FORM-7

[REGULATION-9]

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

I. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP75726-1/96/R-1210/2021
Name of Project/Phase of Registered Project	ASTHANU METRO TOWER
Name of Promoter	ASTHANU BUILDCON
Project Address	PLOT NO. 265,266,267, KHATA NO.- 101,102,103, THANA NO.- 35, AT MAUZA- BABKARPUR, THANA-DANAPUR, DIST.- PATNA, BIHAR
Name of Co-promoter	NA
Project Registration is valid up to	18/06/2024
Starting date of Project or Phase of the Project	15/07/2021
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 (Including balcony Area) (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartment
Asthanu Metro Tower	3 BHK	1219.00	6	1. **Booked-- 23** 2. **Sold--00**
Asthanu Metro Tower	3 BHK	972.00	6	
Asthanu Metro Tower	3 BHK	1005.00	1	
Asthanu Metro Tower	2 BHK	897.00	6	
Asthanu Metro Tower	2 BHK	827.00	1	
Asthanu Metro Tower	3 BHK	1196.00	6	
Asthanu Metro Tower	3 BHK	1163.00	6	
Asthanu Metro Tower	3 BHK	1125.00	6	

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II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (Including balcony Area) (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartment
Asthanu Metro Tower	3 BHK	1091.00	1	
Asthanu Metro Tower	3 BHK	1104.00	2	
Asthanu Metro Tower	3 BHK	902.00	2	
Asthanu Metro Tower	3 BHK	1071.00	2	

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Asthanu Metro Tower	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.				

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V. Construction Progress of the Project

1. Plan Case Number-25/21-22 (Asthanu Metro Tower) (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)	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%
10.	External plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
11.	External plumbing.	100%
12.	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.	70%

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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 actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Yes	100%	Pump Installed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	
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	No		
13.	Closed Parking	Yes	100%	
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**

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VIII. Financial Progress of the Project		
S.No.	**Particulars**	**Amount (in Rs.)**
1	Project Account No.	1866102000005838
2	Estimated Cost of the Project including land cost at the start of the Quarter (In Lakh)	900.00/-
3	Amount received during the Quarter	97,28,693.00/-
4	Actual Cost Incurred during the Quarter	0.00/-
5	Net amount at end of the Quarter	8,715.43/-
6	Total expenditure on Project **till date**	11,07,06,069.71/-
7	Cumulative fund collected till the end of Quarter in question	12,74,10,582.00/-
8	Cumulative expenditure done till the end of Quarter in question	11,07,06,069.71/-

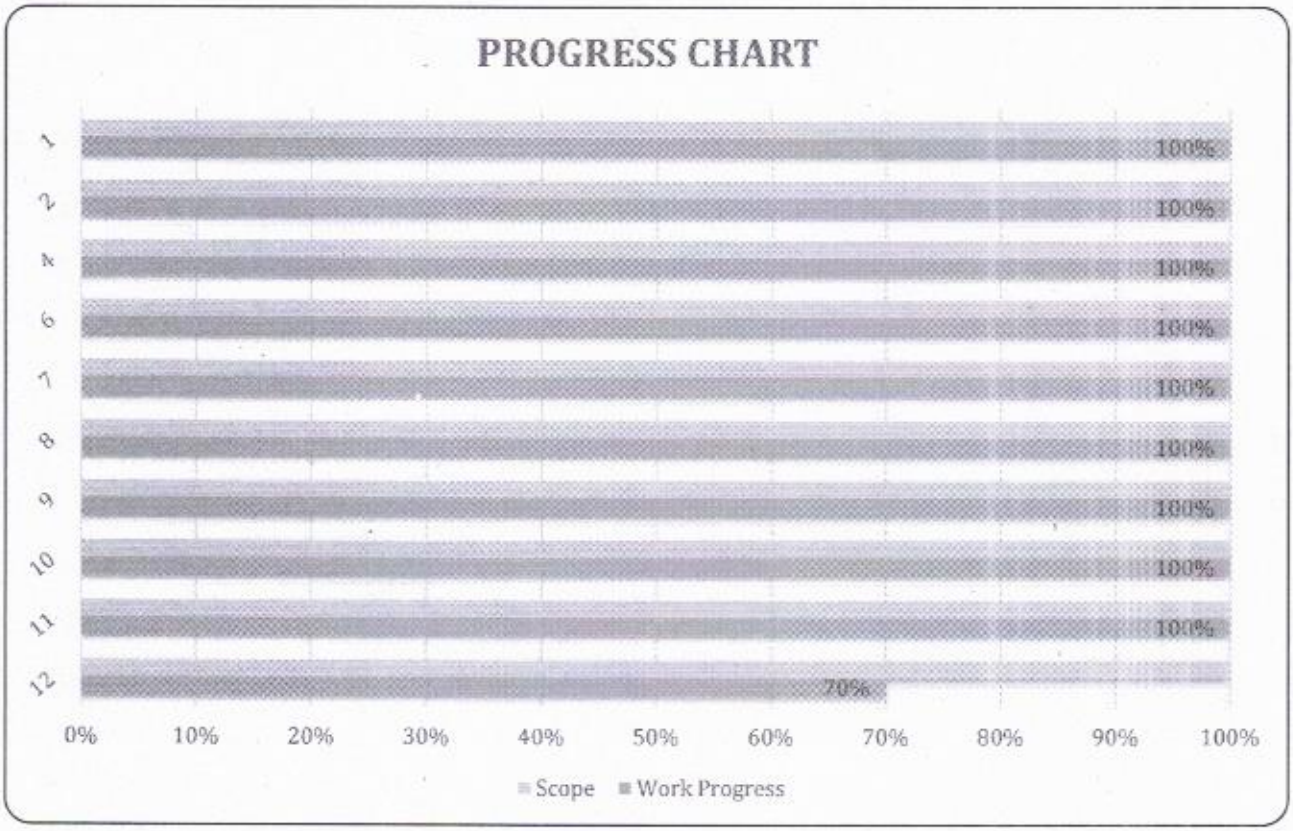
IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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	07
2.	Agreement for Sale	16

