



# Apna Awas Construction Pvt. Ltd.

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

Ref. AAC/877.....

Date..14/07/2023.....

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

**SUB** : Submission of Quarterly Progress Report of First Quarter (2023-24) of Project – "SUHASHINI NIKETAN", Mahodaypuri, Gardanibagh, Patna.

RERA Registration No – **BRERAP00243-16/1207/R-1026/2020.**

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 (2023 – 2024) for the project named "SUHASHINI NIKETAN" located at Mahodaypuri, Gardanibagh, 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 2023  
2024

**I. PARTICULARS OF PROJECT**

|                                                      |                                                                                        |                                             |                                 |
|------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------|---------------------------------|
| Project Registration Number                          | BRERAP00243-16/1207/R-1026/2020                                                        | Name of Project/Phase of Registered Project | SUHASHINI NIKETAN               |
| Name of Promoter                                     | APNA AWAS CONSTRUCTION PVT LTD                                                         | Project Address                             | Mahodaypuri, Gardanibagh, Patna |
| Name of Co-promoter                                  | NA                                                                                     |                                             |                                 |
| 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<br>2. Commercial<br>3. Residential-cum-Commercial<br>4. Plotted project | Residential                                 |                                 |
| Period of validity of map by the Competent Authority | Map sanctioned on 31/12/2019                                                           |                                             |                                 |

**II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS**

| Building/Block Number                                | Apartment Type |   | Carpet Area                      | Total Number of sanctioned apartments | Booked before this quarter - 8<br>1. Booked/Allotted during this quarter- 2<br><br>Sold during this quarter -0 |
|------------------------------------------------------|----------------|---|----------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------|
| SUHASHINI NIKETAN (Developer's Share)                | 1. 2 BHK, -    | 2 | 850.19, 831.45                   | 15                                    |                                                                                                                |
|                                                      | 2. 3 BHK -     | 9 | 959.92,                          |                                       |                                                                                                                |
| 3 Flats of Owners's share purchased by the Developer |                |   | 1003.41, 926.64, 924.76, 1034.55 |                                       |                                                                                                                |

**III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES**

| Building / Block Number               | Total Number of Sanctioned Garages | Garages sold before this quarter<br>1. Booked/Allotted during this quarter<br><br>Sold during this quarter | 8<br>2<br>0 |
|---------------------------------------|------------------------------------|------------------------------------------------------------------------------------------------------------|-------------|
| SUHASHINI NIKETAN (Developer's Share) | 11                                 |                                                                                                            |             |

**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                                     | NA                        |              |               |                          |
| 2.                                                                                              | Fire N.O.C.                                             | State Fire Officer, Bihar |              | 28/04/2018    | Annexed                  |

|    |                                                      |            |  |  |  |
|----|------------------------------------------------------|------------|--|--|--|
| 3. | Water Supply Permission                              | Own Boring |  |  |  |
| 4. | NOC from Airport Authority of India                  | NA         |  |  |  |
| 5. | Other Approval(s), if any, required for the Project. | -          |  |  |  |

#### **V. CONSTRUCTION PROGRESS OF THE PROJECT**

1. Plan Case No. P/Dhakanpura-PRN-B+G+3/299/2018

| S. No.<br>(1) | Tasks / Activity<br>(2)                                                                                                                                                                                                                                                                                          | Percentage of Actual Work Done<br>(As on date of the Certificate)<br>(3) |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| 1.            | Excavation (if any)                                                                                                                                                                                                                                                                                              | 100%                                                                     |
| 2.            | Basements (if any)                                                                                                                                                                                                                                                                                               | 100%                                                                     |
| 3.            | Podiums (if any)                                                                                                                                                                                                                                                                                                 | NA                                                                       |
| 4.            | Plinth                                                                                                                                                                                                                                                                                                           | 100%                                                                     |
| 5.            | Stilt Floor                                                                                                                                                                                                                                                                                                      | 80%                                                                      |
| 6.            | Slabs of Super Structure                                                                                                                                                                                                                                                                                         | 100%                                                                     |
| 7.            | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.                                                                                                                                                                                                                           | 60%                                                                      |
| 8.            | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                         | 40%                                                                      |
| 9.            | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.                                                                                                                                                                                                                   | 40%                                                                      |
| 10.           | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                               | 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                                                                      |

|  |                                                                                                 |  |
|--|-------------------------------------------------------------------------------------------------|--|
|  | 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                 | 10%                                                            |         |
| 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<br>YES/NO. | PERCENTAGE OF<br>ACTUALWORK<br>DONE (As on date<br>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 |

| <b>VIII. FINANCIAL PROGRESS OF THE PROJECT</b> |                                                                               |                        |
|------------------------------------------------|-------------------------------------------------------------------------------|------------------------|
| S. No.<br>(1)                                  | Particulars<br>(2)                                                            | Amount (In Rs.)<br>(3) |
| 1.                                             | Project Account No.                                                           | 2968002100011035       |
| 2.                                             | Estimated Cost of the Project including land cost at the start of the Project | Rs. 4,36,57,500/-      |
| 3.                                             | Amount received during the Quarter                                            | Rs. 50,50,000/-        |
| 4.                                             | Actual Cost Incurred during the Quarter                                       | Rs. 71,52,130/-        |
| 5.                                             | Net amount at end of the Quarter                                              | Rs. 3,09,358/-         |
| 6.                                             | Total expenditure on Project till date                                        | Rs. 3,85,98,810/-      |
| 7.                                             | Cumulative fund collected till the end of Quarter in question                 | Rs. 4,75,84,898/-      |
| 8.                                             | Cumulative expenditure done till the end of Quarter in question               | Rs. 3,85,98,810/-      |

