Quarterly Report

Date: 29/07/2022

To,

BIHAR REAL ESTATE REGULATORY AUTHORITY (RERA)
6th Floor, BSBCC Campus
Hospital Road, Shastri Nagar, Patna – 800023

Subject: Quarterly Report of Q-1 from 01/04/2022 to 30/06/2022 of Financial Year 2022-23

1. This report is prepared in accordance with these provisions of the 'Bihar Real Estate (Regulations & Development) Rules 2017 as per Section-16 of sub clause (d).
2. The project details are as follows:
   a. Project Name: **PALM RAMEKA**
   b. Promoter: M/S SHAKUNTALA DEVELOPERS PRIVATE LIMITED
   c. Registration No: BRERAP14029-1/1055/R-862/2019
   d. Project Address: MOHALLA – Bhagwat Nagar, MAUZA – Kumhrar, THANA – Agamkuan (12). DISTRICT – Patna, KHESHRA No: 243(P) & 24(P), KHATA No: - 490.
   e. Technical Professionals:

S.No	Designation	Names
1.	Architect	Ajit Kumar Singh
2.	Structural Engineer	Manoj Kumar
3.	Chartered Accountant	Amit Kumar

3. Enclosed is the quarterly Progress report of real estate project as mentioned above for consideration of the BIHAR RERA Authority. Index of the documents is shown in the following table:

S.No	Particulars	Annexures
1	Architectural Report (Physical Progress)	Annexure – I
2	Engineer's Report (Cost Estimation)	Annexure - II
3	Chartered Accountant Report (Financial Progress)	Annexure - III
4	Recent Photos of Project Site	Annexure - IV

4. Quarterly up-to-date status of project Approvals:

S.No	Nature of approval	Approving authority	Date of approval	Validity
1	Layout & Building Approval	PMC	05/07/2019	04/07/2022
2	Fire Fighting Scheme Approval	Fire Department, Patna	NA	-
3	Airport Clearance	AAI, Patna	NA	-
4	Consent for DG Set	Pollution Control Department	NA	-
5	Environment Clearance	State Environment Authority	NA	-
6	Sanction of Electrical Load and Installation of Transformer Approval	South Bihar Power Distribution	Not Applied	

SHAKUNTALA DEVELOPERS PVT.LTD.
Ajit Kumar
DIRECTOR

I hereby declare that all the above information is correct to the best of my knowledge. If any Information is found incorrect, RERA Authority can take necessary action as per Bihar RERA Act & Rules 2017.

For
M/s SHAKUNTALA DEVELOPERS PVT. LTD

Sanjiv Kumar

SHAKUNTALA DEVELOPERS PVT.LTD.

(SANJIV KUMAR) DIRECTOR
PMC License No. BLD 64/2017
Promoter

Annexure - I

Architectural Report

To,

Date: 28/07/2022

The Director
Shakuntala Developers Private Limited,
G01, Palm Court Apartment, Ashish Sahkari Housing Colony,
Bhagwatnagar, Patna-26

Subject: Quarterly Physical Progress Report (Q1 of FY 2022-23) for the development of project "**PALM RAMEKA**" situated at **Mohalla**:- Bhagwat Nagar, **Mauza**:- Kumhrar, **Thana**:- Agamkuan (12), **District** – Patna, **Kheshra No**:- 243(P) & 24(P), **Khata No**:- 490.

Sir,

I , Ajit Kumar Singh, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the abovesaid Building Project admeasuring 1229.0 square meters area being developed by Shakuntala Developers Pvt Ltd

1. Following technical professionals are appointed by the Promoter:-
   i. Mr. Ajit Kumar Singh as Architect
   ii. Mr. Manoj Kumar as Structural Engineer
   iii. Mr. Amit Kumar as Chartered Accountant
2. Based on Site Inspection, with respect of the abovesaid Building, I certify that as on the date of this certificate, the Percentage of Work done as registered vide number BRERAP14029-1/1055/R-862/2019 under Bihar RERA is as per Table - A herein below.

