

ANNEXURE-A

Quarterly Progress Report for the quarter ending September-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 shall extended 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 – 21, Sold - Nil
	3BHK	C-943, B-229	05 UNIT	Booked – 05, Sold - Nil
BLOCK-B	3BHK	C-965, B-240	10 UNIT	Booked – 10, Sold - Nil
	2BHK	C-785, B-62	20 UNIT	Booked – 11, Sold - Nil





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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-31, Sold- NIL
BLOCK-B	60(Sixty)	Booked-21, Sold- NIL

IV. 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.	95%
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.	85%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	95%
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.	Installation of Lift is in Progress 70% Fire Fighting Work Completed. Rest of the work is in progress.





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IV. 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.	85%
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.	80%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60%
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.	Work is in Progress.



V. 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	70%	
3	Sewerage (Chamber, Line, Septic Tank, STP)	YES	40%	
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	Not yet Started	
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	Not yet Started	
11	Energy Management	NO	N/A	
12	Fire Protection & Fire Safety Requirements	YES	40%	
13	Closed Parking	YES	100%	
14	Open Parking	NO	N/A	
15	Electrical Meter Room, Sub-Station, Receiving Station	YES	Work in progress.	
16	Others (Option to Add More)		NIL	





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VII. 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	₹1,18,88,825/-
4.	Actual Cost Incurred during the Quarter	₹1,92,89,465/-
5.	Net Amount at the End of the Quarter	₹20,68,377/-
6.	Total Expenditure on Project till date	₹20,77,04,471/-
7.	Details of Mortgage of Charge, if any, Created on the Land & the Projects.	N/A

VIII. 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

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: - 13.10.2022

Encl. Current Images of Project

VI. PHOTOGRAPHS OF THE BLOCKS (A-BLOCK) OF THE BUILDING

Sl. No.	Particulars	
1.	Front Elevation:	 A photograph showing the front elevation of a multi-story apartment building. The building has a light-colored facade and numerous balconies with glass railings. The sun is visible in the sky, creating a bright glow.
2.	Rear Elevation:	 A photograph showing the rear elevation of the same building. It features a prominent external staircase with a red metal railing on the right side. The balconies and facade are consistent with the front view.
3.	Side Elevation:	 A photograph showing the side elevation of the building, highlighting the repetitive pattern of balconies and windows across the facade. The building is set against a clear blue sky.

VI. PHOTOGRAPHS OF THE BLOCKS (B BLOCK) OF THE BUILDING

Sl. No.	Particulars	
1.	Front Elevation:	 A photograph showing the front elevation of a multi-story concrete building under construction. The building has a stepped, terraced design with multiple levels of balconies and windows. Scaffolding and construction equipment are visible at the base.
2.	Rear Elevation:	 A photograph showing the rear elevation of the same building. It features a similar stepped design with balconies. A watermark in the bottom left corner reads "OPPO F15 · ©vishwajeetkr. 2022/10/02 12:41".
3.	Side Elevation:	 A photograph showing the side elevation of the building. It displays a grid-like structure of concrete frames with numerous rectangular window openings. Some balconies have small items hanging from them.