

FORM-7
[REGULATION-9]

Quarterly Progress Report for the quarter ending December-2022

I. PARTICULARS OF PROJECT			
Project Registration Number and Date	BRERAP33009-1/848/R-658/2019 30.05.2019	Name of Project/Phase of Registered Project	DULAR ENCLAVE
Name of Promoter	SITA CONSTRUCTIONS	Project Address	JND Path, Mithila Colony, Nasriganj, Danapur-800012
Name of Co-promoter	-		
Project Registration is valid up to	28-02-2023		
Starting date of Project or Phase of the project	30-05-2019		
Type of Project or phase of the Project	Residential		
Period of validity of map by the Competent Authority	Valid till 26.03.2022 and extension grant due COVID-19 for the period of 09 Month vide Letter No-596 dated 17.11.2021 of Urban Development and Housing Department, Patna		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS (ONLY BUILDER PROPORTION)				
Building/Block Number	Apartment/Flat Type	Carpet Area C-Carpet, B-Balcony	Total Number of Sanctioned Apartments/Flat	Total Number of Apartments/Flat
BLOCK-A	3BHK	C-1131, B-181	05 UNIT	Booked – 05, Sold - Nil
	3BHK	C-947, B-54	25 UNIT	Booked – 23, Sold - Nil
	3BHK	C-943, B-229	05 UNIT	Booked – 05, Sold - Nil
BLOCK-B	3BHK	C-965, B-240	10 UNIT	Booked – 09, Sold - Nil
	2BHK	C-785, B-62	20 UNIT	Booked – 10, Sold - Nil





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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES (BUILDER PROPORTION)

Building/Block Number	Total Number of Sanctioned Garages including Land Owner Proportion	Total Number of Garages:
BLOCK-A	70(Seventy)	Booked-33, Sold- NIL
BLOCK-B	60(Sixty)	Booked-19, Sold- NIL

IV. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

Sl. 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-Cum-Director, Patna, Bihar	01.11.2017	09.11.2017	Annexure-A
3.	Water Supply Permission	N/A	-		
4.	N.O.C from Airport Authority of India	N/A	-		
5.	Other Approval(s), if any, required for the Project	N/A	-		



Office : Badi Patan Devi Gali, Maharajganj, P.O.-Gulzarbagh, P.S. Alamganj, Patna 800 007
Mob. : 8709595001, 9934745079, 9334112051, E-mail : shishir31in@gmail.com



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V. Construction Progress of the Project

Building **Block-A** (To beaded for each Building/ Wing)

Sl. No. (1)	Tasks /Activity (2)	Percentage of Actual Work Done (As on Date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basement (if any)	N/A
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within the Flats/ Premises.	100%
8.	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat/Premises	80%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and underground water Tanks.	95% (Almost Completed)
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	95%-100% (Almost Completed)
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 requirements as may be required to complete project as per specifications in Agreement of sale. Any other activities.	Installation of Lift are in Progress i.e. 70%, Fire Fighting Work Completed. Rest of the work related to final finishing are in progress and shall be completed shortly.





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V. Construction Progress of the Project

Building **Block-B** (To beaded for each Building/ Wing)

Sl. No. (1)	Tasks /Activity (2)	Percentage of Actual Work Done (As on Date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basement (if any)	100%
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within the Flats/ Premises.	90%
8.	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat/Premises	90%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and underground water Tanks.	75%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	95%-100% (Almost Completed)
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 requirements as may be required to complete project as per specifications in Agreement of sale. Any other activities.	Installation of Lift are in Progress 70% Fire Fighting Work Completed. Rest of the work related to final finishing are in progress and shall be completed shortly.