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind?

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Project Site Photographs

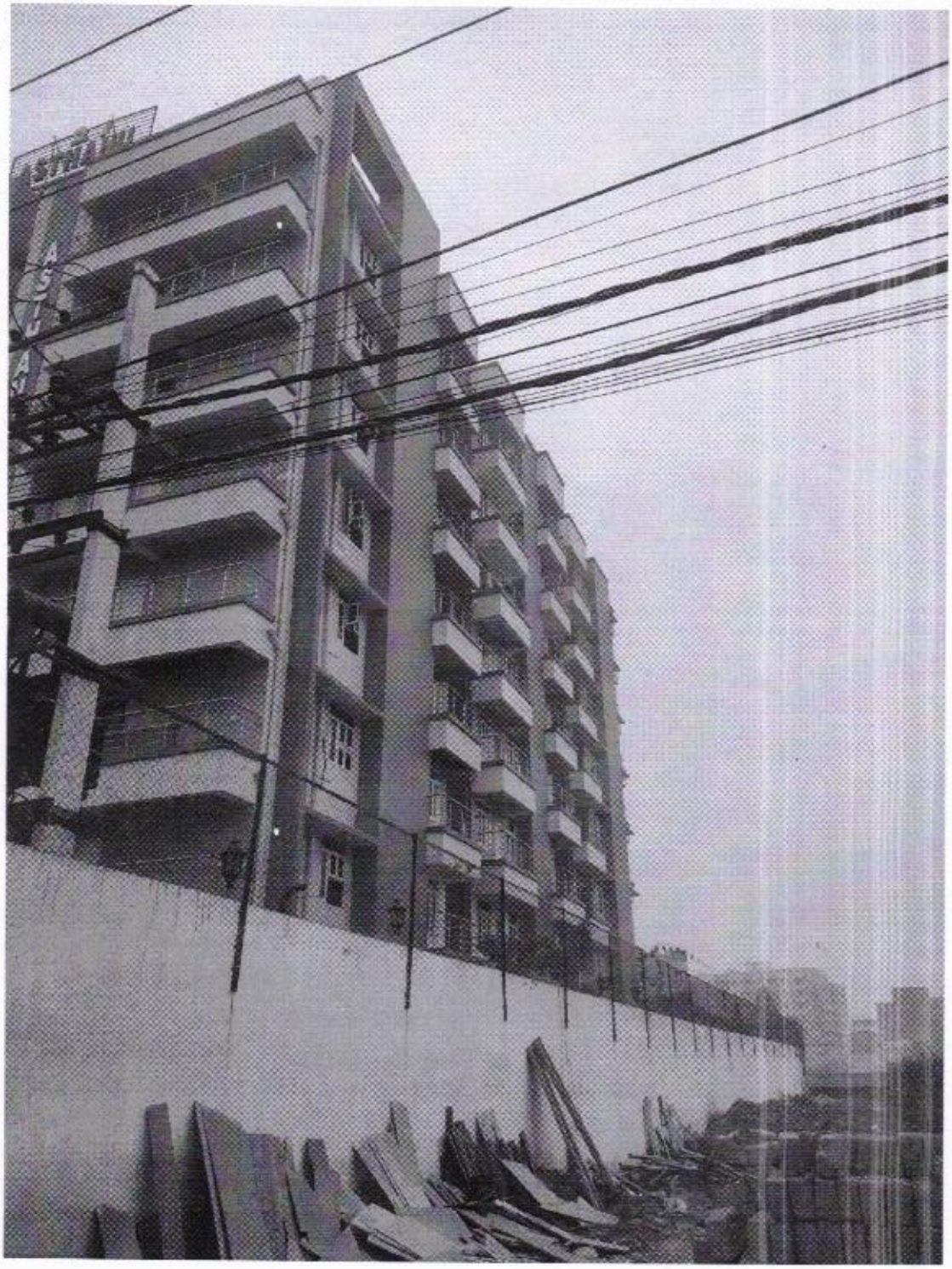
Front Elevation



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Side Elevation



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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
Asthanu Buildcon

Partner

Asthanu Buildcon

Partner