JG REALCON PVT. LTD

GSTIN : 10AACCJ1079M1ZO
PAN : AACCJ1079M
CIN : U45201BR2008PTC041749

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

SUB: Submission of Quarterly Report of **First Quarter (2024-2025) i.e. 1.04.2024 to 30.06.2024** of **"JG's PRISTINE"**, Behind Radiant School, Khagaul Road, Patna.
Project Registration Number**. BRERAP41205-2/52/R-1568/2023**

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 **First Quarter (2024-2025)** for the project named **"JG's PRISTINE"** Situated at Mauza-Mustafapur (Danapur M.V.R. Serial No.157, Zone-2, Year-2017) , Danapur, Survey Thana-Danapur, Town and District- Patna in the state of Bihar, land Bearing Survey Part Plot Nos-937,938,940, and 941, Khata Nos.-49,69,79, and 15, Thana No.-36 (Thirty Six), Tauzi No.-5241(Five Thousand Two Hundred Forty One), within the limit of Nagar Parishad Danapur Nizamat/Patna Municipal Corporation/Patna Metropolitan Area Authority or Competent Authorities.

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. PATNA

DIRECTOR,

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FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending June 2024.

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45201BR2008PTC041749	Name of Firm	J G Realcon Pvt. Ltd.
Firm Address :	#410, Ozone Plaza, Service Road, RPS More, Bailey Road Danapur, Patna – 801503		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	2	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	1	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP41205-2/52/R-1568/2023	Name of Project/Phase of Registered Project	JG's PRISTINE
Name of Promoter	J G Realcon Pvt. Ltd.	Project Address	Behind Radiant School, Khagaul Road, Patna
Name of Co-promoter			
Project Registration is valid up to	31-05-2028		
Starting date of Project or Phase of the Project	19-05-2023		
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			

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block	Apartment Type		Carpet Area	Total Number of sanctioned apartments - 74	Total Number of Apartments in Promoter's share - 37 1. Booked / Allotted - 7 2. Sold-	Total Number of Apartments in Landowner's share -37 3. Booked/ Allotted- 0 Sold - 0
1	1. 3 BHK - 2. 3 BHK - 3. 3 BHK - 4. 3 BHK - 5. 3 BHK - 6. 4 BHK - 7. Bungalow - 8. Plot etc. -	7 14 36 7 7 3	956 947 1053 983 914 1425		Percentage of booking – 18%	Percentage of booking – 0%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	74	1. Booked/Allotted -	74 7
		2. Sold -	

V. 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	24/05/2022	26/09/2022	
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

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VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No. 67/20-21 (To beaded for each Building / Wing)			
S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	50%	31.05.2025
2.	Basements (if any)	25%	31.05.2025
3.	Podiums (if any)		
4.	Plinth	25%	31.05.2025
5.	Stilt Floor	25%	31.05.2025
6.	Slabs of Super Structure	5%	31.05.2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31.05.2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	31.05.2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	31.05.2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31.05.2028
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	0%	31.05.2028

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

VII. 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)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	31.05.2028
2.	Water Supply	YES	0%	31.05.2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	31.05.2028
4.	Storm Water Drains	YES	0%	31.05.2028
5.	Landscaping & Tree Planting	YES	0%	31.05.2028
6.	Street Lighting	YES	0%	31.05.2028
7.	Community Buildings			
8.	Treatment and Disposal of Sewage and Sullage Water			
9.	Solid Waste Management & Disposal			
10.	Water Conservation / Rain Water Harvesting	YES	0%	31.05.2028
11.	Energy Management			

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12.	Fire Protection and Fire Safety Requirements	YES	0%	31.05.2028
13.	Closed Parking	YES	0%	31.05.2028
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	31.05.2028
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
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		

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IX.	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

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. (Axis Bank-923020010088515)	
2.	Estimated Cost of the Project including land cost at the start of the Project	40,00,00,000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	22,14,284/-
6.	Actual Cost Incurred during the Quarter	46,54,286/-
7.	Net amount at end of the Quarter	
8.	Total expenditure on Project **till date**	4,07,76,781/-
9.	Cumulative fund collected till the end of Quarter in question	45,51,424/-
10.	Cumulative expenditure done till the end of Quarter in question	4,07,76,781/-

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	3
3.	No. of possessions given to allottees	
XIII. 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

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