VI. Amenities and Common Area and External Infrastructure Development Works

Sl. 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	Work in Progress.	
2	Water Supply	YES	100%	
3	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4	Storm Water Drains	YES	Work in Progress	
5	Landscaping & Tree Planting	YES	Work in Progress	
6	Street Lighting	YES	Work in Progress	
7	Community Buildings	YES	Work in Progress	
8	Treatment & Disposal of Sewage & Sullage Water	NO	N/A	
9	Solid Waste Management & Disposal	NO	N/A	
10	Water Conservation / Rain Water Harvesting	YES	Work in Progress	
11	Energy Management	NO	N/A	
12	Fire Protection & Fire Safety Requirements	YES	80%	
13	Closed Parking	YES	100%	
14	Open Parking	NO	N/A	
15	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%	
16	Others (Option to Add More)		NIL	

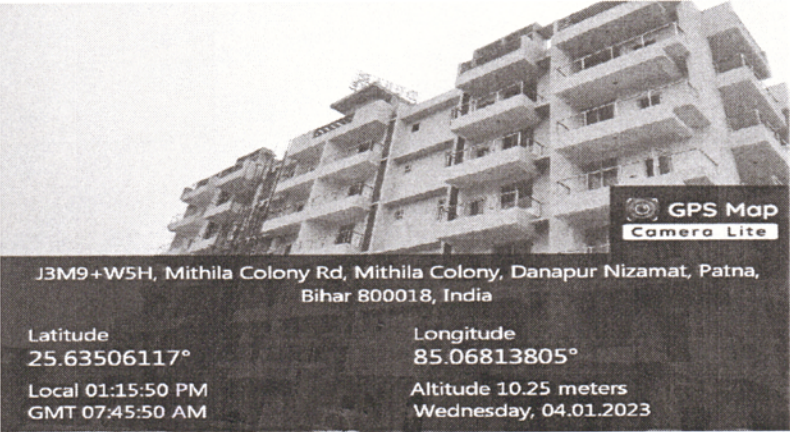
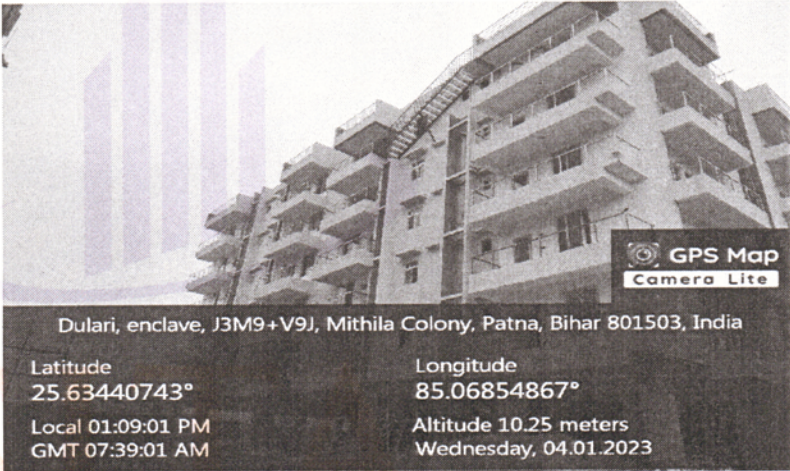
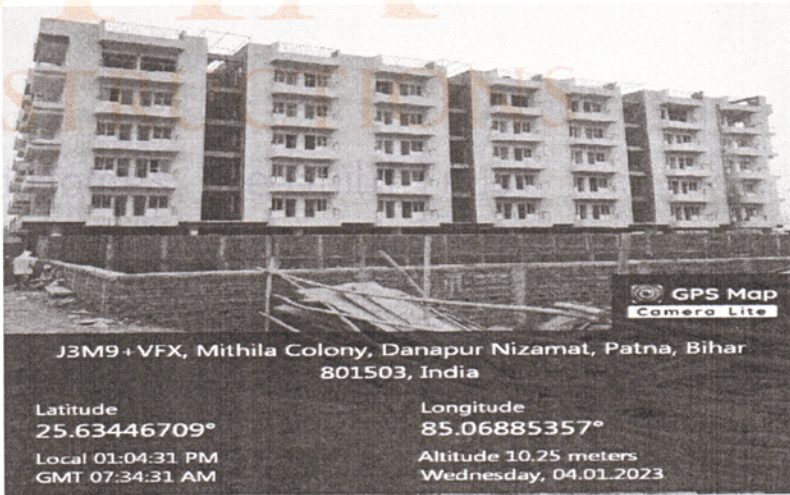
VI. An EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

	PROPOSED YES/NO	PERCENTAGE OF ACTUAL WORK 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.(A) GEO TAGGED AND DATE PHOTOGRAPHS OF THE BLOCK (A-BLOCK) OF THE BUILDING (Elevation)

