ARYA BUILDCON PRIVATE LIMITED

BUILDER & DEVELOPER

GST NO : 10AAGCA5416K1Z0, PAN NO : AAGCA5416K

HEAD OFFICE : L-3/2, Sri Krishnapuri, Boring Road, Patna – 800001, MOB NO : 9431038784, 7909000017.
CIN No : U45200BR2006PTC011956, E-MAIL ID : aryabuildcon7@gmail.com

REF : .....

DATE : .....

To,

Real Estate Regulatory Authority

Patna, Bihar

Sub:- Submitting quarter ended 30th September 2023 report of Shyam Damyanti Enclave , Mithila Colony ,Ayodhya Nagar Road, Danapur, Patna RERA Reg no.- **BRERAP74942-1/1237/R-1086/2021**.

This is to state that hereby I am submitting quarter ended 30th September 2023 report certified by Engineer and photographs of above mentioned project.

1. Quarterly Report- 1 Page.

Thanking you,

ARYA BUILDCON PVT. LTD.

Sanjay Kumar

Director

Arya Buildcon Pvt. Ltd.

FORM-7

[REGULATION-9]

Quarterly progress report for quarter ending **September of 2023** (year)

I. PARTICULARS OF PROJECT

Project Registration Number	**BRERAP74942-1/1237/R-1086/2021**	Name of Project/Phase of Registered Project	**Shyam Damyanti Enclave**
Name of Promoter	**Arya Buildcon Pvt Ltd.**	Project Address	**Mithila Colony ,Ayodhya Nagar Road, Danapur, Patna**
Name of Co-promoter			
Project Registration is valid up to	21/09/2024		
Starting date of Project or Phase of the Project	06/01/2021		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plottedproject	Residential-cum- commmercial	
Period of validity of map by the Competent Authority	22/06/2023		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 1 BHK - 2. 2BHK, - 3. 3BHK - 4. Shop - 5.Bungalow - 6.Plotetc. -	20 1	13860	21	1. Booked/ Allotted-5 2. Sold - NIL

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	5
		2. Sold -	

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				
2.	Fire N.O.C.				

ARYA BUILDCON PVT. LTD.

Sanjay Kumar

Director

3.	Water Supply Permission				
4.	NOC from Airport Authority Of India				
5.	Other Approval(s),if any, Required for the Project.				

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No._____(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(ifany)	YES
2.	Basements(if any)	100%
3.	Podiums(ifany)	YES
4.	Plinth	100 %
5.	Stilt Floor	Completed
6.	Slabs of Super Structure	All Floor Roof Slab Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	Brick All Floor Completed and Internal Plaster and External Plaster All floor Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NO
9.	Staircases, Lifts Wells and Lobbies attach Floor level, Overhead and Underground WaterTanks.	Partially Completed
10.	External plumbing and external plaster, elevation ,completion of terraces with waterproofing of the Building/Wing.	Partially Completed
11.	Installation of Lifts, waterpumps, FireFightingFittingsandEquipmen tasperCFONOC,Electricalfittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, Finishing to entrance lobby/s,plinthprotection,pavingofare asappurtenanttoBuilding/Wing, Compound Wall and all other	NO

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Director

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	NO

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	N/A		
2.	Water Supply	YES		Self Boring(100%)
3.	Sewerage(Chamber,Line, SepticTank,STP)	YES		
4.	StormWaterDrains	N/A		
5.	Land scaping & Tree Planting	YES		
6.	Street Lighting	N/A		
7.	Community Buildings	N/A		
8.	Treatment and Disposal of Sewage and SullageWater	N/A		
9.	Solid Waste Management &Disposal	N/A		
10.	Water Conservation / Rain Water Harvesting	YES		
11.	Energy Management	N/A		
12.	Fire Protection and Fire Safety Requirements	YES		
13.	Closed Parking	YES		

ARYA BUILDCON PVT. LTD.

Sanjay Kumar

Director

14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		
16.	Others(Option to Add More)			

VI	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGEOF ACTUALWORK DONE(Asondate ofcertificate)	Details
1.	Internal Roads and footpaths			
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(EACHBLOCK)OF THE PROJECT		
(A)	Sr.No.		
	1.	FrontElevation	
	2.	RearElevation	

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Director

	3.	Side Elevation	
(B)		Photograph of each floor	

VIII. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	Project Account No.	**920020024020852**
2.	Estimated Cost of the Project Excluding land cost at the start of the Quarter	Rs.2,23,00,000.00
3.	Amount received during the Quarter(Including GST) RERA Account Rs.41,05,465.00 Current Account Rs 22,59,485.00	Rs. 63,64,950.00
4.	Actual Cost Incurred during the Quarter(RERA+ Current)	Rs. 22,00,973.00
5.	Net amount at end of the Quarter(RERA A/c)	Rs. 2,01,134.60
6.	Total expenditure on Project **till date 30th September 2023**	Rs.1,69,94,714.00
7.	Cumulative fund collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter In question	

IX. DETAILSOFMORTGAGEORCHARGEIFANYCREATED

X. MISCELLANEOUS		
A	List of Legal Cases(ifany)	
1.	CaseNo.	
2.	Name of Parties	
B	Sale/Agreement for Sale During the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
XI. PERCENTAGEOFWORKALONGWITHMILESTONECHART		
Weather the project in progress is as per time schedule or lagging behind?		

ARYA BUILDCON PVT. LTD.

Director

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 fore going and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

ARYA BUILDCON PVT. LTD.

Sanjay Kumar
Director

Signature of Promoter

Name: SANJAY KUMAR

Date:

FORM NO. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date : .....

To,
Arya Buildcon Private Limited
L-3/2, Srikrishnapuri,
Patna -800001.

Sir,

Subject: Certificate of Percentage of Work executed in the project.

Having - **1** No. of Building of the Phase bearing the registration no. [Bihar RERA Registration Number] – **BRERAP74942-1/1237/R-1086/2021** and being developed on the plot bearing CS No: **802**/Khata No: **1865**, Keshra/Plot No : **802(P)**, demarcated by its boundaries (latitude and longitude of the end points) of the land **25.6421° N & 85.0727° E**, situated in Village – **Sikandarpur, Digha**, District : **Patna**, PIN – **800018**, Admeasuring **1600.83 sq.mts**. Area being developed by the promoter **Arya Buildcon Private Limited.**

I, We **SHAILESH RANJAN** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the **Shyam Damyanti Enclave** Building of the Phase of the Project, Situated on the plot bearing C.S. No./Survey No./Plot No.- **802(P),** of Village – **Sikandarpur, Digha**, District : **Patna**, PIN : **800018**, admeasuring **1600.83 sq.mts**. area being developed by [Promoter's Name] **Arya Buildcon Private Limited.**

1. Following technical professionals are appointed by Owner / Promoter :-

   (i) M/s /Shri/Smt. **Shailesh Ranjan** as L.S. / Architect.
   (ii) M/s /Shri/Smt. **Mukesh Kumar** as Structural Consultant.
   (iii) M/s /Shri/Smt. **Krishna Gopal Prasad** as Mechanical/Electrical/Plumbing Consultant (MEP).
   (iv) M/s /Shri/Smt. **Ashutosh Raj** as Site Supervisor.

Based on site Inspection, with respect to reach of the Building/ Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number **BRERAP74942-1/1237/R-1086/2021** Under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Shailesh Ranjan

CR. SHAILESH RANJAN, M.I.E.
CIVIL ENGINEER
EMP NO.-BRUDHD/CE/23-0018
UDHD. BIHAR (PATNA)

TABLE-A

Building **Shyam Damyanti Enclave** (to be prepared separately for each Building/Wing of the Project)

Sr.No.	Tasks/Activity	Percentage of work done
1.	Excavation	YES
2.	Number of basement(s) and Plinth	100 %
3.	Number of Podiums	YES
4.	Stilt Floor	Completed
5.	Number of Slabs of Super Structure	All Floor Roof Slab Completed
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	Brick All Floor Completed and Internal Plaster and External Plaster All floor Completed
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	NO
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	Partially Completed
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Partially Completed
10.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/Completion Certificate.	NO

TABLE-B

Internal and External Development Work in respect of the entire Registered Phase.

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-Paths	N/A		
2	Water Supply	YES		Self Boring

Shailesh Ranjan
R. SHAILESH RANJAN, M.I.E.
CIVIL ENGINEER
MP NO.-BR/UDHD/CE/23-0016
UDHD, BIHAR (PATNA)

3	Sewerage (Chamber, lines, Septic Tank, STP)	YES		
4	Storm Water Drains	N/A		
5	Landscaping & Tree Planting.	YES		
6	Street Lighting	N/A		
7	Community Buildings	N/A		
8	Treatment and disposal of sewage and Sullage water	N/A		
9	Solid Waste management & Disposal.	N/A		
10	Water conservation, Rain water harvesting.	YES		
11	Energy management	N/A		
12	Fire protection and fire safety requirements	YES		
13	Electrical meter room, sub-station, receiving station.	YES		
14	Others (Option to Add more).			