Table – A

S.No		Particulars	% Completed	Remarks
1	**Substructure**			
	A	Pile Foundation	**100%**	
	B	Pile Capping	**100%**	
	C	Tie Beam	**100%**	
2	**Superstructure**			
	A	Roof Slabs	**20%**	
	B	Brick work	0%	
	C	Staircases	**30%**	
	D	Lift wells	**20%**	
	E	Lift Machine Room	0%	
	F	Parapet Wall	0%	

archimetrics
Architects, Engineers & Interior Designers

3	**Mechanical**			
	A	Lift	0%	
4	**Electrical**			
	A	Conducting	**5%**	
	B	Wiring	0%	
	C	Fixtures	0%	
	D	Panelling	0%	
	E	Meter Installation	0%	
	F	Transformer Installation	0%	
5	**Plumbing**			
	A	Borewell	100%	
	B	Submersible Pump Installation	100%	
	C	Piping	0%	
	D	Pit	0%	
	E	Fixtures	0%	
6	**Finishing**			
	A	Plastering	0%	
	B	Putty	0%	
	C	Flooring	0%	
	D	Bathroom Tiling	0%	
	E	Painting	0%	
	F	Brick Coba (thermal Insulation on top roof)	0%	
7	**Infrastructure**			
	A	Rain Water Harvesting	0%	
	B	Pavements	0%	
	C	Sewerage Tank	0%	
	D	External Lighting	0%	
	E	Parking & Common Area	0%	
	F	Boundary Walls	**75%**	
	G	Temporary Worker Shades & Toilets	**100%**	

I hereby certify that this report is issued in accordance with the provision of the Bihar Real Estate (Regulation & Development) rules 2017. I have obtained and examined all necessary information & explanations from the Promoter during the course of making this report.

For Archimetrics
Architects, Engineers & Designers

(Ajit Kumar Singh)
Architect
PMC- AR-05/2015

Annexure - II

Engineer's Report

To,

Date: 28/07/2022

The Director
Shakuntala Developers Private Limited,
G01, Palm Court Apartment, Ashish Sahkari Housing Colony,
Bhagwatnagar, Patna-26

Subject: Quarterly Status Report (Q4 of FY 2021-22) on estimated Cost Calculation for the development of RERA approved building **"PALM RAMEKA"** situated at **Mohalla**:- Bhagwat Nagar, **Mauza**:- Kumhrar, **Thana**:- Agamkuan (12), **District** – Patna, **Kheshra No**:- 243(P) & 24(P), **Khata No**:- 490.

Sir,

I, Manoj Kumar, have undertaken assignment as Certified Structural Engineer for certifying Cost Estimation calculations of Construction Work of the aforesaid project under reference admeasuring **1229.0** square meters area being developed by Shakuntala Developers Pvt Ltd

1. Following technical professionals are appointed by the Promoter:-
   i. Mr. Ajit Kumar Singh as Architect ;
   ii. Mr. Manoj Kumar as Structural Engineer
   iii. Mr. Amit Kumar as Chartered Accountant

2. We have estimated the cost of the completion of the Civil, MEP and Allied works, of the abovesaid Building. Our estimated cost calculations are based on the Drawings/plans/BoQ made available to us by the Developer/Architect and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. Our calculation of the total Estimated Cost of completion, Estimated Cost Incurred till date, Balance estimated cost of Completion, Percentage estimated work completion etc. of the aforesaid project as registered vide number BRERAP14029-1/1055/R-862/2019 under Bihar RERA is as per Table - A herein below:

Er. MANOJ KUMAR
(Structural Engineer)
License No SE/09/2021
Patna Municipal Corporation

TABLE – A

S. No.	Particulars	Amount (Rs.)
1	Estimated cost of the building (Original)	2,14,00000.00
2	Estimated Cost Escalation at Q1 of FY 2021-22	13,22,404.00
3	Estimated cost of the building (Modified)	2,27,22,404.00
4	Cost incurred as at the end of Q4 FY 2021-22	60,21,365.00
5	Work done till date in Percentage (%)	26.49%
6	Balance Cost to be Incurred	1,67,010,39.00
7	Cost Incurred on Extra work, not included in the Estimate)	-

I hereby certify that this report is issued in accordance with the provision of the Bihar Real Estate (Regulation & Development) rules 2017. I have obtained and examined all necessary information & explanations from the Promoter during the course of making this report.