Sl. No.	Particulars
1.	<p>Front Elevation:</p>  <p>J3M9+WSH, Mithila Colony Rd, Mithila Colony, Danapur Nizamat, Patna, Bihar 800018, India</p> <p>Latitude 25.63506117° Longitude 85.06813805° Local 01:15:50 PM Altitude 10.25 meters GMT 07:45:50 AM Wednesday, 04.01.2023</p>
2.	<p>Rear Elevation:</p>  <p>Dulari, enclave, J3M9+V9J, Mithila Colony, Patna, Bihar 801503, India</p> <p>Latitude 25.63440743° Longitude 85.06854867° Local 01:09:01 PM Altitude 10.25 meters GMT 07:39:01 AM Wednesday, 04.01.2023</p>
3.	<p>Side Elevation:</p>  <p>J3M9+VFX, Mithila Colony, Danapur Nizamat, Patna, Bihar 801503, India</p> <p>Latitude 25.63446709° Longitude 85.06885357° Local 01:04:31 PM Altitude 10.25 meters GMT 07:34:31 AM Wednesday, 04.01.2023</p>



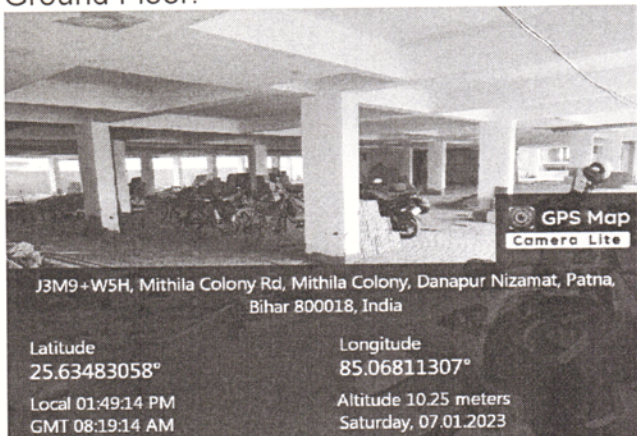
VII. (A) GEO TAGGED AND DATE PHOTOGRAPHS OF THE BLOCK (B BLOCK) OF THE BUILDING(Elevation)

Sl. No.	Particulars
1.	<p>Front Elevation:</p>  <p>Dulari, enclave, J3M9+V9J, Mithila Colony, Patna, Bihar 801503, India</p> <p>Latitude 25.63450921° Longitude 85.06853242° Local 01:08:43 PM Altitude 10.25 meters GMT 07:38:43 AM Wednesday, 04.01.2023</p>
2.	<p>Rear Elevation:</p>  <p>J3M8+FWW, Biscuit Factory Rd, Nasriganj, Chitrakut Nagar, Danapur, Bihar 800012, India</p> <p>Latitude 25.63353492° Longitude 85.06763958° Local 04:44:36 PM Altitude 10.25 meters GMT 11:14:36 AM Thursday, 05.01.2023</p>
3.	<p>Side Elevation:</p>  <p>J3M9+VFX, Mithila Colony, Danapur Nizamat, Patna, Bihar 801503, India</p> <p>Latitude 25.63446986° Longitude 85.06886061° Local 01:04:19 PM Altitude 10.25 meters GMT 07:34:19 AM Wednesday, 04.01.2023</p>

