Ghar Aangan Developers Private Limited

A.N ROAD , NEAR DUKHAHARNI MANDIR, GAYA , (BIHAR) – 823001
CIN NO: U45201BR2014PTC023334

ANNEXURE-A

Quarterly Progress Report for quarter ending October to December of 2023

I. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP00315-3/1197/R-1188/2021**	Name of Project/Phase of Registered Project	**DEVAM COMPLEX**
Name of Promoter	**Ghar Aangan Developers Private Limited**	Project Address	**BHAGANPUR, OPPOSITE POWER GRIID, NEAR VASTU VIHAR PHASE IV BODHGAYA, GAYA**
Name of Co-promoter	**N/A**		
Project Registration is valid up to	**05/02/2024**		
Starting date of Project or Phase of the Project	**01/09/2021**		
Type of Project or Phase of the Project	**Residential**		
Period of validity of map by the Competent Authority	**2 YEARS 05 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 –
BLOCK A	1. 1 BHK - 2. 3 BHK -	01 18	4714 sq. ft.	19	1. Booked/ Allotted 07 2. Sold - 0
BLOCK B	3. 1 BHK - 4. 2 BHK, - 5. 3 BHK -	02 18 20	7496.4 sq. ft.	40	1. Booked/ Allotted 15 2. Sold - 0

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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 -	07 0
BLOCK A	19		
BLOCK B	40	Total Number of Garages: 3. Booked/Allotted - 4. Sold -	15 0

IV. Construction Progress of the Project			
1. **BLOCK/WING A** (To beaded for each Building / Wing)			**BLOCK/WING B**
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)
1.	Excavation (if any)	Completed	Completed
2.	Basements (if any)	Completed	Completed
3.	Podiums (if any)	Completed	Completed
4.	Plinth	Completed	Completed
5.	Stilt Floor	Completed	Completed
6.	Slabs of Super Structure	Completed	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats /Premises.	Completed	Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Up to 90% Completed	Up to 90% Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Up to 90% Completed	Up to 90% Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Up to 90% Completed	Up to 90% Completed

11.	Installation of Lifts, water pumps,Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof environment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection, 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.	Up to 70% Completed	Up to 90% Completed

V. 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	50%	Leveling
2.	Water Supply	Yes	60%	Only Boring is done.
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	50%	Sewerage 50% Completed
4.	Storm Water Drains	Yes	Nill	Nill
5.	Landscaping & Tree Planting	Yes	10%	Nill
6.	Street Lighting	Yes	Nill	Nill
7.	Community Buildings	Yes	50%	Nill
8.	Treatment and Disposal of Sewage and Sullage Water	No	Nill	Nill
9.	Solid Waste Management & Disposal	No	Nill	Nill

10.	Water Conservation / Rain Water Harvesting	Yes	20%	Nill
11.	Energy Management	No	Nill	Nill
12.	Fire Protection and Fire Safety Requirements	Yes	Nill	Nill
13.	Closed Parking	Yes	80%	80% Completed
14.	Open Parking	Yes	Nill	Nill
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	40%	Nill
16.	Others (Option to Add More)	Nill	Nill	Nill

VI.	**PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING**
S. No.	Particulars
1.	Front Elevation: **Enclosed**
2.	Rear Elevation: **Enclosed**
3.	Side Elevation: **Enclosed**

VII.	**Financial Progress of the Project**	
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	5944002100001909
2.	Estimated Cost of the Project including land cost at the start of the Quarter	Rs. 795.5 (Lakhs)
3.	Amount received during the Quarter	Rs. 84.81 (Lakhs)
4.	Actual Cost Incurred during the Quarter	Rs. 99.63 (Lakhs)
5.	Net amount at end of the Quarter	Rs. 6.19 (Lakhs)
6.	Total expenditure on Project **till date**	Rs. 601.51 (Lakhs)
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	N/A

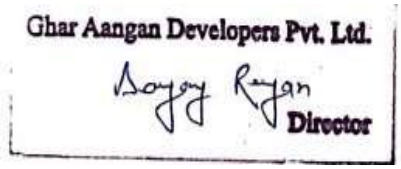
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VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	N/A
2.	Name of Parties	N/A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	0

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

Name: SANJAY RANJAN
(DIRECTOR)
Date: 14.01.2024