JG REALCON PVT. LTD

CIN : U45201BR2008PTC041749
GST : 10AACCJ1079M1ZO
PAN : AACCJ1079M

#410, 4th Floor, Ozone Plaza, Service Road, RPS More, Bailey Road, Danapur, Patna, Bihar – 801503.

To,
The Chairman,
Real Estate Regulatory Authority,
Bihar, Patna.

SUB: Submission of Quarterly Report of **Third Quarter (2022-2023) ie. 01.10.2022 to 31.12.2022** of "**MANJU RESIDENCY**", Vijay Singh Yadav Path, Saguna, Khagaul Road, Patna. Project Registration Number. **BRERAP41205-1/1255/R-1054/2020**

Dear Sir,

With reference to the above mentioned subject and as per the requirement of quarterly reports compliance, we are hereby submitting the project quarterly Report for the **Third Quarter (2022- 2023)** for the project named "**MANJU RESIDENCY**" Situated at Mauza-Aadampur, Pargana-Phulwari Sharif, P.S.–Danapur, Town and District – Patna in the State of Bihar, land bearing Mauza- Aadampur, Thana No.–40 (Forty), Part of Cadastral Survey Plot No. 183 (One Hundred Eighty Three), Khata No. 03 (Three) and Tauzi–Bihar Government.

A detailed quarterly report of the project is attached along with this letter as Annexure - A.

Kindly acknowledge the receipt of the same.

Thanking You,
J G Realcon Pvt. Ltd.

J G REALCON PVT. LTD.
Director

DIRECTOR.

ANNEXURE-A

Quarterly progress report for quarter ending December 2022 (Year)

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP41205-1/1255/R-1054/2020	Name of Project/Phase of Registered Project	MANJU RESIDENCY
Name of Promoter	J G Realcon Pvt. Ltd.	Project Address	Vijay Singh Yadav Path, Saguna, Khagaul Road, Patna
Name of Co-promoter			
Project Registration is valid up to	31-12-2023		
Starting date of Project or Phase of the Project	02-06-2020		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
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 - 27
	1. 2 BHK -	2	768.47	27	1. Booked/ Allotted-11
	2. 2 BHK -	1	808.62		
	3. 3 BHK -	12	912.23		
	4. 3 BHK -	6	939.02		2. Sold -
	5. 3 BHK -	6	952.58		
	6. Shop -				
	7. Bungalow -				
	8. Plot etc. -				

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	27
		1. Booked/Allotted -	11
	27	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.	State Fire Officer	19/11/2018	10/01/2019	

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

V. CONSTRUCTION PROGRESS OF THE PROJECT		
1. Plan Case No._____(To beaded 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)	90%
2.	Basements (if any)	80%
3.	Podiums (if any)	
4.	Plinth	80%
5.	Stilt Floor	80%
6.	Slabs of Super Structure	90%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	80%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	70%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	70%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	80%
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	50%

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

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	YES	80%	
2.	Water Supply	YES	80%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	50%	
4.	Storm Water Drains	YES	50%	
5.	Landscaping & Tree Planting	YES	20%	
6.	Street Lighting	YES	0%	
7.	Community Buildings			
8.	Treatment and Disposal of Sewage and Sullage Water			
9.	Solid Waste Management & Disposal			
10.	Water Conservation / Rain Water Harvesting	YES	20%	
11.	Energy Management			
12.	Fire Protection and Fire Safety Requirements	YES	50%	
13.	Closed Parking	YES	60%	

14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

VI	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths	NO		
2.	Water Supply	NO		
3.	Sewerage Chambers Septic Tank	NO		
4	Drains	NO		
5.	Parks, Land Scaping and Tree Planting	NO		
6.	Street Lighting	NO		
7.	Disposal of sewage & sullage water	NO		
8.	Water conservation/Rain Water Harvesting	NO		
9.	Energy Management	NO		

VII.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached

	3.	Side Elevation	Attached
(B)		Photograph of each floor	Attached

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. (Axis Bank-920020041203735)	
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 6,40,00,000/-
3.	Amount received during the Quarter	Rs.25,86,027/-
4.	Actual Cost Incurred during the Quarter	Rs. 17,89,018/-
5.	Net amount at end of the Quarter	
6.	Total expenditure on Project **till date**	Rs. 5,50,92,665/-
7.	Cumulative fund collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my 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.

J G REALCON PVT. LTD.

Director

Signature of Promoter

Name : ABHISHEK KUMAR



