FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending Oct-Dec of 2023 (Year)

I. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP00930-5/42/R-1564/2023
Name of Project/Phase of Registered Project	SHANTI KUNJ
Name of Promoter	ASHIRWAD ENGICON REAL ESTATE PVT. LTD.
Project Address	MAUZA- JAMSAUT, P.S- DANAPUR, THANA NO.- 30, KHESRA PLOT NO.- 2159, 2161, 2162, KHATA- 16 AND 123, DIST- PATNA, BIHAR
Name of Co-promoter	NA
Project Registration is valid up to	26/01/2028
Starting date of Project or Phase of the Project	27/01/2023
Type of Project or Phase of the Project	Residential/Group Housing
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartment
Shanti Kunj	3 BHK	1037	6	1. Booked/ Allotted- 37 2. Sold- 37
Shanti Kunj	3 BHK	930	6	
Shanti Kunj	2 BHK	638	6	
Shanti Kunj	3 BHK	930	6	
Shanti Kunj	2 BHK	638	6	
Shanti Kunj	3 BHK	930	6	
Shanti Kunj	3 BHK	1033	6	
Shanti Kunj	3 BHK	1103	6	
Shanti Kunj	2 BHK	703	18	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartment
Shanti Kunj	3 BHK	1023	12	

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Shanti Kunj	No Garages available	1. Booked/Allotted - 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.				
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 Number- 13/22-23(Shanti Kunj) (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)	
		Block A	Block B
1.	Excavation (if any)	100%	100%
2.	Basements (if any)	0%	0%
3.	Podiums (if any)	NA	NA
4.	Plinth	50%	50%
5.	Stilt Floor	NA	NA
6.	Slabs of Super Structure	0%	0%

7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**0%**	**0%**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**0%**
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**0%**	**0%**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**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.	**11%**	

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		
2.	Water Supply	Yes	50%	Pump Installed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	No		

7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / RainWater Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and FireSafety Requirements	Yes	0%	
13.	Closed Parking	Yes	0%	
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to AddMore)	No		

VII. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	**S. No.**	**Particulars**
	1.	**Front Elevation.-** Attached Below
	2.	**Rear Elevation.-** Attached Below
	3.	**Side Elevation.-** Attached Below
(B)		**Photograph of each floor**

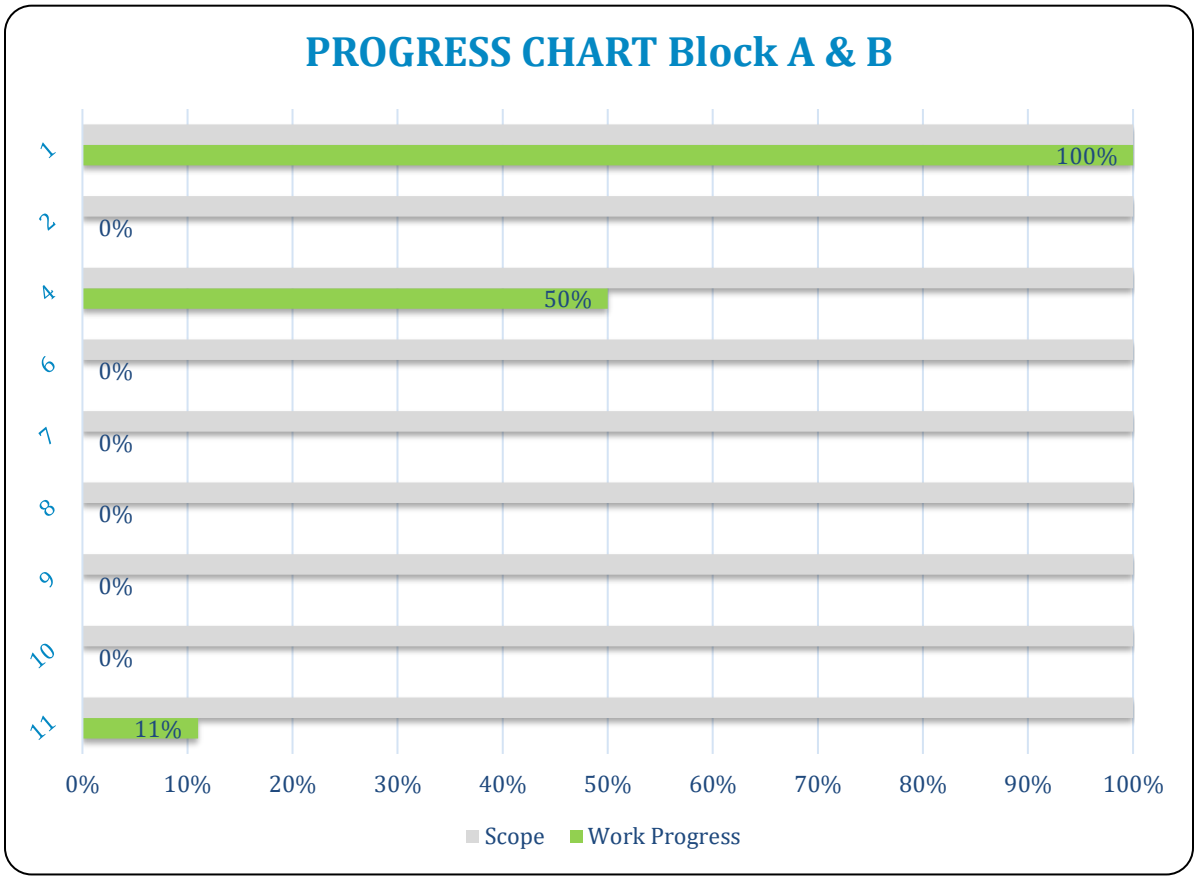
VIII. Financial Progress of the Project

S.No.	Particulars	Amount (in Rs.)
1	Project Account No.	41148263412
2	Estimated Cost of the Project including land cost at the start of the Quarter	2,000.00/- **(In Lakh)**
3	Amount received during the Quarter	1,13,21,448.00/-
4	Actual Cost Incurred during the Quarter	33,27,312.00/-
5	Net amount at end of the Quarter	
6	Total expenditure on Project **till date**	68,74,823.00/-
7	Cumulative fund collected till the end of Quarter in question	2,78,27,327.00/-
8	Cumulative expenditure done till the end of Quarter in question	68,74,823.00/-

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
B	Sale/Agreement for Saleduring the Quarter	
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?



Project Site Photographs







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
Ashirwad Engicon Real Estate Private Limited.

Director
Date :