Construction of Overhead Water Tank & Fire Tank completed.
Flooring completed upto 1st floor and is in progress on 2nd floor.

Ar. Navratna Raghuvanshi
15/07/24
AR.NAVRATNA RAGHUVANSHI
(CA/2013/58586)

AR.NAVRATNA RAGHUVANSHI
UDHD EMP NO -AR/00818
COA.-CA/2013/58586

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/2024-25/019

Date: 05/07/2024

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-1 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.

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 01/04/2024	18,567
2	Total Amount deposited in designated account during this Quarter (Fund Received from Customers as Booking Advance Rs. 4,50,000 including GST, deposited in designated account Rs. 4,50,000, rest amount deposited in other accounts of the Company Rs. Nil and Rs. 26,000 relating to other project deposited in this account)	4,76,000
3	Total Amount paid during the 1 st Quarter up to 30/06/2024 from the said account Quarter (Total Amount utilised for the Project during the quarter is Rs. 20,12,707 rest utilised for Business Administrative Expenses and others)	4,83,682
4	Closing Balance as on 30/06/2024 in this bank account	10,885

We certify that out of the funds deposited in this bank account Rs. 4,76,000, a sum of Rs. 4,83,682 has been paid from this account details of which are as under:

Project Expenses	1,51,025
Administrative Expenses (Including taxes if any)	52,657
Other Payments	2,80,000
Total Payments	4,83,682

In this context it may be noted that the overall Project expenditure in this quarter is Rs. 20,12,707. 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. 10,885 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: 24408360BKEGWN2582

Note: All the figures in this certificate pertain to quarter-1 of FY 2024-25 only and are as per the designated Bank Account or Books of the Company.

(CA. A. Baid)

Partner

M. No. 408360

FRONT SIDE

NIRMALYA



GPS Map Camera

Patna, Bihar, India

J497+83G, Anandpuri, Patna, Bihar 800013, India

Lat 25.6183°

Long 85.112776°

08/07/24 03:34 PM GMT +05:30



LEFT SIDE



GPS Map Camera

Patna, Bihar, India

18, Road No. 8, East Patel Nagar, Adarsh Colony, North Shastri Nagar, Patna, Bihar
800023, India

Lat 25.616307°

Long 85.103032°

08/07/24 03:36 PM GMT +05:30

Google

RIGHT SIDE



LEFT



SAPTIC TANK



RAMP



GR. FL.



GR. FL.



GR. FL. STAIR



1ST FL FLAT



1ST FLOOR BATHROOM



1ST FL. KITCHEN



1ST FLOOR LOBBY



2ND FL BATHROOM



2ND FL FLAT



2ND FL STAIR



3RD FL FLAT



3RD FL LOBBY



3RD BATHROOM





TARACE



WATER TANK