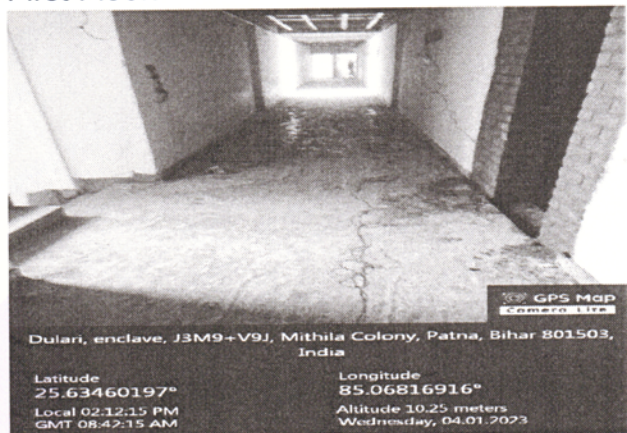


VII. (B) GEO TAGGED AND DATE PHOTOGRAPHS OF THE BLOCK (A BLOCK) OF THE BUILDING (Each Floorwise)

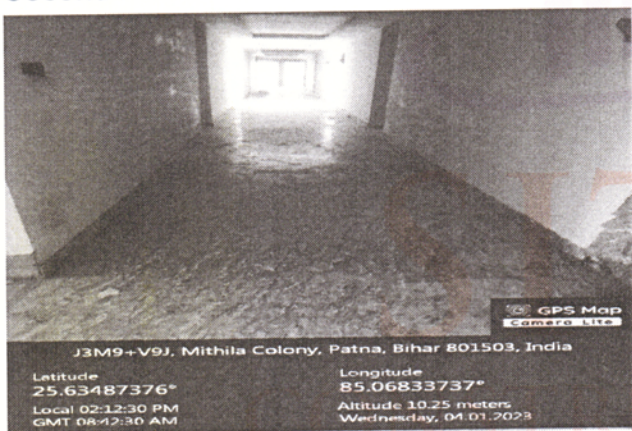
Ground Floor:



First Floor:



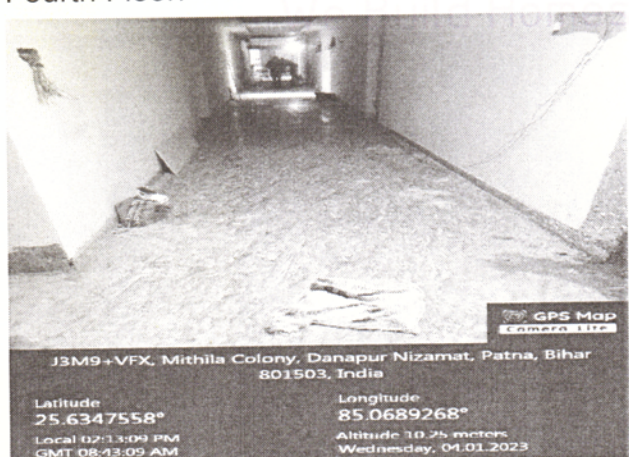
Second Floor:



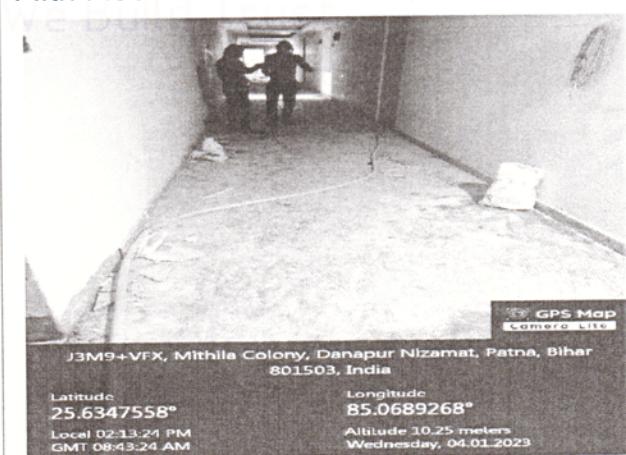
Third Floor:



Fourth Floor:

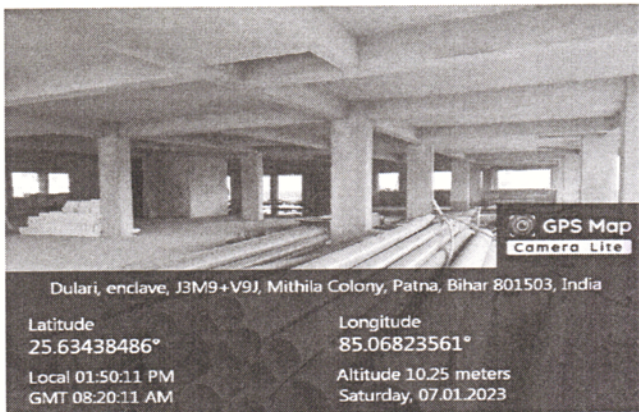


Fifth Floor:



VII. (B) GEO TAGGED AND DATE PHOTOGRAPHS OF THE BLOCK (B BLOCK) OF THE BUILDING (Each Floorwise)

Ground Floor:



