FORM -7

[REGULATION -9]

Quarterly Progress Report for quarter ending Sept 2023

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00136-3/124/R-1445/2022	Name of Project/Phase of Registered Project	Vidya Radha Villa
Name of Promoter	Aditya Niwas Developers and Colonizers	Project Address	Rupaspur Khagaul Road, Hardaspur, In front of Pillar No 58, Danapur, Patna
Name of Co-promoter	N/A		
Project Registration is valid up to	15/08/2027		
Starting date of Project or Phase of the Project	27/07/2022		
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	2 Years		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
Vidya Radha Villa	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -	3BHK	854 sqft	10 (Ten)	1. Booked/ Allotted - 1(One) 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Vidya Radha Villa	10	1. Booked/Allotted -	1
		2. Sold -	0

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			

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

V. Construction Progress of the Project

1. Plan Case No 20/22-23 To be aded 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)	Pile work done
2.	Basements (if any)	N/A
3.	Podiums (if any)	N/A
4.	Plinth	Completed
5.	Stilt Floor	Nil
6.	Slabs of Super Structure	Roof casting of Ground floor in progress
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Nil
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Nil
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Nil
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Nil

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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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	Nil

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	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	Done
4.	Storm Water Drains	NA	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	Yes	0%	
10.	Water Conservation / Rain Water Harvesting	Yes	0%	
11.	Energy Management	No	0%	N/A
12.	Fire Protection and Fire Safety Requirements	No	0%	

13.	Closed Parking	Yes	0%	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

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

		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK 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		

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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.	5250035407
2.	Estimated Cost of the Project including land cost at the start of the Quarter	1.90 Cr
3.	Amount received during the Quarter	10,00,000.00
4.	Actual Cost Incurred during the Quarter	8,77,500.00
5.	Net amount at end of the Quarter	2,22,500
6.	Total expenditure on Project **till date**	17,84,250.00
7.	Cumulative fund collected till the end of Quarter in question	10,00,000.00
8.	Cumulative expenditure done till the end of Quarter in question	17,84,250.00

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

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	
2.	Agreement for Sale	1 (One)



XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind? Preparation for Casting of ground floor work is in progress as per schedule

Undertaking:

we solemnly affirm, declare and undertake that all the details stated above are true tothe 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

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