FORM -7

[REGULATION -9]

Quarterly Progress Report for quarter ending December 2023

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00722-2/137/R-1486/2022	Name of Project/Phase of Registered Project	Prithvi Complex
Name of Promoter	Aditya Niwas Developers LLP	Project Address	MAURYA PATH, NEAR, DEVALAYA SHIV MANDIR, DANAPUR, 801503
Name of Co-promoter	N/A		
Project Registration is valid up to	15/07/2028		
Starting date of Project or Phase of the Project	15/11/2022		
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	5 Years 8 Months		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
Prithvi Complex	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -	 3BHK 3BHK 3BHK 3BHK 4BHK	 1232.67 -8 FL 1203.68 – 8FL 1188.67- 8FL 1220.34-8FL 1403.14-26FL	 8 8 8 8 26 Total 58	1. Booked/ Allotted - 7 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 - 2. Sold -	 7 0
Prithvi Complex	58		

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.	Serial No 1419 Dated		25/04/2022	

3.	Water Supply Permission	Self Supply			
4.	NOC from Airport Authority of India	PATN/EAST/B/121421 /641214		15/12/2021	
5.	Other Approval(s), if any, required for the Project.	NA			

V. Construction Progress of the Project		
1. Plan Case No 30/22-23 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)	95%
2.	Basements (if any)	0%
3.	Podiums (if any)	0%
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%

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.	0% Piling work is in progress, Cap 30% complete, Piling 95% complete

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	Yes	0%	N/A
2.	Water Supply	Yes	0%	N/A
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	N/A
4.	Storm Water Drains	Yes	0%	N/A
5.	Landscaping & Tree Planting	Yes	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%	N/A
10.	Water Conservation / Rain Water Harvesting	Yes	0%	N/A
11.	Energy Management	No	0%	N/A
12.	Fire Protection and Fire Safety Requirements	Yes	0%	N/A

13.	Closed Parking	No	0%	N/A
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	0%	N/A

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.	758201010050319
2.	Estimated Cost of the Project including land cost at the start of the Quarter	13.50 Cr
3.	Amount received during the Quarter	4,10,477.00
4.	Actual Cost Incurred during the Quarter	21,73,770.00
5.	Net amount at end of the Quarter	-17,63,293.00
6.	Total expenditure on Project **till date**	2,13,40,679.00
7.	Cumulative fund collected till the end of Quarter in question	8,95,763.00
8.	Cumulative expenditure done till the end of Quarter in question	2,13,40,679.00

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

(Designated Partner)

Signature of PromoterName:

Vijay Kumar Singh
Date : 12/01/2024