For
Computer Foundation Private Limited

Er. MANOJ KUMAR
(Structural Engineer)
License No SE/09/2021
Patna Municipal Corporation

(Manoj Kumar)
Structural Engineer
PMC- SE-04/2016

Annexure - III

Chartered Accountant Report

To,

The Director
Shakuntala Developers Private Limited,
G01, Palm Court Apartment, Ashish Sahkari Housing Colony,
Bhagwatnagar, Patna-26

Date: 29/07/2022

Subject: Quarterly Financial Status Report (Q1 of FY 2022-23) for the development of project **"PALM RAMEKA"** situated at **Mohalla**:- Bhagwat Nagar, **Mauza**:- Kumhrar, **Thana**:- Agamkuan (12), **District** – Patna, **Kheshra No**:- 243(P) & 24(P), **Khata No**:- 490.

Sir,
I, Amit Kumar, have undertaken assignment as Chartered Accountant of certifying Financial Status of Development Work of the abovesaid Building Project admeasuring 1229.0 square meters area being developed by Shakuntala Developers Pvt Ltd.

1. Following technical professionals are appointed by the Promoter:-
   i. Mr. Ajit Kumar Singh as Architect
   ii. Mr. Manoj Kumar as Structural Engineer
   iii. Mr. Amit Kumar as Chartered Accountant

2. We have obtained and examined all necessary information (i.e. prescribed registers, books, documents, relevant records etc.) & explanations from the Promoter during the course of making this financial status report of the abovesaid Building Project as registered vide number BRERAP14029-1/1055/R-862/2019 under Bihar RERA. This report summaries Quarterly Expenditure, percentage financial progress, source of funds, Quarterly net cash flow, etc. in **Table – A** and status of project Booking in **Table - B** herein below:

Table – A
Financial Status of Project

S. No		Particulars	Expenditure (Rs.)	Remarks
1		**Quarterly Expenditure & % Financial Progress**		
	a	Land Cost	NIL	Conversion Plot
	b	Total Expenditure of Q1 FY 2022-23	15,80,018.00	As per account statement
	c	Non-Developmental Expenditure (i.e. Loan repayments, Investment etc.)	4,03,000.00	
	d	Development Cost of Q1 FY 2022-23(1b-1c)	11,77,018.00	
	e	Any Other Project Cost	NIL	
	f	Expenditure during this Quarter (1a+1d+1e)	11,77,018.00	
	g	Total Expenditure up to end of previous Quarter (Q4 FY 2021-22)	48,44,347.00	
	h	Cumulative Cost at the end of Q1 of FY 2022-23 (1f+1g)	60,21,365.00	

	i	Total Estimated Project Cost	2,27,22,404.00	As per Engineer's Report
	j	% of Financial Progress ((h/i)*100)	**26.49%**	
2		**Quarterly Source of Fund**		
	a	Sale Proceeds	NIL	
	b	Loans from Financial Institution	NIL	
	c	Others	11,50,000.00	Directors' Loan
	d	Total available Fund during Quarter Q4 (a+b+c)	11,50,000.00	
	e	Opening Balance Fund available from Previous Quarter (FY 2021-22 Q4)	4,63,433.84	
	f	Cumulative Availability of Funds (d+e)	16,13,433.84	
	g	Non-Developmental cost (i.e. Loan repayments, Investment etc.)	4,03,000.00	
	h	Total Fund Available for developmental work (f-g)	12,10,433.84	
3		**Quarterly Net Cash Flow**		
	a	Total Expenditure during this Quarter (1f)	11,77,018.00	
	b	Total Fund availability during this Quarter (2h)	12,10,433.84	
	c	Net Cash Available for the next Quarter (3b-3a)	33,415.84	

Table – B
Booking Status of Project

S. No	Unit No.	Booking Date	Sale Value	Collection	Allottee Name	Remarks
1	102			NIL		
2	201			NIL		Not Booked
3	203			NIL		Not Booked
4	302			NIL		Not Booked
5	401			NIL		Not Booked
				NIL		Not Booked

