



ARYA BUILDCON PRIVATE LIMITED

BUILDER & DEVELOPER

GST NO : 10AAGCA5416K1Z0, PAN NO : AAGCA5416K

HEAD OFFICE : L-3/2, Sri Krishnapuri, Boring Road, Patna – 800001, MOB NO : 9431038784, 7909000017.
CIN No : U45200BR2006PTC011956, E-MAIL ID : aryabuildcon7@gmail.com

REF :

DATE :

To,

Real Estate Regulatory Authority

Patna, Bihar

Sub:- Submitting quarter ended 31st December 2023 report of Manovidya Vihar, Mustafapur, Danapur, Patna RERA Reg no.- **BRERAP74942-2/178/R-1275/2022.**

This is to state that hereby I am submitting quarter ended 31st December 2023 report certified by Engineer and photographs of above mentioned project.

1. Quarterly Report- 1 Page.

Thanking you,

ARYA BUILDCON PVT. LTD.

Soumya Kumar

Director

Arya Buildcon Pvt. Ltd.

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending **December of 2023** (year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP74942-2/178/R-1275/2022	Name of Project/Phase of Registered Project	Manovidya Vihar
Name of Promoter	Arya Buildcon Pvt Ltd.	Project Address	Mustafapur, Dana pur, Patna
Name of Co-promoter			
Project Registration is valid up to	10/04/2026		
Starting date of Project or Phase of the Project	28/02/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential-Cum- Commercial	
Period of validity of map by the Competent Authority			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
	1. 1 BHK	-			
	2. 2BHK,	-			
	3. 3BHK	- 12	10220	18	1. Booked/ Allotted-7
	4. Shop	- 06	1449		2. Sold -NIL
	5. Bungalow	-			
	6. Plot etc.	-			

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 7
		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.				

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Sanyay Kumar
Director

3.	Water Supply Permission				
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 No. _____ (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)	YES
2.	Basements(if any)	100%
3.	Podiums(if any)	YES
4.	Plinth	100 %
5.	Stilt Floor	Completed
6.	Slabs of Super Structure	All Floor Structure Work Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	Brick Work Completed Internal Plaster Completed External Plaster Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Partially Completed (50%)
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Partially Completed (50%)
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Partially Completed (50%)
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	NO

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Sany Kumar

Director

requirements as me be required to complete project as per Specifications in Agreement of Sale.	NO
Any other activities.	

VI. AMENITIESANDCOMMONAREAANDEXTERNALINFRASTRUCTURE DEVELOPMENTWORKS				
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	N/A		
2.	Water Supply	YES		Self Boring(100%)
3.	Sewerage(Chamber, Line, SepticTank, STP)	YES		
4.	Storm Water Drains	N/A		
5.	Landscaping & Tree Planting	YES		
6.	Street Lighting	N/A		
7.	Community Buildings	N/A		
8.	Treatment and Disposal of Sewage and Sullage Water	N/A		
9.	Solid Waste Management &Disposal	N/A		
10.	Water Conservation / Rain Water Harvesting	YES		
11.	Energy Management	N/A		
12.	Fire Protection and Fire Safety Requirements	YES		
13.	Closed Parking	YES		

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Saurabh Kumar

Director

14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		
16.	Others(Option to Add More)			

VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Details
1.	Internal Roads and footpaths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

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

(A)	Sr.No.		
	1.	Front Elevation	
	2.	Rear Elevation	

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Sanjay Kumar

Director

	3.	Side Elevation	
(B)		Photograph of each floor	

VIII. FINANCIAL PROGRESS OF THE PROJECT

S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	Project Account No.	921020046342418
2.	Estimated Cost of the Project Excluding land cost at the start of the Quarter	Rs. 2,55,00,000=00
3.	Amount received during the Quarter(Including GST) (RERA+Current)	Rs. 47,01,114=00
4.	Actual Cost Incurred during the Quarter(RERA +Current)	Rs. 39,24,125=00
5.	Net amount at end of the Quarter(RERA A/c)	Rs. 14,70,956=50
6.	Total expenditure on Project till date 31 st December 2023	Rs. 1,84,27,513=15
7.	Cumulative fund collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter In question	

IX. DETAILSOFMORTGAGEORCHARGEIFANYCREATED

X. MISCELLANEOUS

A	List of Legal Cases(ifany)	
1.	CaseNo.	
2.	NameofParties	
B	Sale/Agreement for Sale During the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	

XI. PERCENTAGEOFWORKALONGWITHMILESTONECHART

Weather the project in progress is as per time schedule or lagging behind?
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Surya Kumar

Director

FORM NO. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-Project Wise)

To,
Arya Buildcon Private Limited
L-3/2, Srikrishnapuri,
Patna -800001.

