

FORM -7
[REGULATION -9]

Quarterly Progress Report for quarter ending Sept 2023

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP000136-2/1113R-957/2020	Name of Project/Phase of Registered Project	Satya Suresh Enclave
Name of Promoter	Aditya Niwas Developers and Colonizers	Project Address	Near Mansarovar Apt. Mahuabag, Jagdeopath, Patna - 800014
Name of Co-promoter	N/A		
Project Registration is valid up to	10/12/2023		
Starting date of Project or Phase of the Project	06/05/2020		
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	3 Years 7 Months		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
Satya Suresh Enclave	1. 1 BHK - 1(One) 2. 2 BHK, - 1(One) 3. 3 BHK - 6(Six) 4. Shop - 5. Bungalow - 6. Plot etc. -	370 620 2-843,2-805, 2-774	16 (Sixteen)	1. Booked/ Allotted 3(three) 2. Sold 5(Five)

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:
Satya Suresh Enclave	16	1. Booked/Allotted - 3 2. Sold - 5

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.	NA			



3.	Water Supply Permission	Self Supply			
4.	NOC from Airport Authority of India	Airport Authority of India		04/02/2019	PATNA/EAST/B/011519/363851
5.	Other Approval(s), if any, required for the Project.	NA			

V. Construction Progress of the Project

1. Plan Case No P Dhanaut- PRN- G=3/57/2019 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)
1.	Excavation (if any)	N/A
2.	Basements (if any)	N/A
3.	Podiums (if any)	N/A
4.	Plinth	Done
5.	Stilt Floor	Done 100%
6.	Slabs of Super Structure	Completed 100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal Wall Completed, Internal Plaster completed Flooring completed, Doors and Window completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Sanitary and Electric Fitting 100% Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircase completed, overhead tank, underground water tank completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External Plaster completed, External Plumbing 100% completed



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 requirements as may be required to complete project as per specifications in Agreement of Sale. Any other activities.	Lift work completed, water pump installed Boundary wall 100% completed.
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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	N/A	N/A
2.	Water Supply	Yes	100%	Done
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	Done
4.	Storm Water Drains	No	0%	N/A
5.	Landscaping & Tree Planting	No	0%	N/A
6.	Street Lighting	No	0%	N/A
7.	Community Buildings	No	0%	N/A
8.	Treatment and Disposal of Sewage and Sullage Water	No	0%	N/A
9.	Solid Waste Management & Disposal	No	0%	N/A
10.	Water Conservation / Rain Water Harvesting	Yes	100%	Done
11.	Energy Management	No	0%	N/A
12.	Fire Protection and Fire Safety Requirements	No	0%	N/A



13.	Closed Parking	Yes	100%	Done
14.	Open Parking	No	0%	N/A
15.	Electrical Meter Room, Sub-Station, Receiving Station	No	0%	N/A
16.	Others (Option to Add More)	No	No	NA

VIA EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths	NA		
2.	Water Supply	NA		
3.	Sewerage Chambers Septic Tank	NA		
4.	Drains	NA		
5.	Parks, Land Scaping and Tree Planting	NA		
6.	Street Lighting	NA		
7.	Disposal of sewage & sullage water	NA		
8.	Water conservation/Rain Water Harvesting	NA		
9.	Energy Management	NA		



VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT	
S. No.	Particulars
A	
1.	Front Elevation. Photo Attached
2.	Rear Elevation Photo Attached
3.	Side Elevation
B	Photograph of Each Floor

VIII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	3780095538
2.	Estimated Cost of the Project including land cost at the start of the Quarter	2.20 Cr
3.	Amount received during the Quarter	8,34,000.00
4.	Actual Cost Incurred during the Quarter	4,05,800.00
5.	Net amount at end of the Quarter	4,28,200.00
6.	Total expenditure on Project till date	2,59,19,829.00
7.	Cumulative fund collected till the end of Quarter in question	2,80,13,216.00
8.	Cumulative expenditure done till the end of Quarter in question	2,59,19,829.00

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	
No	

X. MISCELLANEOUS		
A	List of Legal Cases (if any) N/A	
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter No Any	
1.	Sale Deed	5 (Five)
2.	Agreement for Sale	



XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?
Project construction completed in all aspect within time limit.