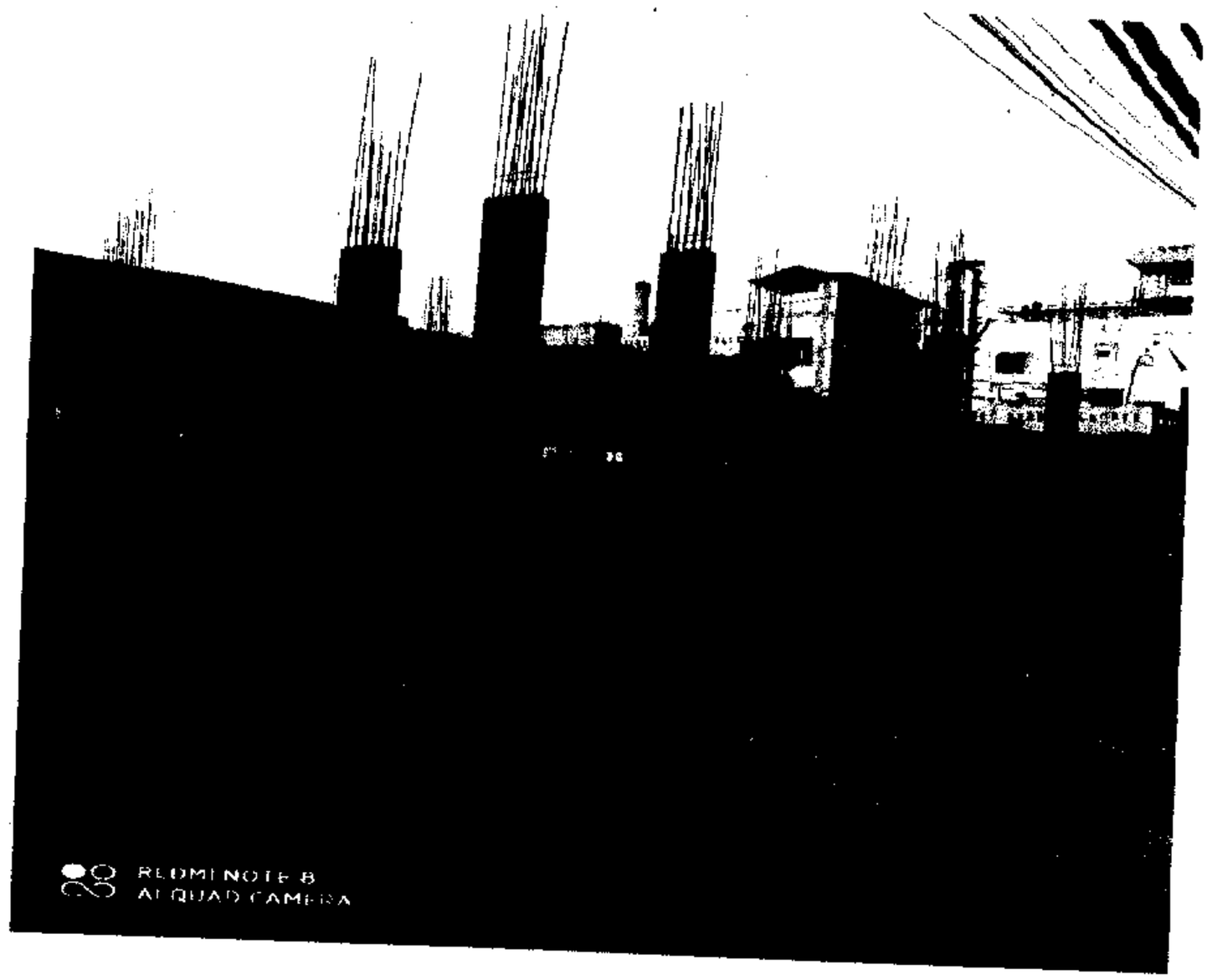
I hereby certify that this report is issued in accordance with the provisions of the Bihar Real Estate (Regulations & Development) Rules 2017. I have obtained and examined all necessary information (i.e. prescribed registers, books, documents, relevant records etc.) & Explanations from the Promoter during the course of making this report.

For
AMIT BHARAT PANJIYAR & COMPANY
Charted Accountant
(FRN No:- 023357C)

(AMIT KUMAR)
Proprietor
M. No. 431922

Annexure - IV

Recent Photos of Project Site





SHAKUNTALA DEVELOPERS PVT.LTD.

DIRECTOR