SAI S.V. VENTURES PVT. LTD.

Ref.....

ANNEXURE-A

Date.13/01/2024

Quarterly Progress Report for quarter ending December of 2023.

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP 90124-1/93/R-1399/2022	Name of Project/Phase of Registered Project	SAI J.N GALAXY
Name of Promoter	SAI SV VENTURES PRIVATE LIMITED	Project Address	NEAR TRIBHUWAN SCHOOL, ASHOK NAGAR ,VIJAY SINGH YADAV PATH KHAGAUL DANAPUR ROAD PATNA.
Name of Co-promoter			
Project Registration is valid up to	15.05.2027		
Starting date of Project or Phase of the Project	27.05.2022		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	5 Years		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Flat -54
1	1. 2 BHK -	22 NOS.	14644.00	54 NOS.	Builder Share-26 NOS Landowner Share-28 NOS 1.Booked/Allotted - 17
	2. 3 BHK -	32 NOS.	29461.00		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 -	17
1	54	2. Sold -	0

SAI SV VENTURES PVT. LTD.

DIRECTOR

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
GOVERNMENT OF BIHAR

Nitesh Kumar & Associates
FRN No. 008547N
Gurugram
Chartered Accountants

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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.				
3.	Water Supply Permission				
4.	NOC from Airport				
5.	Other Approval (s), if any, required for the Project.				

V. Construction Progress of the Project

1. Plan Case No. PMAA/PRN/ADAMPUR/DANAPUR/G+04/08/2022

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 foundation and pilling (if any)	100%
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	70%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	40%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%
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 conditionsof 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.	0.0%

SAI SV VENTURES PVT. LTD.

DIRECTOR

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1159/25514
UDHD, GOVERNMENT OF BIHAR

Nitesh Kumar & Associates
FRN No. 009547N
Gurugram
Chartered Accountants

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VI. Amenities and Common Area and External Infrastructure Development Works)				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actualWork Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	N/A	
2.	Water Supply	YES	25%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0.0%	
5.	Landscaping & Tree Planting	NO	N/A	N/A
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	NO	N/A	
10.	Water Conservation/Rain Water Harvesting	YES	0%	
11.	Energy Management	NO	N/A	
12.	Fire Protection and Fire Safety Requirements	YES	0%	N/A
13.	Closed Parking	YES	0%	
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

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

SALSV VENTURES PVT. LTD.

DIRECTOR

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ARCHITECT
EMPANELMENT NO.
CA/1999/[illegible]14
UDHD, GOVERNMENT OF BIHAR

Nitesh Kumar & Associates
FRN No. [illegible]547N
Gurugram
Chartered Accountants

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VIII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	1866102000006958
2.	Estimated Cost of the Project including land cost at the start of the Quarter	1163.80 (In Lac)
3.	Amount received during the Quarter	1,19,27,279.96
4.	Actual Cost Incurred during the Quarter	1,17,54,198.69
5.	Net amount at end of the Quarter	76,314.12
6.	Total expenditure on Project till date	4,39,07,508.15
7.	Cumulative fund collected till the end of Quarter in question	5,27,71,359.79
8.	Cumulative expenditure done till the end of Quarter in question	4,39,07,508.15

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NO
2.	Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NOT YET
2.	Agreement for Sale	0

SAI SV VENTURES PVT. LTD.

DIRECTOR

AMIT KUMAR
ARCHITECT
REGISTRATION NO.

