CRATUS PARAAK INFRA LLP

5th Floor, Suraj Trade Center Colony More, Kankarbagh, Patna-20
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Email : cratusparaakinfrallp@gmail.com

Ref. ..... *Date* .....

Quarterly progress report for quarter ending ~~March~~/~~June~~/Sept/~~December~~ of 2024 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	LLP IDENTIFICATION NO. - **AAT-7641** MSME REG. NO. **UDYAM-BR-26-0047646**	Name of Firm	CRATUS PARAAK INFRA LLP
Firm Address :	402, OM SHREE COMPLEX, CHAJJUBAGH, PATNA, BIHAR - 800 001		
Total Experience of promoter in Real Estate sector	3 YEARS		
Total Experience in Real Estate after Implementation of RERA	3 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	- N/A - N/A - N/A - N/A	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	- N/A - N/A - 1 - N/A	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP23443-1/22/R-1349/2022	Name of Project/Phase of Registered Project	SUN SQUARE
Name of Promoter	RAJIV AGARWAL	Project Address	KANKARBAGH MAIN ROAD
Name of Co-promoter	DR PUSHKAR ANAND		
Name of Co-promoter	SHIPRA PRIYA		

Project Registration is valid up to	20-06-2025		
Starting date of Project or Phase of the Project	21-01-2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	RESIDENTIAL CUM COMMERCIAL	
Period of validity of map by the Competent Authority	17-01-2025		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - 1. Booked / Allotted - 2. Sold- 0	Total Number of Apartments in Landowner's share - 3. Booked/ Allotted - 0 Sold - 0
	1. 1 BHK	- N/A	- 0	0		
	2. 2 BHK	- N/A	- 0	0		
	3. 3 BHK	- N/A	- 0	3		
	4. 4 BHK	- 15	- 52932	23		
	5. Shop	- N/A	- 0	12		
	6. Bungalow	- N/A	- 0	0		
	7. Plot etc.	- N/A	- 0	0		
					Percentage of booking	Percentage of booking

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

Name	Address	Contact Number	Email ID
1. NAVENDRA KUMAR CHOUDHARY	PATNA	9934308859	
2. MANISH KUMAR GOYAL	PATNA	9835284188	
3. RAJU JAISWAL	PATNA	9334111293	
4. RAJESH AGARWAL	PATNA	9334774480	
5. NAGESHWAR PRASAD AGARWAL	PATNA	9334154414	
6. RAJENDRA AGARWAL	PATNA	8210282871	
7. SHEETAL NAYAK	PATNA	9334100311	
8. SHEETAL NAYAK	PATNA	9334100311	
9. SHIVAM MODI	PATNA	9334119177	
10. ANIL AGARWAL	PATNA	9334413370	
11. KHUSBOO GARG	PATNA	9931102726	
12. AYUSH PODDAR	PATNA	9234527770	
13. DR. BRIJ BHUSAN	PATNA	9801459791	
14. SANJAY DROLIA	PATNA	7260894005	
15. ANKIT AGARWAL	PATNA	9931986888	

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 30 2. Sold - 0	
SUN SQUARE	121		

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	FILED	FILED	FILED	FILED
2	Fire N.O.C.	FILED	FILED	FILED	FILED
3	Water Supply Permission	FILED	FILED	FILED	FILED
4	NOC from Airport Authority of India	FILED	FILED	FILED	FILED
5	Other Approval(s), if any, required for the Project.	FILED	FILED	FILED	FILED

VI. 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)	Expected Completion date in (dd/mm/yyy) Format
1	Excavation (if any)	100%	
2	Basements (if any)	100%	
3	Podiums (if any)	100%	
4	Plinth	100%	
5	Stilt Floor	100%	
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	85%	

9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	
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 me be required to complete project as per Specifications in Agreement of Sale.	50%	
	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%	15-04-2025
2	Water Supply	YES	100%	15-01-2025
3	Sewerage (Chamber, Line, Septic Tank, STP)	YES	50%	15-01-2025
4	Storm Water Drains	YES	0%	15-01-2025
5	Landscaping & Tree Planting	YES	0%	15-06-2025
6	Street Lighting	YES	0%	15-01-2025
7	Community Buildings	YES	0%	15-06-2025
8	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9	Solid Waste Management & Disposal	NO	N/A	
10	Water Conservation / Rain Water Harvesting	NO	N/A	
11	Energy Management	YES	0%	15-06-2025
12	Fire Protection and Fire Safety Requirements	YES	40%	15-06-2025
13	Closed Parking	YES	0%	15-06-2025

14	Open Parking	YES	0%	15-06-2025
15	Electrical Meter Room, Sub- Station, Receiving Station	YES	0%	15-04-2025
16	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1	Internal Roads and foot paths	N/A		
2	Water Supply	N/A		
3	Sewerage Chambers Septic Tank	N/A		
4	Drains	N/A		
5	Parks, Land Scaping and Tree Planting,	N/A		
6	Street Lighting	N/A		
7	Disposal of sewage & sullage water	N/A		
8	Water conservation/Rain Water Harvesting	N/A		
9	Energy Management	N/A		

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1	Front Elevation	
	2	Rear Elevation	
	3	Side Elevation	
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1	Project Account No.	**40288809208**
2	Estimated Cost of the Project including land cost at the start of the Project	511,932,000.00
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	453,500,000.00
4	Any Variation in Development Cost which is declared at the start of the Project.	
5	Amount received during the Quarter	8,666,667.00
6	Actual Cost Incurred during the Quarter	9,113,523.48
7	Net amount at end of the Quarter	(446,856.48)

8	Total expenditure on Project till date	275,019,555.88
9	Cumulative fund collected till the end of Quarter in question	113,343,629.00
10	Cumulative expenditure done till the end of Quarter in question	275,019,555.88

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

XII. MISCELLANEOUS

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

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind? 3 MONTHS AHEAD OF SCHEDULE

XIV UNITS ALLOCATION DETAILS

Total Number of sanctioned apartments	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
1 BHK - 0 2 BHK - 0 3 BHK - 3 4 BHK - 23 Shop -12	**Flat No. Alottee Name** 2001 NAVENDRA KUMAR CHOUDHARY 2005 MANISH KUMAR GOYAL 3001 RAJU JAISWAL 3002 RAJESH AGARWAL 3005 NAGESHWAR PRASAD AGARWAL 3006 RAJENDRA AGARWAL 4001 SHEETAL NAYAK 4002 SHEETAL NAYAK	

	4004 SHIVAM MODI 4005 ANIL AGARWAL 4006 KHUSBOO GARG 5001 AYUSH PODDAR 5003 DR. BRIJ BHUSAN 6003 SANJAY DROLIA 6004 ANKIT AGARWAL	

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : PANKAJ THAKUR
Contact No : 7488047919
Email id : cratusparaakinfrallp@gmail.com
Address : PATNA

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.

CRATUS PARAAK INFRA LLP

Rajiv Agarwal.

PARTNER

Signature of Promoter

Name: RAJIV AGARWAL

Date: