FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending **March of 2023 (Q4)**

I. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP14029-1/1055/R-862/2019
Name of Promoter	M/s SHAKUNTALA DEVELOPERD PVT LTD
Name of Project/Phase of Registered Project	PALM RAMEKA (Single Phase)
Project Address	Plot No: 58 & 59, Aashish Cooperative society, Mohalla: Bhagwatnagar, Mauza: Kumhrar, Kheshra No: 243(P) & 244(P), Khata No: 490
Name of Co-promoter	None
Project Registration is valid up to	Original: 14th April, 2023 Extended: 14th January, 2024
Starting date of Project (as per PMC commencement of work)	27 July 2019
Type of Project	Residential
Period of validity of map by the Competent Authority	**Original: 3 Years** from Commencement of Work **New: 5 Years** from commencement of Work

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (SFT)	Built-up Area (SFT)	Total Number of apartments (Sanctioned)	Total Number of Apartments (Booked)	Total Number of Apartments (Sold)
PALM RAMEKA (Single Phase) Builder Share	3 BHK	1050	1137	3	2	NIL
	3 BHK	1035	1174	2	NIL	NIL
PALM RAMEKA (Single Phase) Land Owner Share	3 BHK	1050	1137	3	N/A	N/A
	3 BHK	1035	1174	3	N/A	N/A

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Garages (Sanctioned)	Total Number of Garages (Booked)	Total Number of Garages (Sold)
PALM RAMEKA (Single Phase) Builder Share	7	2	NIL
PALM RAMEKA (Single Phase) Land Owner Share	7	N/A	N/A

IV. 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	N/A	-	-	-
2.	Fire N.O.C.	N/A	-	-	-
3.	Water Supply Permission	N/A	-	-	-
4.	NOC from Airport Authority of India	N/A	-	-	
5.	Revision of Sanctioned Plan	PMC, Patna	22/12/2022	Under Process	**ANNEXURE-A**

V. CONSTRUCTION PROGRESS OF THE PROJECT		
Plan Case No: P/Kumhrar-PRN-G+4/439/2017		
S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
1.	Excavation (if any)	N/A
2.	Basements (if any)	N/A
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt (Parking) Floor Structure	100%
6.	Slabs of Super Structure	90%

7.	Internal walls	80%
	Internal Plaster	0%
	Doors and Windows	0%
	Floorings	0%
8.	Sanitary piping	20%
	Sanitary Fitting	0%
	Electrical Conduiting	30%
	Electrical Fitting	0%
9.	Staircase Structure	90%
	Staircase Brickwork	80%
	Staircase Plaster	0%
	Staircase Flooring	0%
	Lifts Well Structure	90%
	Lifts Well Brickwork	80%
	Lifts Well Plaster	0%
	Lobbies Structure at each Floor level	90%
	Lobbies Brickwork at each Floor level	80%
	Lobbies Plaster at each Floor level	0%
	Lobbies Flooring at each Floor level	0%
10.	External plaster	0%
	External plumbing	0%
	Lift Room	0%
	Overhead Water Tank	0%
	Parapet Walls	0%
	Waterproofing of terraces	0%
11.	Water pump	100%
	Installation of Lifts	0%
	Electrical Panels	0%
	Power Transformer	0%
	Paving of External areas	0%
	Compound Wall	70%
	Mechanical Equipment, compliance to conditions of environment/CRZ NOC	N/A
	Fire Fighting as per CFO NOC	N/A

VI.	AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS			
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done	Details
1.	Internal Roads & Footpaths	NO		
2.	Water Supply	YES	50%	Own Boring
3.	a. Sewerage Chambers	YES	0%	
	b. Septic Tank	YES	0%	
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	YES	0%	
6.	Street/Setback Lighting	YES	20%	Conduiting Done
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	N/A		
13.	Closed Parking	YES	60%	Structure Done
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	N/A		