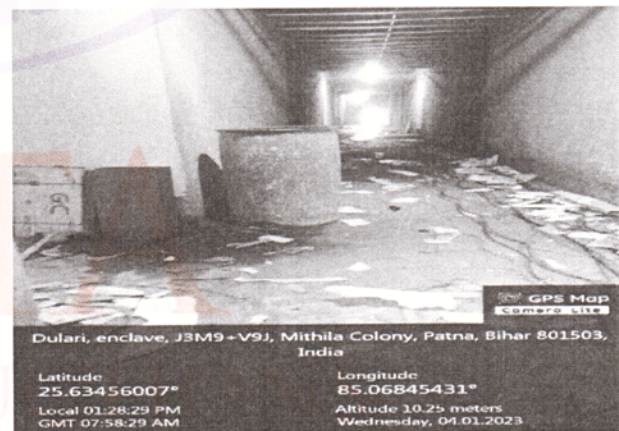
First Floor:



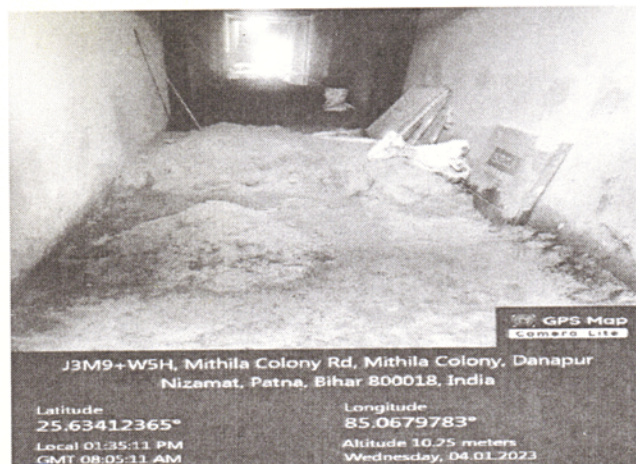
Second Floor:



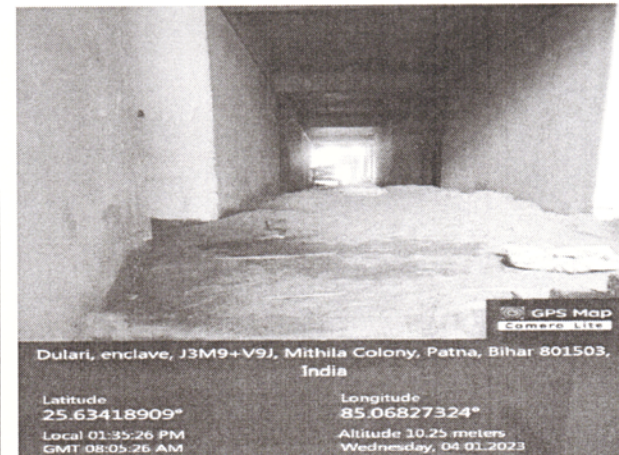
Third Floor:



Fourth Floor:



Fifth Floor:



VIII. Financial Progress of the Project

Sl. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	918020111558531
2.	Estimated Cost of the Project including Land Cost at the start of the Quarter including Land Owner & Builder Proportion	₹40,00,00,000/- Approx.
3.	Amount Received During the Quarter	₹01,93,82,045/-
4.	Actual Cost Incurred during the Quarter	₹01,92,91,766/-
5.	Net Amount at the End of the Quarter (Rounded off)	₹21,58,656/-
6.	Total Expenditure on Project till date	₹22,69,96,237/-
7.	Cumulative fund collected till the end of Quarter in question (Inc GST)	₹22,56,55,938/-
8.	Cumulative expenditure done till the end of Quarter in question	₹22,69,96,237/-

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

NO

X. MISCELLANEOUS

A List of Legal Cases (if any)

1.	Case No.	----
2.	Name of the Parties	----
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL

C Information in regard to defaulters, whose payments are delayed as per Payment Schedule.

1 Unit: A-304 (3BHK), Name of Party- Mr. Ajay Kumar Sinha & Mrs. Ragini Verma

XI. PERCENTAGE OF WORKS ALONG WITH MILESTONE CHART

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

YES, the project progress is as per schedule time and shall completed soon.