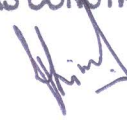
| <b>IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED</b> |
|---------------------------------------------------------|
| NONE                                                    |
|                                                         |

| <b>X. MISCELLANEOUS</b>                                                    |                                            |      |
|----------------------------------------------------------------------------|--------------------------------------------|------|
| <b>A</b>                                                                   | List of Legal Cases (if any)               | NONE |
| 1.                                                                         | Case No.                                   |      |
| 2.                                                                         | Name of Parties                            |      |
| <b>B</b>                                                                   | Sale/Agreement for Sale during the Quarter |      |
| 1.                                                                         | Sale Deed                                  | NIL  |
| 2.                                                                         | Agreement for Sale                         | 2    |
| <b>XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART</b>                   |                                            |      |
| 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.**



**PROMOTOR**

Signature of Promoter

Name:

Date:

## **Navratna Raghuvanshi**

REGISTERED ARCHITECT  
Council Of Architecture,  
Patna Municipal Corporation

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

Letter no. : Ar/Psr/118

Date :- 04\_07\_2023

### **TO WHOMSOEVER IT MAY CONCERN**

**Sub :** Construction work progress report in **Quarter April – June, 2023-24** of the **Project – SUHASHINI NIKETAN, Gardanibagh, Patna** (Mauza – Dhakanpura, Survey Plot No – 1846, 1847 & 1765, Khata No – 130 & 149, Tauzi No – 390, Thana No – 7, Mohalla – Mahodaypuri, Gardanibagh). On the request of Client, visited the Site, **SUHASHINI NIKETAN** on 03/07/2023. It's a Residential Project located at (Mauza – Dhakanpura, Survey Plot No – 1846, 1847 & 1765, Khata No – 130 & 149, Tauzi No – 390, Thana No – 7, Mohalla – Mahodaypuri, Gardanibagh).

**RERA Registration No –** BRERAP00243-16/1207/R-026/2020.

**Developer –** Apna Awas Construction Pvt Ltd.

#### **Current Construction Status on Site :**

Brick work completed.  
Internal plaster completed.  
Outside plaster completed.  
Plumbing and electrical work in progress.  
P.O.P & Putty work in progress.  
Construction of Overhead Water Tank and Fire Tank are in progress.

*Navratna Raghuvanshi*  
04/07/23  
AR. NAVRATNA RAGHUVANSHI  
Emo. No - CA/2013/58593

Navratna Raghuvanshi  
(Architect)

**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/2023-24/012**

**Date: 12/07/2023**

**CHARTERED ACCOUNTANTS FUND UTILIZATION CERTIFICATE**

To  
**THE REAL ESTATE REGULATORY AUTHORITY**  
6<sup>th</sup> Floor, BSBCCCL Campus,  
Hospital Road, Shastri Nagar  
Patna-800023

**Subject: Statutory Auditors Certificate for Quarter-1 of Financial Year 2023-24**  
**Reference: RERA Regn. No. BRERAP00243-16/1207/R-1026/2020**  
**Project- SUHASHINI NIKETAN**

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: 2968002100011035  
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 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 01/04/2023                                                                                                                                                                                                                                                                                  | 21,63,488  |
| 2 | Total Amount deposited in designated account during this Quarter<br>(Net Fund Received from Customers as Booking Advance Rs. 50,50,000 including GST, deposited in Designated account Rs. 25,00,000, amount deposited in other account of the Company Rs. 25,50,000 and Rs. 27,98,000 relating to other projects deposited in this account) | 52,98,000  |
| 3 | Total Amount paid during the 4 <sup>th</sup> Quarter up to 30/06/2023 from the said account<br>(Total Amount utilised for the Project during the quarter is Rs. 50,93,499 rest utilised for Business Administrative Expenses and Others)                                                                                                    | 71,52,130  |
| 4 | Closing Balance as on 30/06/2023 in this bank account                                                                                                                                                                                                                                                                                       | 3,09,358   |

We certify that out of the funds deposited in this bank account Rs. 52,98,000 and a sum of Rs. 71,52,130 has been paid from this account details of which are as under: -

|                                                  |                  |
|--------------------------------------------------|------------------|
| Project Expenses                                 | 59,94,520        |
| Administrative Expenses (including Taxes if any) | 4,12,995         |
| Other Payments                                   | 7,44,615         |
| <b>Total Payments</b>                            | <b>71,52,130</b> |

In this context it may be noted that the overall project expenditure in this quarter is Rs 50,93,499. 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. 3,09,358 remains closing balance in the 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: 23408360BGXPRJ6265

(CA. A. Baid)

Partner

M. No. 408360

**Note:** All the figures in this certificate pertain to quarter-1 of FY 2023-24 only and are as per the designated Bank Account or Books of the

Company

- **FRONT ELEVATION**



 GPS Map Camera

Google

Patna, Bihar, India

H4Q8+WQP, Sadhnepuri, Patna, Bihar 800001, India

Lat 25.589957°

Long 85.117003°

12/07/23 03:22 PM GMT +05:30

- **BACK ELEVATION**



- **SIDE ELEVATION**



- **GROUND FLOOR :-**



- **FIRST FLOOR**



- **SECOND FLOOR**



- **THIRD FLOOR**



- **PARAPET**