VIA. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT
Not Applicable

VII. GEO TAGGED AND DATE PHOTOGRAPH OF THE PROJECT			
Photograph of each Elevation			
(A)	1.	Front Elevation	ANNEXURE-B
	2.	Side Elevation (North)	
	3.	Rear Elevation	
	4.	Side Elevation (South)	
Photograph of each floor			
(B)	1.	Stilt (Parking) Floor	ANNEXURE-C
	2.	First Floor	
	3.	Second Floor	
	4.	Third Floor	
	5.	Fourth (TOP) Floor	
	6.	Top Roof	

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
1.	Rera Retention (70%) A/C: 634905601048 (ICICI BANK)	Rs. 34,319.00/- (01/01/23)
	Rera (30%) A/C: 634905601050 (ICICI BANK)	Rs. 31,979.78/- (01/01/23)
	Project Operating A/C: 01862560009384 (HDFC BANK)	Rs. 5093.84/- (01/01/23)
2.	Estimated Cost of the Project including land cost at the start of the Project	
	a. Land Cost	Conversion Plot
	b. Estimated Construction Cost of the Project	Rs. 2,27,22,404.00/-
3.	Amount received during the Quarter from	
	a. Director's Loan	Rs. 13,50,000/-
	b. Booking	Rs. 6,00,000/-
4.	Actual Cost Incurred during the Quarter	Rs. 15,00,991.50/-
5.	Net amount at end of the Quarter	Rs. 5,20,401.12/-
6.	Total expenditure till the last Quarter (Q3 FY 2022-23)	Rs. 87,71,689.00/-
7.	Cumulative fund collected till the end of Quarter in question	Rs. 1,07,93,081.62/-
8.	Cumulative expenditure done till the end of Quarter in question	Rs. 1,02,72,680.50/-
9.	Work Done in Percentage	**45.20%**

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NONE

X. MISCELLANEOUS		
A	List of Legal Cases (if any): **None**	
1.	Case No.	N/A
2.	Name of Parties	N/A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	None
2.	Agreement for Sale	One , Flat-303, Buyer: Rajendra Prasad

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART	
Whether the project in progress is as per time schedule or lagging behind?	Progress Report with Mile Stone Attached in **ANNEXURE-D**

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.

SHAKUNTAM DEVELOPERS PVT.LTD
DIRECTOR

(Signature of Promoter)

Name: Sanjiv Kumar

Date: 15/04/2023

ANNEXURE - A

December 21, 2022

archimetrics
DESIGN CONSULTANCY
Architecture, Interior Designing & Engineering
Phone: 9939604962
Email: ar.ajitsingh@gmail.com

Ar. Ajit Singh
B. Arch (NIT PATNA)
IIA Reg. no. A18539
Reg. no.CA/2012/56055

Patna Municipal Corporation
Date: 22-12-2022
2022114768

To,
The MUNICIPAL COMMISSIONER
PATNA NAGAR NIGAM
Patna, Bihar.

Subject : REVISION of EXISTING Residential Building (G+4) of **SHAKUNTALA DEVELOPERS PVT LTD., 108, SP VERMA ROAD, PATNA - 01**

Dear sir,
I, Ar. Ajit Singh hereby submitting a copy of submission drawing of G+4 Building of

DEVELOPERS:-
SHAKUNTALA DEVELOPERS PVT LTD.

PLOT OWNER :-
SRI ASHWINI KUMAR
SRI PRABHAT KUMAR
SRI ASHUTOSH KUMAR, S/O LATE NAND KISHORE PRASAD, BHAGWATNAGAR, PATNA

PLOT DETAIL :-
MAUZA - KUMHRAR, THANA NO - 12, SURVEY PLOT NO - 243 (P) & 244(P), BHAGWATNAGAR, PATNA

We are providing the fire safety equipments which is necessary for the building.
There is need of your guidance and N.O.C. from your department for the safety of the proposed building.

Thanking you.

