FORM -7

[REGULATION -9]

Quarterly Progress Report for quarter ending December 2023

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00722-1/532/R-304/2018	Name of Project/Phase of Registered Project	Indra Complex
Name of Promoter	Aditya Niwas Developers LLP	Project Address	DHANAUT, JALALPUR, ABHIMANYU NAGAR DANAPUR 801503
Name of Co-promoter	N/A		
Project Registration is valid up to	20/02/2023		
Starting date of Project or Phase of the Project	20/08/2018		
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		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
Indra Complex	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -	12	944,778,981, 1042	24(Twenty Four)	1. Booked/ Allotted - 12(Twelve) 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	12 0
Indra Complex	24		

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.	Letter No 3780 Dated		08/11/2017	

3.	Water Supply Permission	Self Supply			
4.	NOC from Airport Authority of India	PATN/EAST/B/022317 /198035		28/02/2017	
5.	Other Approval(s), if any, required for the Project.	NA			

V. Construction Progress of the Project		
1. Plan Case No 47/19-19 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)	100%
2.	Basements (if any)	100% B1+B2
3.	Podiums (if any)	Done 100%
4.	Plinth	100% Done
5.	Stilt Floor	100% Done
6.	Slabs of Super Structure	100% Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% Internal Wall, plaster Completed , Door Installed and window installation in progress
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Electric Fitting and plumbing Complete
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% Staircase completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% Complete

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.	2 Lift installed and,Water pump installed , boundary wall 100% completed.

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%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	Done
4.	Storm Water Drains	Yes	10%	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%	
10.	Water Conservation / Rain Water Harvesting	Yes	100%	
11.	Energy Management	No	0%	N/A
12.	Fire Protection and Fire Safety Requirements	Yes	100%	

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

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. **A**	Particulars
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.	758201010050205
2.	Estimated Cost of the Project including land cost at the start of the Quarter	3.55 Cr
3.	Amount received during the Quarter	40,12,909.00
4.	Actual Cost Incurred during the Quarter	39,18,014.00
5.	Net amount at end of the Quarter	94,895.00
6.	Total expenditure on Project **till date**	4,28,48,786.00
7.	Cumulative fund collected till the end of Quarter in question	4,63,02,921.00
8.	Cumulative expenditure done till the end of Quarter in question	4,28,48,786.00

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	

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind? Development of project is 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.

For Aditya Niwas Developers LLP
Vijay Kumar Singh
(Designated Partner)

Signature of Promoter

Name: Vijay Kumar Singh
Date : 12/01/2024