FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending **September of 2024 (Q2)**

I. PARTICULARS OF PROMOTERS	
Promotor's Company/ Firm Registration Number	U45200BR2009PTC015061
Company/Firm Name	M/s SHAKUNTALA DEVELOPERD PVT LTD
Company/Firm Address	G-01, Palm Court, Plot No:13, Aashish Sahkari Grih Nirman Samiti, Bhagwatnagar, Kumhrar, Patna -800026
Total Experience of Promotor in Real Estate Sector	14+ Years (From 2009)
Total Experience of Promotor in Real Estate after Implementation of RERA	Approx. 7 Years
Number of projects done before Implementation of RERA	Two
Number of projects done After Implementation of RERA	One (In Progress)

II. 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

SHAKUNTALA DEVELOPERS PVT.LTD.
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III. 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)	% Booking
PALM RAMEKA (Single Phase) Builder Share	3 BHK	1050	1137	3	3	NIL	80 %
	3 BHK	1035	1174	2	1	NIL	
PALM RAMEKA (Single Phase) Owner Share	3 BHK	1050	1137	3	NIL	NIL	0 %
	3 BHK	1035	1174	3	NIL	NIL	

IV. 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	4	NIL
PALM RAMEKA (Single Phase) Land Owner Share	7	NIL	NIL

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	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**
6.	Rera Extension	RERA, Bihar	04/03/2024	Under Process	

SHAKUNTALA DEVELOPERS PVT.LTD.

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VI. 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)	Expected Completion Date
1.	Excavation (if any)	N/A	N/A
2.	Basements (if any)	N/A	N/A
3.	Podiums (if any)	N/A	N/A
4.	Plinth	100%	
5.	Stilt (Parking) Floor Structure	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls	100%	
	Internal Plaster	100%	
	Internal Painting	95%	31/12/2024
	External Painting	95%	31/12/2024
	Doors and Windows	100%	
	Floorings	100%	
8.	Sanitary piping	100%	
	Sanitary Fitting	95%	31/12/2024
	Electrical Conduiting	100%	
	Electrical Fitting	95%	31/12/2024
9.	Staircase Structure	100%	
	Staircase Brickwork	100%	
	Staircase Plaster	100%	
	Staircase Flooring	100%	
	Lifts Well Structure	100%	
	Lifts Well Brickwork	100%	
	Lifts Well Plaster	100%	
	Lobbies Structure at each Floor level	100%	
	Lobbies Brickwork at each Floor level	100%	
	Lobbies Plaster at each Floor level	100%	
	Lobbies Flooring at each Floor level	100%	
10.	External plaster	100%	
	External plumbing	100%	
	Lift Room	100%	
	Overhead Water Tank	100%	
	Parapet Walls	100%	

SHAKUN BUILDERS & DEVELOPERS PVT.LTD.

DIRECTOR

Water & Heat proofing of terraces	50%	31/12/2024
Water Pump	100%	
Lift Installation	100%	
Electrical Panels	100%	
Paving of External areas	100%	
Compound Wall	100%	
Mechanical Equipment, compliance to conditions of environment/CRZ NOC	N/A	N/A
Fire Fighting as per CFO NOC	N/A	N/A

VII.	AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS			
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done	Expected Completion Date
1.	Internal Roads & Footpaths	NO		
2.	Water Supply	YES	100%	
3.	a. Sewerage Chambers	YES	100%	
	b. Septic Tank	YES	100%	
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	YES	0%	31/12/2024
6.	Street/Setback Lighting	YES	100%	
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	100%	
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	NO		
13.	Closed Parking	YES	100%	
14.	Open Parking	N/A		
15.	Electrical Meter Room, Sub-Station, Receiving Station	N/A		

SHAKUNTALA DEVELOPERS PVT.LTD
DIRECTOR

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

IX. 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	

SHAKUNTALA DEVELOPERS PVT.LTD.