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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.

SITA CONSTRUCTIONS

Shishir Kumar
Partner

Signature of Promoter

Name: -SHISHIR KUMAR

Date: - 14.01.2023



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ANKITA SINGH & COMPANY

CHARTERED ACCOUNTANTS

FUND UTILIZATION CERTIFICATE

This is to certify that the fund utilization for **SITA CONSTRUCTIONS** AT Thatheri Bazar, C/o Pawan Kishore, NIT More Mahendru, Patna, Patna, Bihar, 800006 for the Period Ended on **December-2022** is given below:

PROJECT NAME: **DULAR ENCLAVE**

RERA REG NO. **BRERAP33009-1/848/R-658/2019** dt: 30.05.2019

Project Account No. **918020111558531**

Particulars	Amount (In Rs.)
Estimated Cost of the Project including Land Cost at the start of the Quarter including Land Owner & Builder Proportion	₹40,00,00,000/- Approx.
Amount Received During the Quarter	₹1,93,82,045/-
Actual Cost Incurred during the Quarter	₹1,92,91,766/-
Net Amount at the End of the Quarter (Rounded off)	₹21,58,656/-
Total Expenditure on Project till date	₹22,69,96,237/-
Cumulative fund collected till the end of Quarter in question (Inc GST)	₹22,56,55,938/-
Cumulative expenditure done till the end of Quarter in question	₹22,69,96,237/-

This certificate has been issued on the basis of book of accounts and documents produced before us.

For Ankita Singh & Company

Chartered Accountants

Firm Registration No-029887C



Ankita Singh
(CA Ankita Singh)

Proprietor

Membership No-451232

UDIN: 23451232BGVPGV4076

Date: 15.01.2023

Place: Patna

Letter No. 3206 /

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From,

Upendra Prasad Singh,
State Fire Officer,
Bihar, Patna.

To,

Ar. Sudhendu Ranjan,
Certified Empanelled Architect,
Q1, Chandi Vyapar Bhawan,
Exhibition Road, Patna.

Patna Dt. 09.11.2017

Ref :-

This office letter no. 3360 dt. 15/09/2017 & Your letter no.-nil dt. 06/10/2017

Sub :-

The views regarding proposed fully residential building of below 15 mtr. in height to be constructed at Mauza- Aashopur, Dist- Patna.

Sir,

With above mentioned subject the present plan was again received to this office on 01/11/2017 after rectification. The corrected plan was again examined by the committee.

During examination of the plan it was found that three blocks, Block A- G+3, Block B- G+3 & Block C- G+3 (Total B/U area-6304.54 Sqmtr.), fully residential building, shall be constructed on 20 feet wide road belongs to Sri Kamla Prasad Singh, S/O- Late Ram Dewan Singh, on having Plot no.- 268, Khata no.- 129, Tauzi no.- 57/5606, Thana no.-34 at Mauza – Aashopur, Dist- Patna.

We clear the plan after giving following advice/suggestions/ recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect / Developer/ Land owner as the case may be.

i) Construction :

- a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Building Bye laws Bihar, 2014.
- b) The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) Open Space & Approach :

The open space surrounding the building shall conform the relevant building rules.

- b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) Stair Case :-

- a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
- b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
- c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
- d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.

iv) LIFT :-

- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m².
- b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.
- d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.
- e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.
- v) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump each blocks provided at Terrace level, ISI marked Fire extinguishers as per relevant specification & I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
- vi) That an underground water static tank of not less than 20,000 Ltrs. capacity with automatic refilling arrangements preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. Capacity each blocks should be made available before occupancy.
- vii) That there should be a clear passage of 3.66 Mtr. or above, all around of the both blocks of the building with a clear height of 5 Mts to facilitate the movement of Fire vehicles at the time of emergency.
- viii) That the internal finishing shall be non-combustible or class - I surface spread of flame.
- ix) That electric cables must be shield at each floor with intumescent coating.
- x) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- xi) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to ensure the road width because he is the passing authority.
- xii) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xiii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong, the Architect / Passing authority shall be held responsible.
- xiv) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
- xv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp .

Encl - As Above

Yours faithfully,