Ar. Ajit Singh
Empanelment no. – AR-05/15
PATNA NAGAR NIGAM

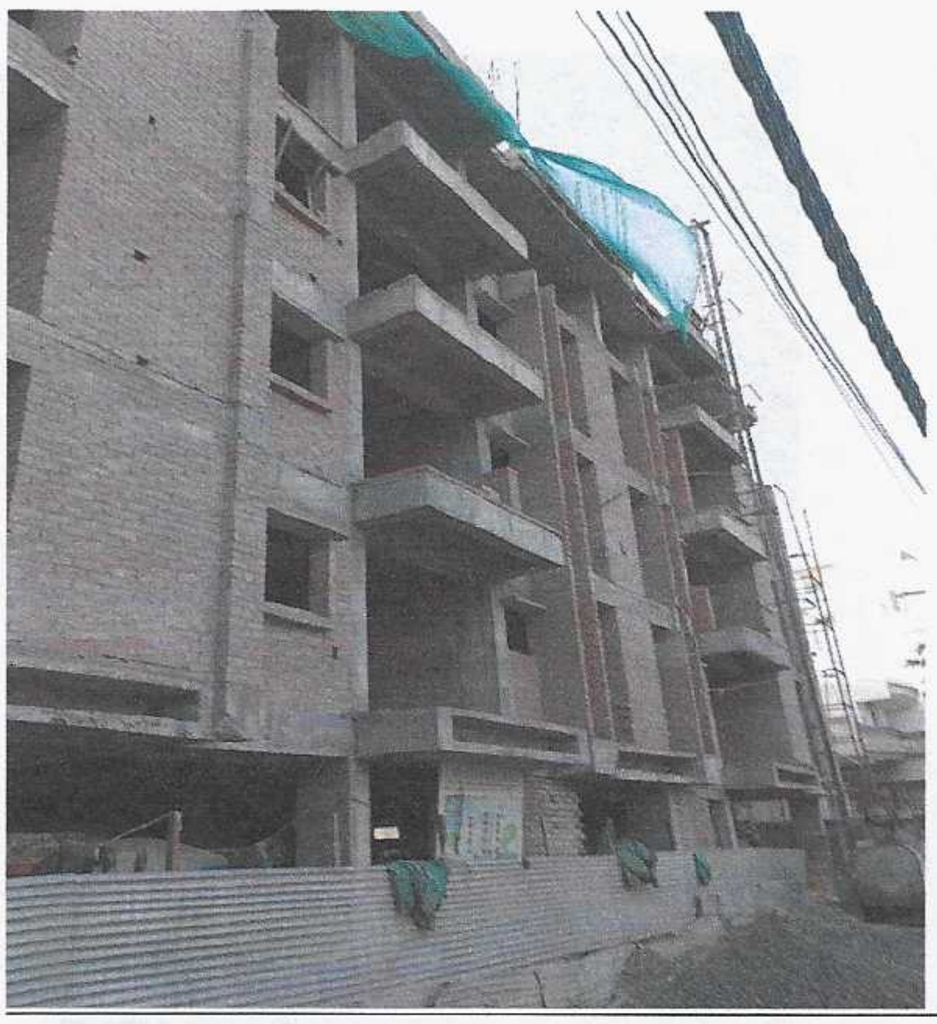
AJIT SINGH
ARCHITECT
PATNA NAGAR NIGAM
Empanelment No.:AR-05/15

ENCLOSURES:
1). A copy of submission drawings
2). ALL REQUIRED PAPERS
3) DD – ICICI BANK, AMOUNT – 7600 RS ONLY

