

ANNEXURE-A

Quarterly Progress Report for quarter ending December of 2022 (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP11052-1/48/R-1369/2022	Name of Project/Phase of Registered Project	JAGANNATH ENCLAVE
Name of Promoter	Abhishek Kumar Gautam	Project Address	Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S.- Danapur, District Patna, within the Jurisdiction of Sub and Sadar Registry Office Danapur, under Thana No. 23 (Twenty Three), Tauzi No-18601, Khata No.67, Survey Plot No.418, Patna
Name of Co-promoter	Ajit Singh		
Project Registration is valid up to			
Starting date of Project or Phase of the Project			
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 One (1)	Total Number of Apartments - 1. Booked/ Allotted-3 2. Sold-3
	1. 1 BHK	- 1	265.08		
	2. 2 BHK,	- 9	6283.89		
	3. 3 BHK	- N/a			
	4. Shop	- N/a			
	5. Bungalow	- N/a			
	6. Plot etc.	- N/a			

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 3
JAGANNATH ENCLAVE	9	2. Sold	- 3

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IV. Construction Progress of the Project

1. Building / Wing / Layout Number _____ (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)	N/A
2.	Basements (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 Flats /Premises.	80%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%
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.	0%
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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%

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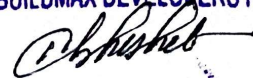
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V. Amenities and Common Area and External Infrastructure Development Works)

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	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	N/A	
7.	Community Buildings	No	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	
9.	Solid Waste Management & Disposal	Yes	0%	
10.	Water Conservation / Rain Water Harvesting	Yes	0%	
11.	Energy Management	Yes	0%	
12.	Fire Protection and Fire Safety Requirements	No	N/A	
13.	Closed Parking	No	N/A	
14.	Open Parking	Yes	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	
16.	Others (Option to Add More)	N/A	N/A	

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VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars
1.	Front Elevation. (Attached)
2.	Rear Elevation (Attached)
3.	Side Elevation (Attached)

VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	922020009107062
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	44,20,000.00
4.	Actual Cost Incurred during the Quarter	45,66,614.00
5.	Net amount at end of the Quarter	12,44,358/-
6.	Total expenditure on Project till date	96,90,380/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	N/A

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any) N/A	
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	N/A
2.	Agreement for Sale	1

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.

Signature of Promoter

Name:
Date :

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DIRECTOR

FORM No.1
[See Regulation 3]

ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date 10.01.2023

To,

BUILD MAX
DEVELOPERS PVT LTD
2nd Floor, Plot no – 05, Shiv shambhu Nagar
Near Laddu Gopal Sweets, Ashiana Digha
Road, Patna - 800014

Subject:-Certificate of Percentage of Work executed in the project having 1 - No. of Building(s) 1-Wing(s) of the Phase-1 bearing the Registration No. BRERAPI1052-1/48/R-1369/2022 and being developed on the Khata No. 67, Plot No. 418 demarcated by its boundaries (latitude and longitude of the end points) of the land situated in Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S.- Danapur, District Patna admeasuring - 358.43 sq.mts., area being developed by the Promoter - BUILDMAX DEVELOPERS PVT LTD.

Sir,

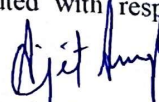
I/We AJIT SINGH have under taken assignment as Architect/Licensed Survey or of certifying Percentage of execution of Work of the JAGANNATH ENCLAVE.
-----Building(s)/-----Wing(s) of the -----Phase of the Project,
Situating on the plot bearing C.S.no...../Survey No...../Plot No **418 • Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S.- Danapur, District Patna admeasuring - 358.43 sq.mts., area being developed by the Promoter - BUILDMAX DEVELOPERS PVT LTD.**
of --

1. Following technical professionals are appointed by Owner/Promoter:-

- (i) M/s/Shri/Smt AJIT SINGH as L.S./Architect;
- (ii) M/s/Shri/Smt ER. BRAJESH KUMAR SINHA as Structural Consultant
- (iii) M/s/Shri/ Smt. PRASHANT GAURAV
as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s/Shri/Smt VIKRAM KUMAR as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number

under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table


AJIT SINGH
ARCHITECT
NAGAR PARISHAD DANAPUR NIZAMAT
EXPANEMENT NO.-18/Arch./2015/NPCL

Prices are subject to change without notice.



