**FORM -7**

**[REGULATION -9]**

Quarterly Progress Report for quarter ending December 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<br>2. Commercial<br>3. Residential-cum-Commercial<br>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 -<br>2. 2 BHK, -<br>3. 3 BHK -<br>4. Shop -<br>5.Bungalow -<br>6. Plot etc. - | 3BHK | 854 sqft | 10 (Ten) | 1. Booked/ Allotted - 1(One)<br>2. Sold - |

| **III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES** | | | |
|---|---|---|---|
| Building / Block Number | Total Number of Sanctioned Garages | Total Number of Garages:<br>1. Booked/Allotted - | 1 |
| Vidya Radha Villa | 10 | 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 | | | |

| | | | | | |
|---|---|---|---|---|---|
| 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.<br>(1) | Tasks / Activity<br>(2) | Percentage of Actual Work Done<br>(As on date of the Certificate)<br>(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 | Ground floor and first floor is completed |
| 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 |

| | | |
|---|---|---|
| 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.<br><br>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 | | |

| 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 | 0.00 |
| 4. | Actual Cost Incurred during the Quarter | 10,44,500.00 |
| 5. | Net amount at end of the Quarter | (10,44,500.00) |
| 6. | Total expenditure on Project **till date** | 28,28,750.00 |
| 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 | 28,28,750.00 |

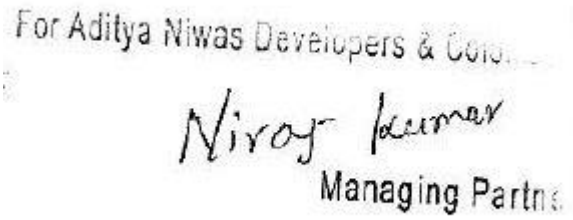
| IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED |
|---|
| No any |
| |

| 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?<br>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.




Sign of Promoter

(Niraj Kumar)

Date : 06/01/2024