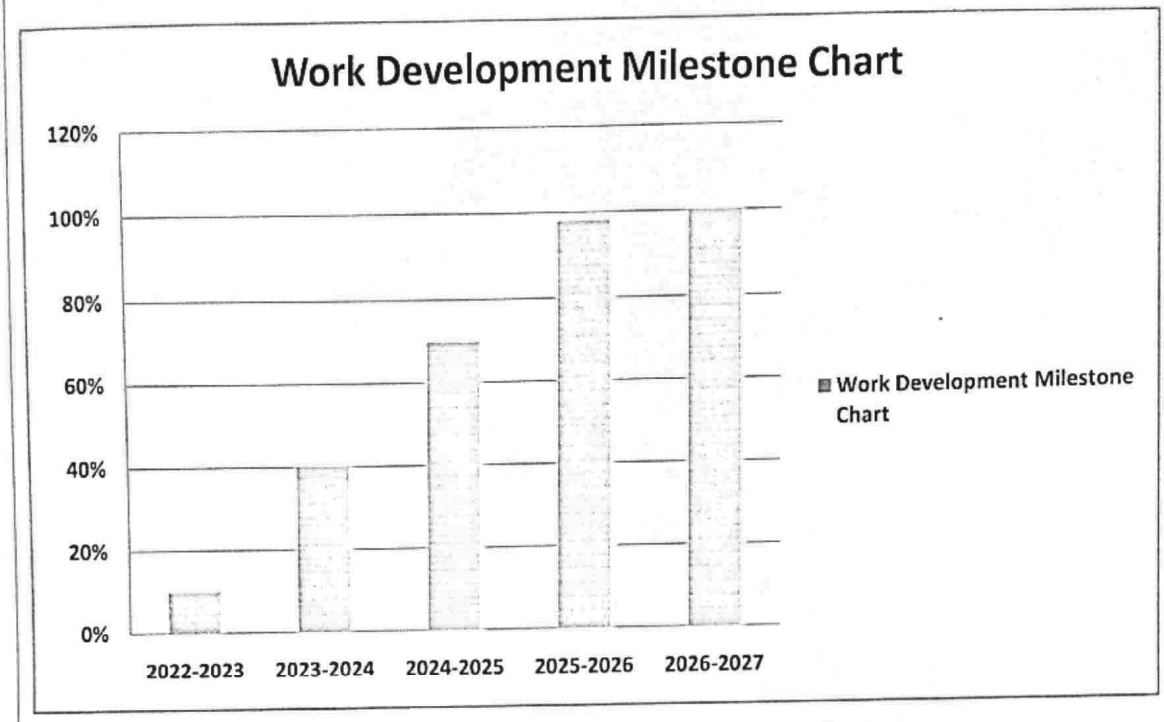
Naresh Kumar & Associates
FRN No. 047N
Gurugram

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XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

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



Project is in progress as per time schedule.

The registration is valid for a period of 05 years commencing from 27.05.2022 and ending with 15.05.2027.

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.

SAI SV VENTURES PVT. LTD.

DIRECTOR

Signature of Promoter

Name : Amitesh Arun

Date : 12/01/2024

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

Nitesh Kumar & Associates
FRN No. 018547N
Gurugram
Chartered Accountants

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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)

Date: 13/01/2024

To,
The M/s SV Ventures Pvt. Ltd.
R. J. Sai Kurir, R. K. Puram, Khagaul-Danapur Road,
Saguna More, Patna-801503.

Subject: Certificate of Percentage of Work executed in the project

Having project, Sai J. N Galaxy Building(s) 1 Wing(s) of the Phase-1, bearing the Bihar RERA registration No. BRERAP 90124-1/93/R-1399/2022 and being developed on the plot bearing CS No.__ Khata No.- 140 Survey Plot No. – 46 (P), 47 (P) demarcated by its boundaries (latitude and longitude of the end points) of the land 25.6007° N & 85.0349° E situated in Near Tribhuwan School, Ashok Nagar, Vijay Singh Yadav Path, Village- Adampur, Block- Danapur, Division- Danapur, District- Patna, PIN- 801503. Admeasuring - 2036.23 sq.mts. area being developed by the promoter Sai SV Ventures Pvt. Ltd.

Sir,
I, We Ar. Amit Kumar have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the Project, Sai J.N Galaxy Building(s) 1 Wing(s) of the 1 Phase of the Project,Situated on the plot bearing C.S. No. ……/Survey Plot No. 46 (P), 47 (P) of Village- Danapur, Block – Danapur, Division- Danapur, District- Patna, PIN- 801503 admeasuring 2036.23 sq.mts. area being developed by the promoter Sai SV Ventures Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s /Shri/Smt. Amit Kumar as L.S. / Architect;
   (ii) M/s /Shri/Smt Brajesh Kumar as Structural Consultant
   (iii) M/s /Shri/Smt. Amit Kumar as Mechanical/Electrical/PlumbingConsultant (MEP)
   (iv) M/s/Shri/Smt. Er. Santosh Kumar 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 BRERAP 90124-1/93/R-1399/2022 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.

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

Table A

Building / Wing Number 1 (to be prepared separately for each Building/Wing of the Project)

1. Construction Progress of the Project		
1. Plan Case No. PMAA/PRN/ADAMPUR/DANAPUR/G+04/08/2022		
S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
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6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	40%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%
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 conditionsof 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.	0.0%

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TABLE-B

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

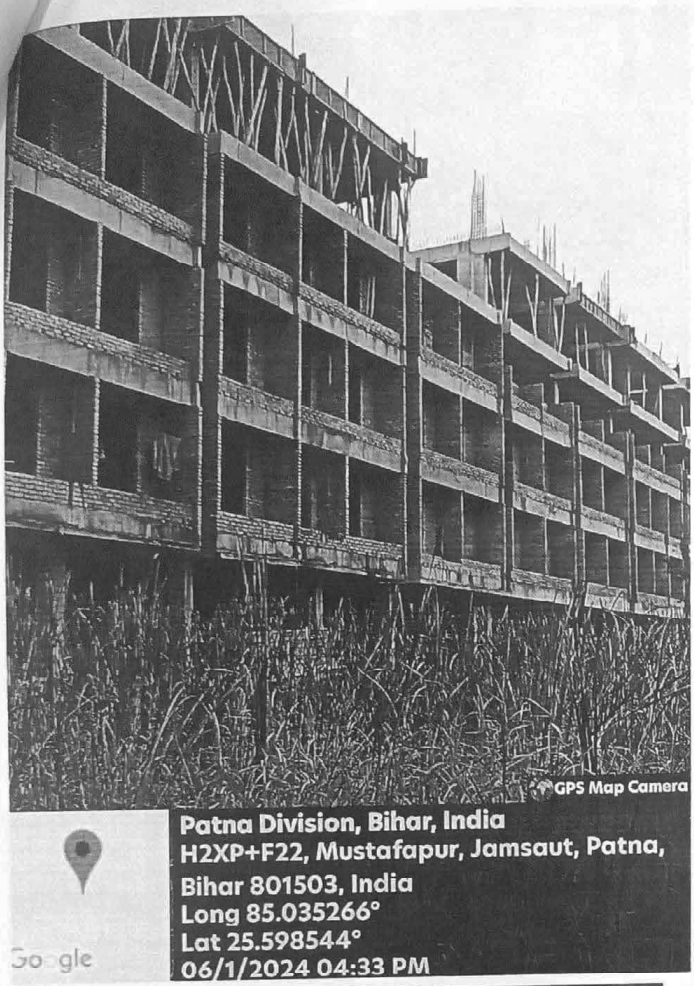
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12.	Fire Protection and Fire Safety Requirements	YES	0%	N/A
13.	Closed Parking	YES	0%	
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16.	Others (Option to Add More)			