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TABLE-A

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number		(To be filled 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)	N/A
2.	Basements (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 Flats /Premises.	80%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%
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.	0%
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.	0%


AJIT SINGH
 ARCHITECT
 NAGAR PARISHAD DANAPUR NIZAMAT
 REGISTRATION NO.-18/Arch./2015/NPND



V. 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	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	N/A	
7.	Community Buildings	No	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	
9.	Solid Waste Management & Disposal	Yes	0%	
10.	Water Conservation / Rain Water Harvesting	Yes	0%	
11.	Energy Management	Yes	0%	
12.	Fire Protection and Fire Safety Requirements	No	N/A	
13.	Closed Parking	No	N/A	
14.	Open Parking	Yes	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	
16.	Others (Option to Add More)	N/A	N/A	

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S./Architect

(Registration No./License No.)

AJIT SINGH
ARCHITECT

NAGAR PARISHAD DANAPUR NIZAMAT
CHAMPANELEMENT NO.-18/Arch./2015/NPD



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JAGANNATH ENCLAVE

Developers:- M/S BUILDMAX DEVELOPERS PVT. LTD.,

Mohalla- Judges Colony RPS More, Survey Mauza- Saguna, P.S.- Danapur, District Patna, within the Jurisdiction of Sub and Sadar Registry Office Danapur, under Thana No. 23 (Twenty Three), Tauzi

No-18601, Khata No.67, Survey Plot No.418, **Patna**

RERA NO. – BRERAP11052-1/48/R-1369/2022

Quarterly Report from 01/10/2022 to 31/12/2022

1.	Quarterly up-to-date status of project (Physical and Financial)	
	Status of the project: -	JAGNNATH ENCLAVE, DANAPUR, PATNA
A	Status of construction of each building with photographs	• Raft Foundation, Columns are done, Brick work completed & Plaster work is going on.
B	Status of construction of each Floor with photographs	Attached
C	Status of construction of internal infrastructure and common areas with photographs	Attached
D	Details of the fund received through booking or other means (equity, loan etc), money spent, balance available, the proposed plan for sourcing the funds etc	a) Amount received from booking of Flats is Rs. 44,20,000.00 b) Money spent on materials on above mentioned Construction works is Rs. 19,80,445.00 c) Money spent on contractors on above mentioned Construction works is Rs. 22,75,396.00 d) Other administrative Expenses is Rs. 3,10,373.00 e) Balance available is Rs. 12,44,358.00 f) Proposed Plan for Sourcing the Funds – by Raising Capital through Equity & from Booking of Flats.
2.	Quarterly up-to-date list of number and types of apartments or plots, as the case may be, booked	
A	List of number and type of apartments or plots, booked (Opening balance, booked during the quarter and closing balance):	Op. Booking =10 Booked during the quarter =0 Cl. Booking = 7
B	List of number of garages (Covered only) booked (Opening balance, booked during the quarter and closing balance):	Op. Booking = Booked during the quarter =0 Cl. Booking =
3.	Quarterly up-to-date list of approvals taken and the approvals which are pending subsequent to commencement certificate	N.A.
	Status of approvals: -	

A	Approvals received during the quarter	-
B	Approvals applied and expected date of receipt	-
C	Approvals to be applied and date planned for application	-
D	Modifications, amendment or revisions, if any, issued by the competent authority with regard to any sanctioned plans, layout plans, specifications, license, permit or approval for the project	-

This certificate is being issued on specific request of MS/ BUILDMAX DEVELOPERS PVT. LTD.for RERA compliance. The certification is based on the information and records produced before me and are true to the best of my knowledge and belief.

For Gupta Sachdeva & Co
Chartered Accountants
FRN – 006706N



SHISHIR KUMAR
Partner
MRN – 421815

Place: Patna
Date: 09/01/2023