Date :

Subject : Certificate of Cost Incurred for Development of [ProjectName :- MANOVIDYA VIHAR for Construction of building(s) [Bihar RERA Registration Number] - BRERAP74942-1/178/R-1275/2022 situated on the plot bearing C.S.No./ Khata No: 177, /Survey No./Thana No. 36, Tauzi No : 5276 /Plot No. - 300, demarcated by its boundaries (latitude and longitude of the end points) 25.5996° N & 85.0427° E Village : Mustafapur. Danapur, District : Patna, PIN : 801103, Admeasuring 1405 sq.mts. area being developed by [Promoter] Arya Buildcon Private Limited.

Ref: Bihar RERA Registration Number : BRERAP74942-1/178/R-1275/2022.

Sir,

I, We Mukesh Kumar have undertaken assignment of certifying Cost of the Subject Real Estate Project registered under RERA, Bihar of MANOVIDYA VIHAR Building situated on the plot bearing/CTC No./Survey Plot No.- 300, of Village - Mustafapur. Danapur, District : Patna, PIN : 801103, admeasuring 1405 sq.mts., area being developed by [Promoter's Name] Arya Buildcon Private Limited.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s /Shri/Smt. SHAILESH RANJAN as L.S. / Architect.
- (ii) M/s /Shri/Smt. MUKESH KUMAR as Structural Consultant.
- (iii) M/s /Shri/Smt. KRISHNA GOPAL PRASAD as Mechanical/Electrical/Plumbing Consultant (MEP).
- (iv) M/s /Shri/Smt. ASHUTOSH RAI as Site Supervisor.

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimated cost calculations are based on the Schedule of rates (name of the schedule of Rates) and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by ASHUTOSH RAI Quality Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.


ER. MUKESH KUMAR
CIVIL ENGINEER
EMP No. BR/UDHD/SE/23-0037
UDHD, BIHAR (PATNA)

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 2,55,00,000.00 (Two Crore Fifty Five Lakhs Only)** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **Patna Metropolitan Area Authority**, being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at **Rs. 1,84,27,513.15** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from **Patna Metropolitan Area Authority**, (planning Authority) is estimated at **Rs. 70,72,486.85** (Total of Table A and B).
5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE-A

**Building/Wing bearing Number N/A or called Manovidya Vihar
(To be prepared separately for each Building/Wing of the Real Estate Project)**

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on <u>28/02/2022</u> date of Registration is	<u>Rs. 2,55,00,000.00</u>
2.	Cost incurred up to <u>31-12-2023</u> (Based on the Estimated cost)	<u>Rs. 1,84,27,513.15</u>
3.	Work done in Percentage (As Percentage of the estimated cost)	<u>72%</u>
4.	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 70,72,486.85</u>
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>N/A</u>

TABLE-B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	<u>N/A</u>
2.	Cost incurred as on _____ (Based on the Estimated cost).	<u>N/A</u>
3.	Work done in Percentage (As Percentage of the estimated cost).	<u>N/A</u>


ER. MUKESH KUMAR
CIVIL ENGINEER
EMP No. BR/UDHD/SE/23-0037
UDHD RECD (PATNA)

4.	Balance Cost to be Incurred (Based on Estimated Cost).	N/A
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	N/A

Yours Faithfully,

 **ER. MUKESH KUMAR**
CIVIL ENGINEER
EMP No. BR/UDHD/SE/23-0037
UDHD, BIHAR (PATNA)
 Signature of Engineer. (License No.....)

*Note :

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the placemarked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A
List of Extra/Additional Items executed with cost (Which were not Part of the original Estimate of Total Cost)

FORM NO. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for
withdrawal of Money from Designated Account)

To,
Arya Buildcon Private Limited
L-3/2, Srikrishnapuri,
Patna -800001.

Date :

Sir,

Subject: Certificate of Percentage of Work executed in the project.

Having - 1 No. of Building of the Phase bearing the registration no. [Bihar RERA Registration Number] - BRERAP74942-1/178/R-1275/2022 and being developed on the plot bearing CS No:/Khata No: 177, Keshra/Plot No : 300, demarcated by its boundaries (latitude and longitude of the end points) of the land 25.5996° N & 85.0427° E, situated in Village - Mustafapur. Danapur, District : Patna, PIN - 801103, Admeasuring 1405 sq.mts. Area being developed by the promoter Arya Buildcon Private Limited.

I, We SHAILESH RANJAN have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the Manovidya Vihar Building of the Phase of the Project, Situated on the plot bearing C.S. No./Survey Plot No.- 300 , of Village - Mustafapur. Danapur, District : Patna, PIN : 801103 admeasuring 1405 sq.mts. area being developed by [Promoter's Name] Arya Buildcon Private Limited.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s /Shri/Smt. **Shailesh Ranjan** as L.S. / Architect.
- (ii) M/s /Shri/Smt. **Mukesh Kumar** as Structural Consultant.
- (iii) M/s /Shri/Smt. **Krishna Gopal Prasad** as Mechanical/Electrical/Plumbing Consultant (MEP).
- (iv) M/s /Shri/Smt. **Ashutosh Raj** as Site Supervisor.

Based on site Inspection, with respect to reach 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 BRERAP74942-1/178/R-1275/2022 Under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

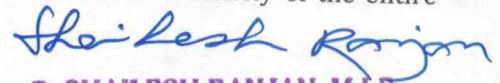

SH. SHAILESH RANJAN, M.I.E
CIVIL ENGINEER
EMP NO.-BR/UDHD/CE/23-0016
UDHD BIHAR (PATNA)

TABLE-A

Building **Manovidya Vihar** Building of the Project) (to be prepared separately for each

Sr.No.	Tasks/Activity	Percentage of work done
1.	Excavation	100 %
2.	Number of basement(s) and Plinth	100 %
3.	Number of Podiums	YES
4.	Stilt Floor	Completed
5.	Number of Slabs of Super Structure	All Floor Structure Work Completed
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	Brick Work Fourth Floor Completed Internal Plaster Third Floor Completed External Plaster Completed
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	Partially Completed(50%)
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	Partially Completed(50%)
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Partially Completed(50%)
10.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 may be required to obtain Occupation/Completion Certificate.	NO

TABLE-B

Internal and External Development Work in respect of the entire Registered Phase.

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-Paths	N/A		
2	Water Supply	YES		Self Boring

Sh. Lesh Ranjan
ER. SHAILESH RANJAN, M.E.
 CIVIL ENGINEER
 EMP NO.-BR/UDHD/CE/23-0016
 UDHD BIHAR (PATNA)

3	Sewerage (Chamber, lines, Septic Tank, STP)	YES		
4	Storm Water Drains	N/A		
5	Landscaping & Tree Planting.	YES		
6	Street Lighting	N/A		
7	Community Buildings	N/A		
8	Treatment and disposal of sewage and Sullage water	N/A		
9	Solid Waste management & Disposal.	N/A		
10	Water conservation, Rain water harvesting.	YES		
11	Energy management	N/A		
12	Fire protection and fire safety requirements	YES		
13	Electrical meter room, sub-station, receiving station.	YES		
14	Others (Option to Add more).			

Yours Faithfully,

Shailesh Ranjan

C.R. SHAILESH RANJAN, M.I.E

CIVIL ENGINEER

EMP NO.-BR/UDHD/CE/23-0016

UDHD BIHAR (PATNA)

Signature & Name (IN BLOCK LETTERS) of L.S./Architect

SHAILESH RANJAN

(Registration No./license No. **BR/UDHD/CE/23-0016**)

Mano Vidya Vihar