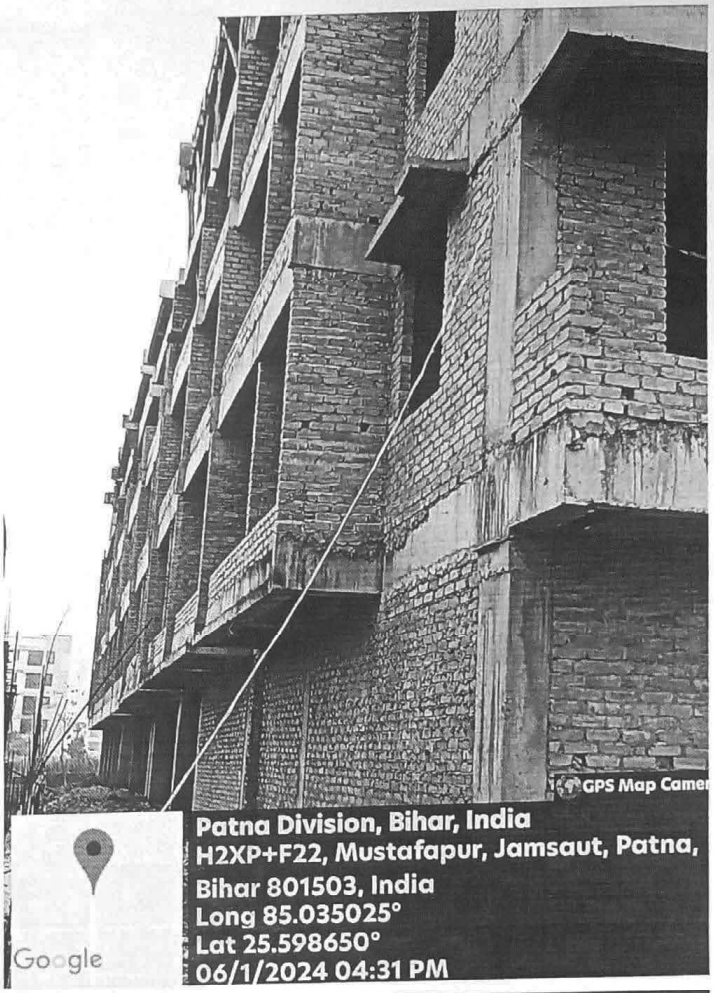
Yours Faithfully,

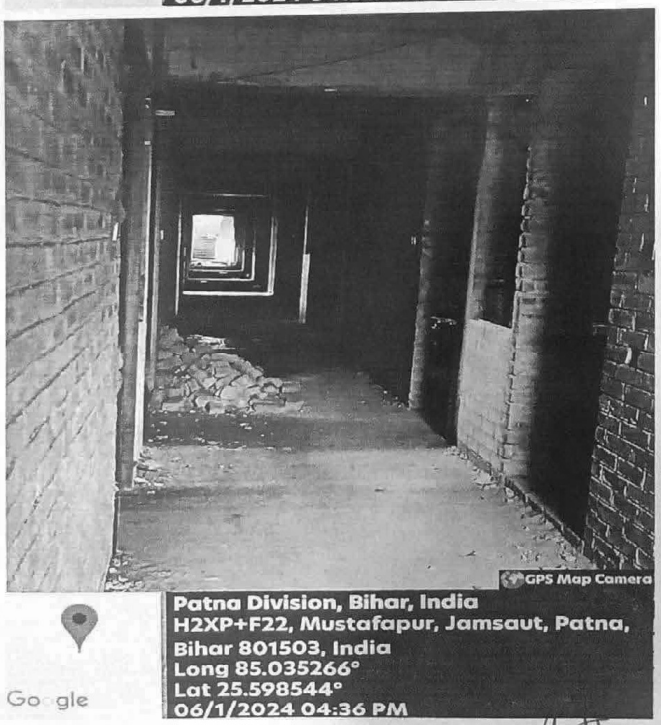
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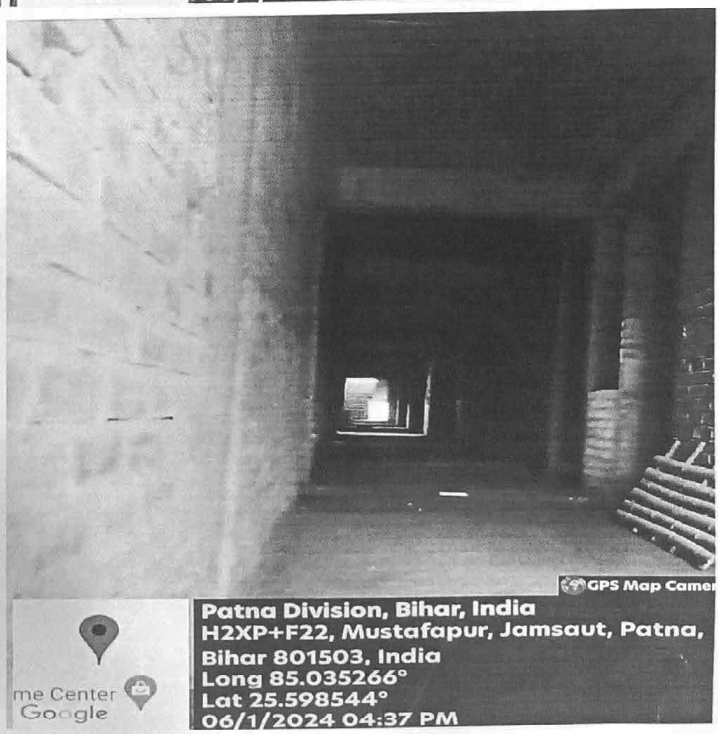
Signature & Name (IN BLOCK LETTERS) of L.S./Architect

(Registration No./license No .....)









