FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending September 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	AAG-2754	Name of Firm	Aditya Niwas Developers LLP
Firm Address :	C/o Vijay Kumar Singh, Near Mobile Tower, Road No 4, Rajiv Nagar, Keshri Nagar, Patna 800024		
Total Experience of promoter in Real Estate sector	6 years		
Total Experience in Real Estate after Implementation of RERA	6 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Nil	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential – 1Project	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00722-2/137/R-1486/2022	Name of Project/Phase of Registered Project	Prithvi Complex
Name of Promoter	Aditya Niwas Developers LLP	Project Address	MAURYA PATH, NEAR, DEVALAYA SHIV MANDIR, DANAPUR, 801503
Name of Co-promoter	NA		
Project Registration is valid up to	15/07/2028		
Starting date of Project or Phase of the Project	15/11/2022		
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	5 Years 8 Months		

III. 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 - 29(Twenty Nine)	Total Number of Apartments in Landowner's share - 29(Twenty Nine)
Prithvi Complex	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	One (1)	1232.67 -8FL 1203.68 -8FL 1188.67- 8FL 1220.34-8FL 1403.14-26FL	58 Apartments	1. Booked / Allotted – Eleven(11) 2. Sold- Nil	3. Booked/ Allotted- Eleven (11) Sold - Nil
					Percentage of booking 38%	Percentage of booking 0%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	11
Prithvi Complex	58	2. Sold -	0

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			NA
2.	Fire N.O.C.	Serial No 1419 Dated		25/04/2022	
3.	Water Supply Permission	Self Supply	NA	NA	
4.	NOC from Airport Authority of India	PATN/EAST/B/121421/641214	NA	15/12/2021	
5.	Other Approval(s), if any, required for the Project.	NA	NA	NA	NA

VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No. 20/22-23 To be added for each Building / Wing)			
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)	Done	Completed
2.	Basements (if any)	N/A	NA
3.	Podiums (if any)	N/A	NA
4.	Plinth	Completed	Completed
5.	Stilt Floor	Under Progress	31/08/2024
6.	Slabs of Super Structure	Nil	Nil
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Nil	Nil
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Nil	Nil
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Nil	Nil
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Nil	Nil
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	Nil	Nil

	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 actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	Nil	June 2028
2.	Water Supply	Yes	0%	June 2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	June 2028
4.	Storm Water Drains	Yes	0%	June 2028
5.	Landscaping & Tree Planting	Yes	0%	June 2028
6.	Street Lighting	No	N/A	NA
7.	Community Buildings	No	N/A	NA
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	June 2028
9.	Solid Waste Management & Disposal	No	N/A	NA
10.	Water Conservation / Rain Water Harvesting	Yes	0%	June 2028
11.	Energy Management	No	N/A	NA

12.	Fire Protection and Fire Safety Requirements	Yes	0%	June 2028
13.	Closed Parking	Yes	0%	June 2028
14.	Open Parking	No	N/A	NA
15.	Electrical Meter Room, Sub-Station, Receiving Station	No	N/A	NA
16.	Others (Option to Add More)	No	N/A	NA
VIII.	**A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT Not Applicable**			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	NA	NA	NA
2.	Water Supply	NA	NA	NA
3.	Sewerage Chambers Septic Tank	NA	NA	NA
4	Drains	NA	NA	NA
5.	Parks, Land Scaping and Tree Planting	NA	NA	NA
6.	Street Lighting	NA	NA	NA
7.	Disposal of sewage & sullage water	NA	NA	NA
8.	Water conservation/Rain Water Harvesting	NA	NA	NA
9.	Energy Management	NA	NA	NA

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	
	3.	Side Elevation	Attached
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	758201010050319
2.	Estimated Cost of the Project including land cost at the start of the Project	13.50cr
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	13.50 Cr
4.	Any Variation in Development Cost which is declared at the start of the Project .	No
5.	Amount received during the Quarter	3080984
6.	Actual Cost Incurred during the Quarter	3250218
7.	Net amount at end of the Quarter	(169234)
8.	Total expenditure on Project **till date**	2,90,07,825
9.	Cumulative fund collected till the end of Quarter in question	72,23,043.00
10.	Cumulative expenditure done till the end of Quarter in question	2,90,07,825.00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
No any

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter-Title Suit	
1.	Case No.	317/2023 and RERA/ CC/214/2024
2.	Name of Parties	Lalti Devi and Others
3.	No of Execution Cases against this project Case No. Name of Parties	No any
4.	No of Suo - Moto cases against this project Case No. Name of Parties	No any
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	No
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	No any
2.	Agreement for Sale	No any
3.	No. of possessions given to allottees	NA
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind? **Progress is as per schedule**		

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.

For Aditya Niwas Developers LLP

(Designated Partner)

Signature of Promoter

Name:Vijay Kumar Singh
Date: 06/10/2024

Aditya Niwas Developers LLP – Prithvi Complex

Booking Details:- As on 30th Sept 2024

Flat No	Flat Type
204	3 BHK
406	4 BHK
606	4 BHK
403	3 BHK
405	3 BHK
205	3 BHK
407	4 BHK
201	4 BHK
202	4 BHK
203	3 BHK
206	4 BHK



Date : 06/10/2024

Place: Patna