ANNEXURE-A

Quarterly Progress Report for quarter ending 30th September 2022.

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP05734-1/994/R-766/2019	Name of Project/Phase of Registered Project	THE RESIDENCY-CITY CENTRE
Name of Promoter	UTKARSH SFATIK LIMITED	Project Address	LODHIPUR, BUDHA MARG, PATNA
Name of Co-promoter	NOT APPLICABLE		
Project Registration is valid up to	30/03/2022	Extended for 9 months vide notification no. 08/UD Misc-BC-Credai-15/2021-596 dt 17/11/21	
Starting date of Project or Phase of the Project	01/06/2012		
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	03/04/2022		

□

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	**Apartment Type**	**Nos**	**Carpet Area**	**Total Number of sanctioned apartments**	**Total Number of Apartments – 127**
Tower A & Tower B	1. 1 BHK	0	0	127	1. Booked/Allotted - 126
	2. 2 BHK	0	0		2. Sold - 126
	3. 3 BHK	90	119292		
	4. 4 BHK	34	69204		
	5. 5 BHK	1	2837		
	6. 6 BHK	1	3141		
	7. Shop	0	0		
	8. Bungalow	0	0		
	9. Plot etc.	0	0		

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	
	Not Applicable		

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IV. Construction Progress of the Project		
1. The Residency, Patna (Tower-A & Tower-B)		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	NA
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	100%
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 my be required to complete project as per specifications in Agreement ofSale. Any other activities.	Installation of lifts- 100% Fire fighting fitting and equipment as per CFO NOC- 100% Electrical fittings-100% Mechanical Equipment-100% compliance to conditions of environment/CRZ NOC- 100% Finishing to entrance lobby/s-100% plinth protection- 100%

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

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VI.	PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING
S. No.	Particulars
1.	Front Elevation.

Tower A

Tower B

2. Rear Elevation

Tower A

Tower B

3. Side Elevation

Tower A Tower B

UTKARSH SFATIK LIMITED LODIPUR PATNA-800001

(1)	(2)	(3)
1.	Project Account No.	409001025492
2.	Estimated Cost of the Project including land cost at the start of the Quarter	Rs. 154.74 Cr
3.	Amount received during the Quarter (**)	Rs. 2.32 Cr
4.	Actual Cost Incurred during the Quarter (*)	Rs. 7.55 Cr
5.	Net amount at end of the Quarter (**)	Rs. 0.33 Cr
6.	Total expenditure on Project **till date** (*)	Rs. 163.85 Cr
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	Refer Annexure – 1

(*) – Unaudited figure for FY 2022-23
(**) – Net of customer refund

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	1. Appeal Case No. 08/2022 before REAT, Patna 2. Review Case No. 01/2022 before REAT, Patna
2.	Name of Parties	1. Baptist Union Church Vs. Utkarsh Sfatik Ltd 2. Baptist Union Church Vs. Utkarsh Sfatik Ltd
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	02 (TWO)

Note : Project has been completed & requisite Occupancy certificate has been issued by Patna Municipal Corporation vide letter no. 13673 dated 28/09/22 and the same has already been uploaded at BRERA portal.

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.

UTKARSH SFATIK LIMITED

Rakesh Ranjan
Authorized Signatory
Signature of Promoter

UTKARSH SFATIK LIMITED
LODIPUR
PATNA-800001

Name: Rakesh Ranjan
Date : 12/10/2022

ANNEXURE - 1

Annexure to Quarterly Progress Report for quarter ending 30th JUNE 2022 of Bihar RERA

Name of promoter	:	UTKARSH SFATIK LTD
Project Reg. No.	:	BRERAP05734-1/994/R.766/2019
Name of Project	:	The Residency – City Centre, Patna

Point No. VII : Financial progress of the project.

Sl.No.7 : Details of mortgage or charges, if any, created on the land and the projects:

i) 1st Charge by way of mortgage over the said construction and unsold area of the commercial-cum-residential project at Patna, Bihar (excluding hotels) together within undivided share of land.

ii) 1st Charge by way of hypothecation on the present and future receivables related to the commercial-cum-residential project at Patna, Bihar of the company (excluding hotels).

iii) Negative lien on hotels of the project in Patna, Bihar to ensure that it will not be mortgaged to any Bank/FI.

iv) 2nd charge on Hypothecation on the present and future receivables related to the Commercial cum residential City Centre project at Patna, Bihar of the company (excluding the Hotels).

v) 2nd charge on Mortgage over the said construction and unsold area of the Commercial cum residential City Centre project at Patna, Bihar (excluding hotels) together with undivided proportionate share of land

For Utkarsh Sfatik Ltd

Authorised Signatory

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