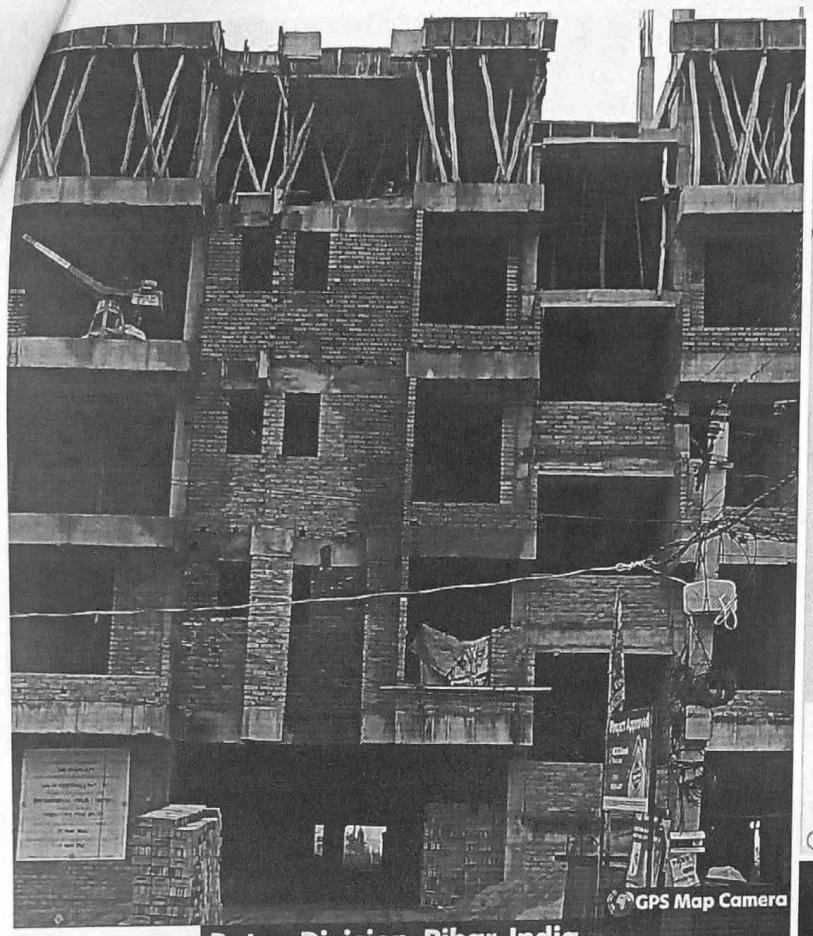
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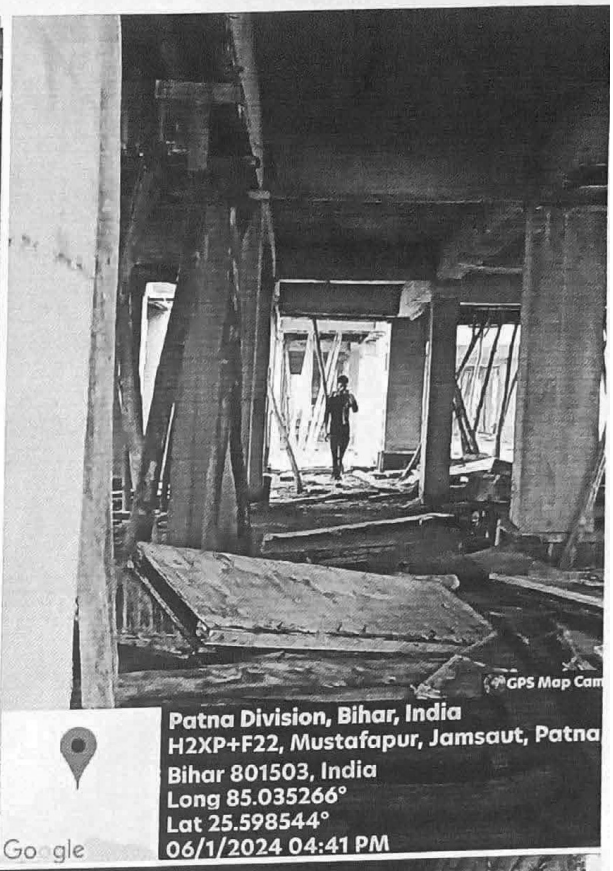
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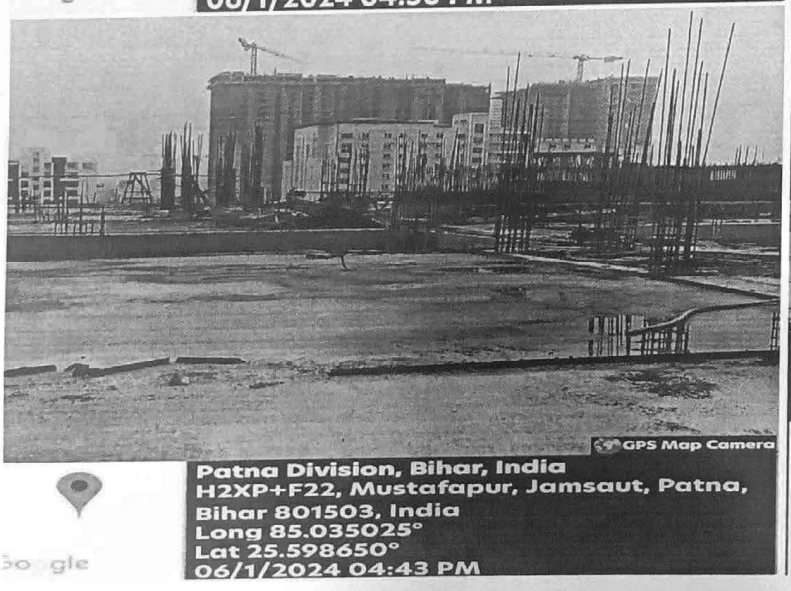
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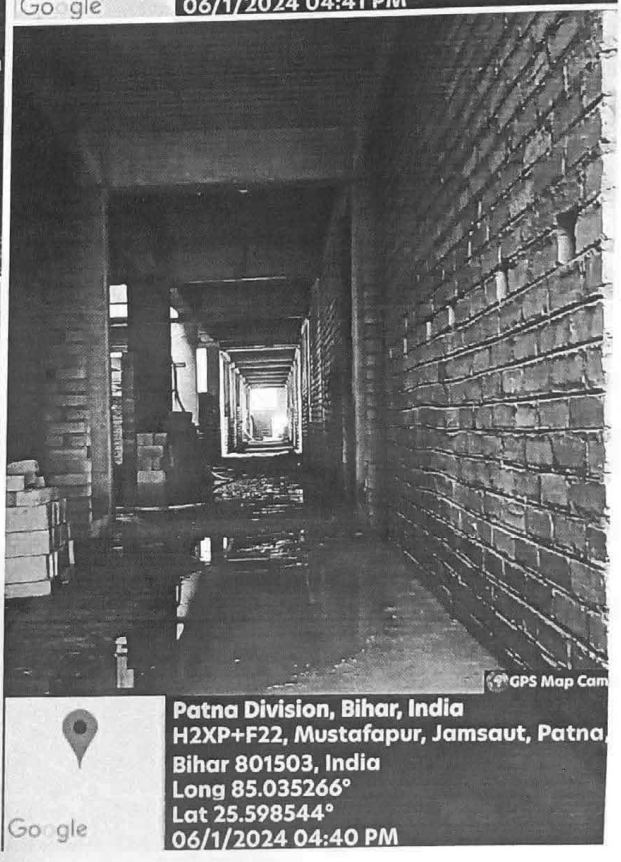
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Gurugram
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SAI SV VENTURES PVT. LTD.

DIRECTOR

Nitesh Kumar & Associates
FRN No. 028547N
Gurugram
Chartered Accountants

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