REDMI NOTE 8
AI QUAD CAMERA

ANNEXURE – B

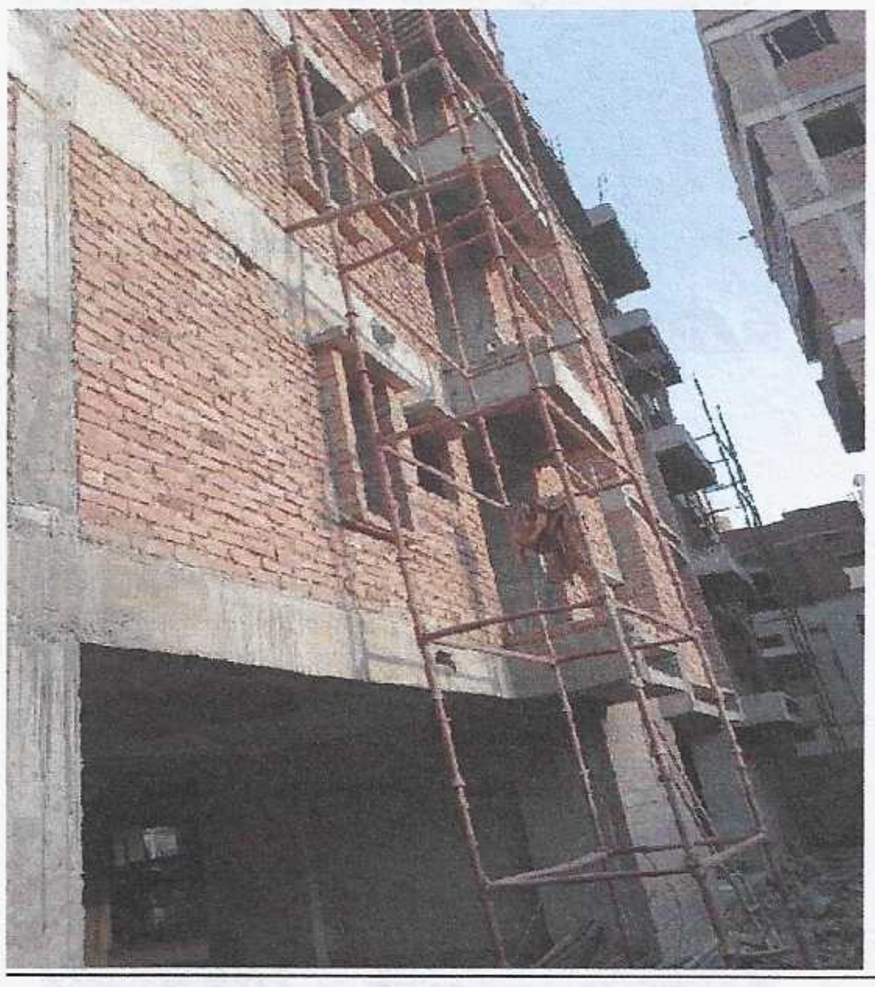
Front Elevation



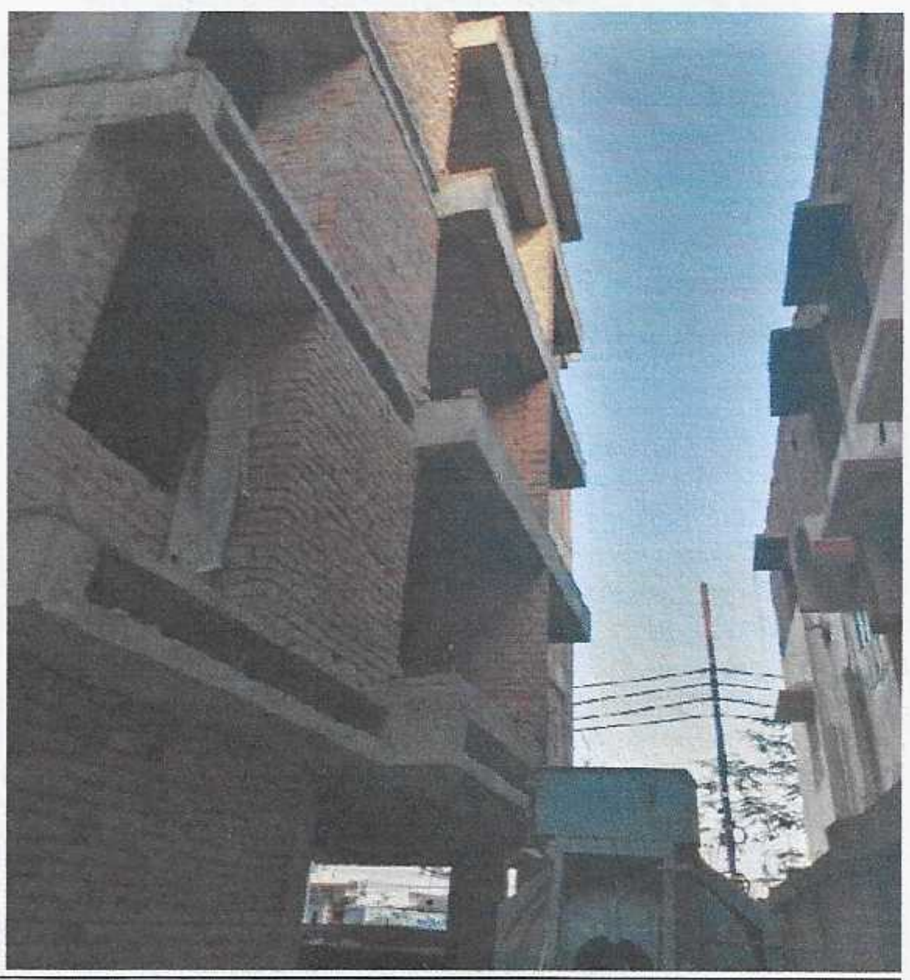
Side Elevation (North)



