PREM ADITYA HOMES PRIVATE LIMITED

Builder & Developer

New Saraswatichandra Market, Near Cycle Factory More, Kurjee, Patna-10
(09334317813, 9431457787, 9835640700, 9204493111)

Ref. No..... Date.....

Dated: 08/01/2024

From- Amit Kumar Singh
Prem Aditya Homes Private Limited,
New Saraswati Chandra Market,
Kurjee More, Kurjee, Patna-10.

To- The Chairman,
Real State Regulatory Authority, Bihar,
6th floor, Bihar State Construction Corporation Building,
Shastrinagar, Patna-23.

Subject: Regarding submission of Quarterly Report of registred RAM PRASAD ENCLAVE, Registration No. BRERAP00140-5/53/R-1192/2021 For Quarter Ending December 2023

Sir,

we are enclosing here **Physical Financial Report Quarter ending December -2023 in Prescribed format for project RAM PRASAD ENCLAVE, Registration No. BRERAP00140-5/53/R-1192/2021. With architect's Certificate.**

Enc. – As above

Yours Faithfully,

Prem Aditya Homes Pvt.

Amit Kr Singh

(For: Prem Aditya Homes Pvt. Ltd)

Director Director

FORM-7

(REGULATION-9)

Quaterly Progress Report for Quarter ending **December of 2023** (Year)

1. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00140-5/53R-1192/2021	Name of Project / Phase of Registered Project	Ram Prasad Enclave
Name of Promoter	Prem Aditya Homes Pvt. Limited	Project Address	Chandrashekhar Nagar, Vijay Bihar Colony, Danapur, Patna.
Name of Co-Promoter	None		
Project Registration is Valid up to	10/31/2024		
Starting Date of the Project or Phase of the Project	9/2/2021		
Type of Project or Phase of the Project	1. Residential	Residential	
	2.Commercial		
	3.Residential cum Commercial		
	4.Plotted project		
Period of validaty of map by competent Authority	19-09-2025		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building / Block Nnumber	Apartment Type		Carpet Area	Total Number of Sanctioned apartments	Total Number of apartments
Ram Prasad Enclave	1. 1 BHK -			32	1. Booked / Allotted- 8
	2. 2 BHK	11 Nos.	7030 sft.		
	3. 3 BHK	21 Nos.	19033 sft		2. Sold-nil
	4. SHOP				
	5. Bunglow				
	6. Plot etc.				

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building / Block Nnumber	Total Number of Sanctioned Garages	Total Number of Garages	
Ram Prasad Enclave	32	1. Booked / Allotted-	8
		2. Sold-	nil

Prem Aditya Homes Pvt. ...

Amit K. Singh

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	N.O.C. for Evironment				N.A.
2	Fire N.O.C.	State Fire Officer , Bihar ,Patna	27-05-2019	7/26/2019	filed along with Registration Application
3	Water Supply Permission				
4	N.O.C. from Airport Authority of India				N.A.
5	Other Approval(s) , ifany, required for the Project.				

V. Construction Progress of the Project

1. Building/wing/Layout Number----- (to beaded for each Building/wing)

S. No.	Tasks / Activity	Percentage of Actual work Done (as on date of certificate)
1	2	3
1	Excavation(if any)	100
2	Basement (if any)	100
3	Podiums (if any)	NA
4	Pilinth	100
5	Stilt Floor	-
6	Slabs of Super Structure	100
7	Internal walls, Internal Plaster, floorings, Doors and windows within Flats/ Premises	85
8	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the the flat /Premises	55
9	Staircases , Lifts Wells and Lobbies at each Floor level , Overhead and Underground water Tanks.	70

Prem Aditya Homes Pvt. L...

Amit K Singh

Director

10	External Plumbing and external plaster, elevation , completion of terraces with waterproofing of the Building/ Wing	70
11	Installation of Lifts , water Pumps, Fire Fighting Fittings and Equipmentsas per CFO NOC, Electrical Fittings, Mechanical Equipment, comliance 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 tocomplete project as per specification in agreement for Sale Any Other Activities.	35

VI. Amenities and common Area and External Infrastructure Development Works)

Sl. No.	Common Area and Facilities	Proposed (Yes/No)	Percentage of actual work done (As on date of the	Details
1	2	3	4	5
1	Internal Roads and footh paths	Yes	60	
2	Water Supply	Yes	65	
3	Sewarage (Chamber, Line, SepticTank, STP)	Yes	50	
4	Storm Water Drains	Yes		
5	Landscaping & Tree Planting	Yes		
6	Street Lighting	Yes		
7	Community Buildings	no		
8	Treatment and Disposal of Sewageand SullageWater	no		
9	Solid Waste Management & Disposal	no		
10	Water Conservation / Rain water Harvesting	Yes		
11	Energy Management	no		

Prem Aditya Homes Pvt. Ltd.