Undertaking:

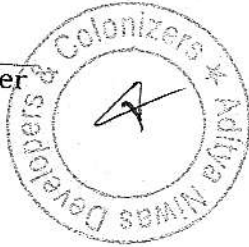
we solemnly affirm, declare and undertake that all the details stated above are true to the best of our knowledge and nothing material has been concealed here from. we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Niraj Kumar

Signature of Promoter

Name: Niraj Kumar

Date : 10/10/2023



Mob. : 9334125027



ADITYA NIWAS DEVELOPERS & COLONIZERS

BUILDERS & DEVELOPERS

Gauri Dev Residency, Bailey Road, Patna

Ref. : To
Honorable Secretary
RERA BIHAR
Patna

Date

Subject: Intimation of completion of Project **SATYA SURESH ENCLAVE - (RERA REG NO-BRERAP000136-2/1113R- 957/2020)** and Application for Completion/ Occupancy Certificate.

Sir,

With reference to above mentioned project we would like to inform you that Project **SATYA SURESH ENCLAVE -(RERA REG NO-BRERAP000136-2/1113R- 957/2020)**, at S Plot No 2462(P), Samiti Plot No 22/A & 22/B, Khata No 84, Mauza Dhanaut, Mahuabag, Patna. We have submitted completion certificate of PMC Empaneled Architect to Patna Municipal Corporation to obtain occupancy certificate. Completion certificate is attached with this letter.

Thanking You

Regards

For Aditya Niwas Developers & Colo.

Niraj Kumar
Managing Partners

(Niraj Kumar)

Managing Partner

Aditya Niwas Developers & Colonizers

Place: Patna, Date: 11/10/2023

FORM-XII
NOTICE (CERTIFICATE) OF COMPLETION
BYE LAWS NO.-15

From

Aditya Niwas Developers & Colonizers ("Satya Suresh Enclave")
Partner- Sri Chandrashekhar kumar, s/o Late- B.N. Singh
AT.-Gauri Dev Residency, Near R P S Engineering College- Khagaul Road Danpur Patna

(Name and address of the applicant in block letters)

TO

THE MUNICIPAL COMMISSIONER,
PATNA MUNICIPAL CORPORATION, PATNA

Sir,

I hereby certify that the development, of erection, re-erection or for material alteration in with respect of **S.Plot No.- 2462(P), Samiti plot no.- 22/A& 22/B**, Khata no.-**84**, Mauza- **DHANAUT (Mahubagh)**, Thana no.- **20**, Thana- **Rupaspur (New)**, PATNA MUNICIPAL CORPORATION, of..... notified under Bihar Urban Planning and Development Act 2012 within the development plan area of PATNA MUNICIPAL CORPORATION, has been supervised by me and has been completed by the date **20.09.2023** according to the sanctioned **Plan case no.- P/Dhanaut-PRN-G+3/57/2019**, date **26.08.2019**, provisions of the Byelaws. Implementation of life safety provisions has been complied as mentioned in Byelaws 16(5). The work has been completed to my be satisfaction, the workmanship and all the materials (type and grade) have been used strictly, in accordance with the general and detailed specifications.

I/We hereby also enclose the plan and documents as required under these Byelaws and request to issue the occupancy permission for the said building and premises.

Manoj Kumar

MANOJ KUMAR

Signature of Technical Person

(Architect)

Name of the Technical Person

MANOJ KUMAR CoA No.-CA/2002/29414

For Aditya Niwas Developers & Colonizers

Chandrashekhar Kumar
Partner

Signature of the Builder

Name of the Builder

Sri Chandrashekhar kumar,

Partner of **Aditya Niwas Developers & Colonizers**





M.K. & ASSOCIATES
— *designing future* —

ARCHITECTS, ENGINEERS, INTERIOR & LANDSCAPE DESIGNERS

Ref.no.-MKA/PMC/121/2023-24

Date:- 25/09/2023

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the fully Residential (G+3) Building of “**Satya Suresh Enclave**”) At.- **Dhanaut (Mahubagh)**, Patna, Developed by **Aditya Niwas Developers & Colonizers**, Partner- **Sri Chandrashekhar kumar, s/o Late- B.N. Singh** at Mauza- **Dhanaut (Mahubagh S.Plot No.- 2462(P), Samiti plot no.- 22/A& 22/B**, Khata no.-**84**, Thana no-**20**, Tauzi no- **5139**, ,Thana- **Rupaspur (New)**, Distt.- **Patna** has been Constructed as per Specification and as per Bihar Municipal Act, 2014. The Building has been completed on date **20.09.2023**

Signature of Architect

Manoj Kumar