Rear Elevation



Side Elevation (South)

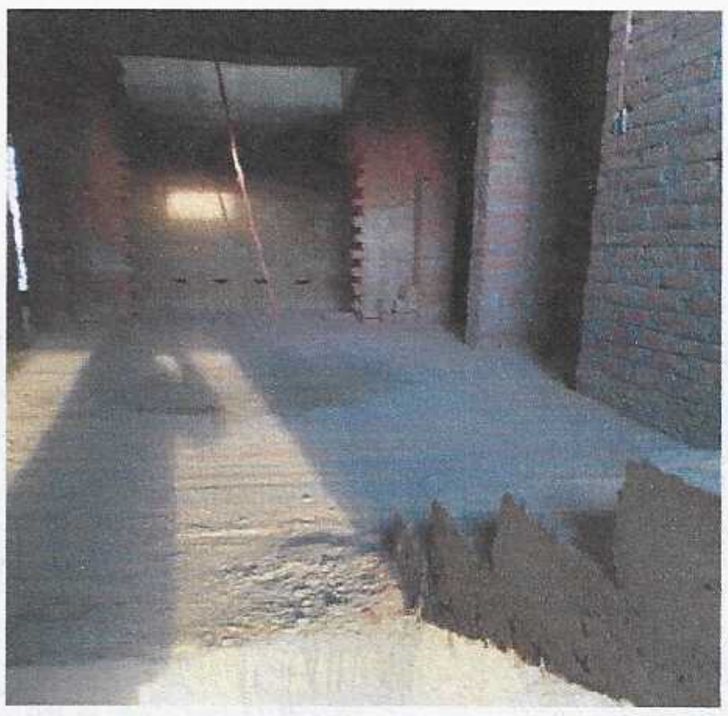


ANNEXURE – C

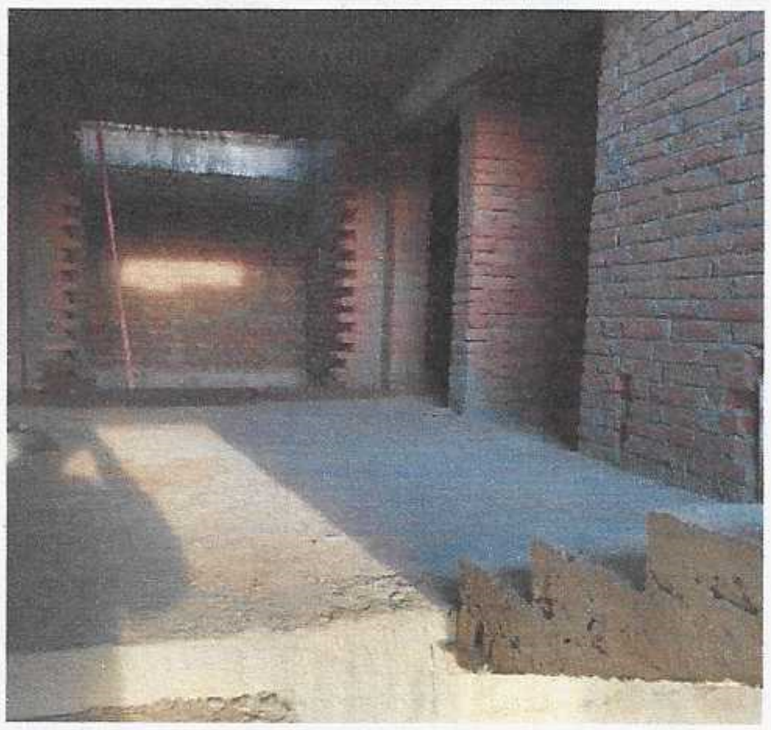
Ground Floor (Parking)