Director

12	Fire Protection and Fire Safety Requirements	Yes		
13	Closed Parking	Yes		
14	Open Parking	no		
15	Electrical Meter Room , Sub Station, Receiving Station	Yes		
16	Others (Options toAdd More)	no		

VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT

S. No.		Particulars
A	1 Front Elevation	Attached
	2 Rear Elevation	Attached
	3 Side Elevation	Attached
B	Photograph of each floor	Attached

VIII. Financial Progress of the Project

S. No.	Particulars	Amount (in Rs.)
1	2	3
1	Project Account No.	18940210000670 UCOBank , Kurjee, Patna
2	Estimated Cost Of Project including land cost at the start of the Project	Rs.2,67,66,000=00+Rs.5,50,00,000 =Rs.8,17,66,000
3	Amount Received During the Quarter	Rs.64,60,000=00
4	Actual Cost Incurred during the Quarter	Rs.40,19,409=00
5	Net Amount at the end of the quarter	Rs.44,75,546=00
6	Total Expenditure on the Project **till date**	Rs4,71,71,292=00
7	Cumulative fund Colleted till the end of Quarter in Question	Rs1,65,22,011=00
8	Cumulative expenditure done till the end of Quarter in Question	Rs4,71,71,292=00

IX. Details of Mortgage or Charge , if any , created

None

TRIPURARI & ASSOCIATES
Chartered Accountants

From Aditya Homes Pvt.

Director

TRIPURARI KUMAR
(Partner)
M.No.-514382

X. MISCELLANEOUS		
A	List Of Legal Cases (if any)	
1	Case No.	None
2	Name Of Parties	
B	Sale / Agreement for Sale During the Quarter	
1	Sale Deed	
2	Agreement For Sale	Six

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind?
85%, As per time schdule

UNDERTAKING:

I / we solemnly affirm , declare and undertake that all the details stated above are true to the best of my / our 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.

Signature of Promoter

Prem Aditya Homes Pvt. Ltd.

Amit Kumar Singh

Director

Name: Amit Kumar Singh

Date: 8/1/2024

FORM NO. 1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Rgistration of ongoing Project and for withdrawal of Money from Designated Account)

To,

Date- **08.01.2024**

Kashyap Kumar Singh
Prem Aditya Homes Private Limited,
New Saraswati Chandra Market,
Kurjee More, Kurjee, Patna-10.

Subject- Certificate of Percentageof work executed (**October 2023 to December 2023**) in the project **"RAM PRASAD ENCLAVE"** having 1(one)no. of Building bearing the Registration Number **BRERAP00140-5/53/R-1192/2021** and being developed on the plot bearing khata no. 173, plot no. 974(p) demarcated by its Latitute (N) 25°62'44.57", Longitude (E) 85°06'8.41" of the land Chandrashekhar Nagar, Vijay Bihar Colony, Danapur,Block -Danapur , Division –Patna , District- Patna, Pin – 801503 admeasuring1430.99sq. mts area being developed by the promoter Prem Aditya Homes Private Limited.

Sir,

I, Manoj Kumar have undertaken assignments as architect/Licensed Surveyor of certifying Percentage of execution of work of "RAM **PRASAD ENCLAVE"** Building of the Project , situated on the plot bearing khata no. 173, plot no. 974(p) at Chandrashekhar Nagar, Vijay Bihar Colony, Danapur,Block -Danapur , Division –Patna , District- Patna, Pin – 801503 admeasuring1430.99sq. mts area being developed by the promoter Prem Aditya Homes Private Limited.

1. Following Technical professionals are appointed by Owner/Promoter

   (i) Shri Manoj Kumar as L.S./ Architect

   (ii) Shri Vijay Kumar as structural Consultant

   (iii) Shri Krishna Gopal Prasad as Mechanical/ Electrical / Plumbing Consultant (MEP)

   (iv) Shri Shoeb Akhtar as Site Supervisor

Based on the Site Inspection , with respect to each 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 **BRERAP00140-5/53/R-1192/2021** under Bihar RERA is as per table A Below. The Percentage of work executed with respect to each of the activity of the entire phase is detailed in Table B.

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

TABLE - A

S. No.	Tasks / Activity	Percentage of Actual work Done (as on date of certificate)
1	2	3
1	Excavation	100%
2	No. of Basement and Plinth	01, 100%
3	Number of Podiums	NA
4	Stilt Floor	NA
5	Number of Slabs of Super Structure	05, 100%
6	Internal walls, Internal Plaster, floorings, Doors and windows within Flats/ Premises	85%
7	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the the flat /Premises	55%
8	Staircases , Lifts Wells and Lobbies at each Floor level , Overhead and Underground water Tanks.	70%
9	External Plumbing and external plaster, elevation , completion of terraces with waterproofing of the Building/ Wing	70%
10	Installation of Lifts , water Pumps, Fire Fighting Fittings and Equipmentsas per CFO NOC, Electrical Fittings, Mechanical Equipment, comliance to conditions o environment / CRZNOC, 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.	35%

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

Table B

Intrnal and external Developmet works in respect of the entire Registered Phase

Sl. No.	Common Area and Facilities	Proposed (Yes/No)	Percentage of actual work done	Details
1	2	3	4	5
1	Internal Roads and footh paths	Yes	60	W0rk in Progress
2	Water Supply	Yes	6500%	W0rk in Progress
3	Sewarage (Chamber, Line, Septic Tank, STP)	Yes	50	W0rk in Progress
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 Sewageand SullageWater	NO	-	-
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	Electrical Meter Room , Sub Station, Receiving Station	Yes	0%	-
14	Others (Options to Add More)			

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414