Yours Faithfully,

Shailesh Ranjan

cR. SHAILESH RANJAN, M.I.E.
CIVIL ENGINEER
EMP NO.-BR/UDHD/CE/23-0016
UDHD, BIHAR (PATNA)

Signature & Name (IN BLOCK LETTERS) of L.S./Architect

SHAILESH RANJAN

(Registration No./license No. BR/UDHD/CE/23-0016)

FORM NO. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-Project Wise)

To,
Arya Buildcon Private Limited
L-3/2, Srikrishnapuri,
Patna -800001.

Date : .....

Subject : Certificate of Cost Incurred for Development of [Project Name :- **SHYAM DAMYANTI ENCLAVE** for Construction of building(s) [Bihar RERA Registration Number] - **BRERAP74942-1/1237/R-1086/2021** situated on the plot bearing C.S.No./ Khata No./Survey No./Thana No. **1** ,Tauzi No : **5728** /Plot No. - **802(P)** demarcated by its boundaries (latitude and longitude of the end points) **25.6421° N & 85.0727° E** Village : **Sikandarpur, Digha**, District : **Patna** , PIN : **800018** Admeasuring **1600.83 sq.mts.** area being developed by [Promoter] **Arya Buildcon Private Limited.**

Ref: Bihar RERA Registration Number : **BRERAP74942-1/1237/R-1086/2021.**

Sir,

I, We **Mukesh Kumar** have undertaken assignment of certifying Cost of the Subject Real Estate Project registered under RERA, Bihar of **Shyam Damyanti Enclave** Building situated on the plot bearing/CTC No./Survey No./Plot No.- **802(P)**, of Village – **Sikandarpur, Digha** District : **Patna** PIN : **800018** admeasuring **1600.83 sq.mts**. area being developed by [Promoter's Name] **Arya Buildcon Private Limited.**

1. Following technical professionals are appointed by Owner / Promoter :-

   (i) M/s /Shri/Smt. **SHAILESH RANJAN** as L.S. / Architect.
   (ii) M/s /Shri/Smt. **MUKESH KUMAR** as Structural Consultant.
   (iii) M/s /Shri/Smt. **KRISHNA GOPAL PRASAD** as Mechanical/Electrical/Plumbing Consultant (MEP).
   (iv) M/s /Shri/Smt. **ASHUTOSH RAJ** as Site Supervisor.

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimated cost calculations are based on the Schedule of rates (name of the schedule of Rates) and Drawings/plans made available to us for the project under reference by the Developer andConsultants and the quantity for the entire work as calculated by **ASHUTOSH RAJ** Quality Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

ER. MUKESH KUMAR
CIVIL ENGINEER
EMP No. BR/UDHD/SE/23-0037
UDHD, BIHAR (PATNA)

2. We estimate Total Estimated Cost (Excluding Land Cost) of completion of the building(s) of the aforesaid project under reference as **Rs. 2,23,00000.00 (Two Crore Twenty Three Lakhs Only)** (Total of Table A and B). The estimated Total Costof project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **Nagar Parishad Danapur Nizamat**, being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs. 1,69,94,714.00** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

4. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from **Nagar Parishad Danapur Nizamat**, (planning Authority) is estimated at **Rs.53,05,286.00.** (Total of Table A and B).

5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE-A

Building/Wing bearing Number N/A or called Shyam Damyanti Enclave
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1.	Total Estimated cost (Excluding Land Cost) of the building/wing as on **06/01/2021** date of Registration is	Rs. **2,23,00000.00**
2.	Cost incurred upto **30-09-2023** (Based on the Estimated cost)	Rs. **1,69,94,714.00**
3.	Work done in Percentage (As Percentage of the estimated cost)	**77%**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 53,05,286.00**
5.	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A)	**N/A**

TABLE-B
(To be prepared for the entire registered phase of the Real Estate Project)

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	N/A
2.	Cost incurred as on _____ (Based on the Estimated cost).	N/A
3.	Work done in Percentage (As Percentage of the estimated cost).	N/A

ER. MUKESH KUMAR
CIVIL ENGINEER
EMP No. BR/UDHD/SE/23-0037
UDHD, BIHAR (PATNA)

4.	Balance Cost to be Incurred (Based on Estimated Cost).	N/A
5.	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A).	N/A

ER. MUKESH KUMAR
CIVIL ENGINEER
EMP No. BR/UDHD/SE/23-003
UDHD, BIHAR (PATNA)

Yours Faithfully,

Signature of Engineer.(License No.....)

*Note :

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate/Completion Certificate.

2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the placemarked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.

5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra/Additional Items executed with cost (Which were not Part of the original Estimate of Total Cost)

Project Name - Shyam Damyanti Enclave