First Floor



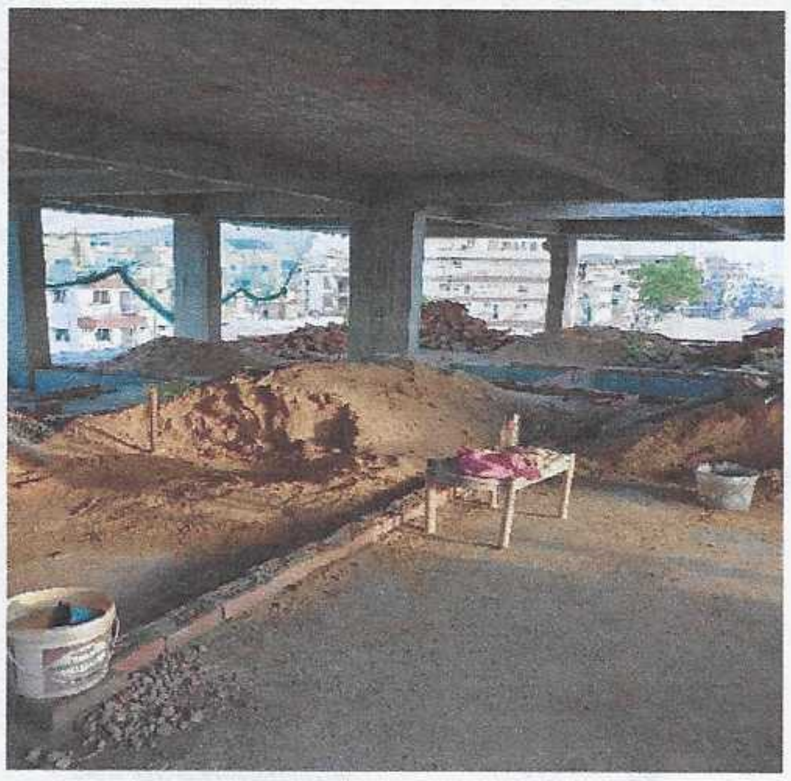
Second Floor



Third Floor



Fourth Floor



Top Roof



ANNEXURE – D

S. No.	Slabs	Start Date	End Date	Progress	Lagging (YES/NO)	Remarks
01.	Water Boring, Compound Wall except Front & Temporary Shade	15 Mar 19	30 Jun 19	100%		
02.	Plinth	15 Jan 21	31 Aug 21	100%		
03.	Structure of all Floors	01 Feb 22	15 May 23	90%		
04.	Brickwork of all Floors	01 Oct 22	30 Jun 23	80%		
05.	Plumbing & Electrical piping	01 Feb 23	31 Jul 23	25%		
06.	Internal Plaster of Parking	01 Jan 23	30 Jan 23	80%	YES	Temporary Godown
07.	Internal Plaster of rest floors	01 Jun 23	31 Aug23	0%		
08.	External Plasters of all floors	01 May 23	31 Aug 23	0%		
09.	Internal & External Wall Putty	01 Jul 23	30 Nov 23	0%		
10.	Flooring and Tiling of all Floors	01 Jul 23	30 Nov 23	0%		
11.	Painting Internal & External	01 Oct 23	31 Dec 23	0%		
12.	Electrical & plumbing fittings	01 Nov 23	31 Dec 23	0%		
13.	External Electrical Work	01 Dec 23	14 Jan 23	0%		
14.	Internal Painting	01 July 23	30 Nov 23	0%		
15.	External Painting	01 Nov 23	31 Dec 23	0%		
16.	Compound Wall (Front)	01 Jul 23	15 Jul 23	0%		
17.	External Civil works	01 Dec 23	15 Dec 23	0%		
18.	Tree Planting	15 Dec 23	31 Dec 23	0%		
19.	Final Finish & Handover	15 Dee 23	14 Jan 23	0%		