Sanjiv Kumar

DIRECTOR

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
1.	a. Rera Retention (70%) A/C: 634905601048 (ICICI)	Rs. 1239.70/-
	b. Rera (30%) A/C: 634905601050 (ICICI)	Rs. 29,464.60/-
	c. Project Operating A/C: 01862560009384 (HDFC)	Rs. 60,979,32 /-
	d. Opening Balance (1a +1b +1c)	Rs. 91,683.62/-
2.	Estimated Cost of the Project including land cost at the start of the Project	
	a. Land Cost	Conversion Plot
	b. Original Estimated Construction Cost of the Project	Rs. 2,14,00,000.00/-
	c. Revised Estimated Construction Cost of the Project (Q1 of FY 2021-22)	Rs. 2,27,22,404.00/-
3.	Amount received during the Quarter from	
	a. Director's Loan	Rs. 1,25,000.00/-
	b. Booking	Rs. 20,02,501.00/-
	c. Total Amount Received during this Quarter	Rs. 21,27,501.00/-
4.	Actual Cost Incurred during the Quarter	Rs. 16,44,092.20/-
5.	Net amount left for next Quarter at end of the Quarter (1d + 3c - 4)	Rs. 5,75,092.42/-
6.	Total expenditure till the last Quarter (Q1 FY 2024-25)	Rs. 2,00,95,385.10/-
7.	Cumulative fund collected till the end of Q (1d+3c+6)	Rs. 2,23,14,569.72/-
8.	Cumulative expenditure done till the end (6 + 4)	Rs. 2,17,39,477.30/-
9.	Work Done in Percentage	**95.67%**

SHAKUNTALA DEVELOPERS PVT.LTD.

DIRECTOR

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
	NONE

XII. MISCELLANEOUS		
A	List of Legal Cases (if any): **None**	
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this Project Case No. Name of Parties:	
4.	No of Suo-moto Cases against this Project Case No. Name of Parties:	
5.	No of Certificate Cases against this Project Case No. Name of Parties:	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	None
2.	Agreement for Sale	One

XIII. 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.

SHAKUNTALA DEVELOPERS PVT.LTD.

DIRECTOR

(Signature of Promoter)

Name: Sanjiv Kumar

Date:

ANNEXURE - A

archimetrics

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

December 21, 2022

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

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

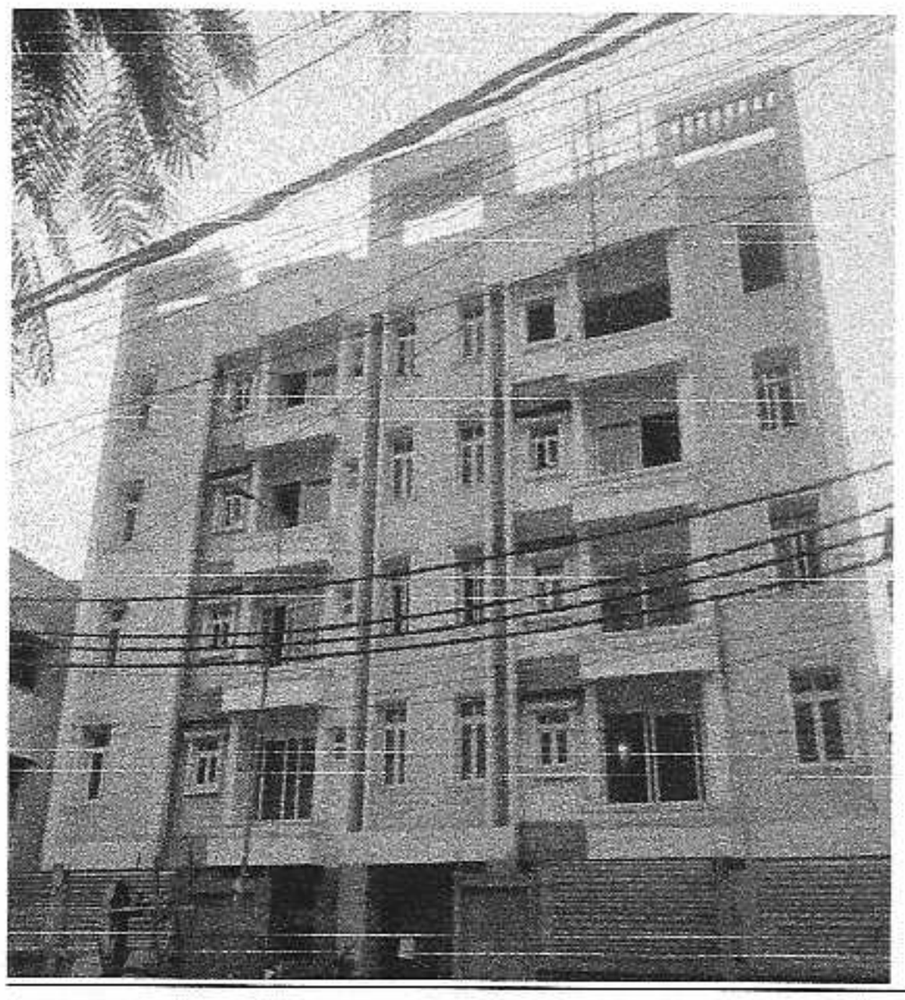
ENCLOSURES:
1). A copy of submission drawings
2). ALL REQUIRED PAPERS
3) DD – ICICI BANK, AMOUNT - 7600 RS ONLY

REDMI NOTE 8
AI QUAD CAMERA

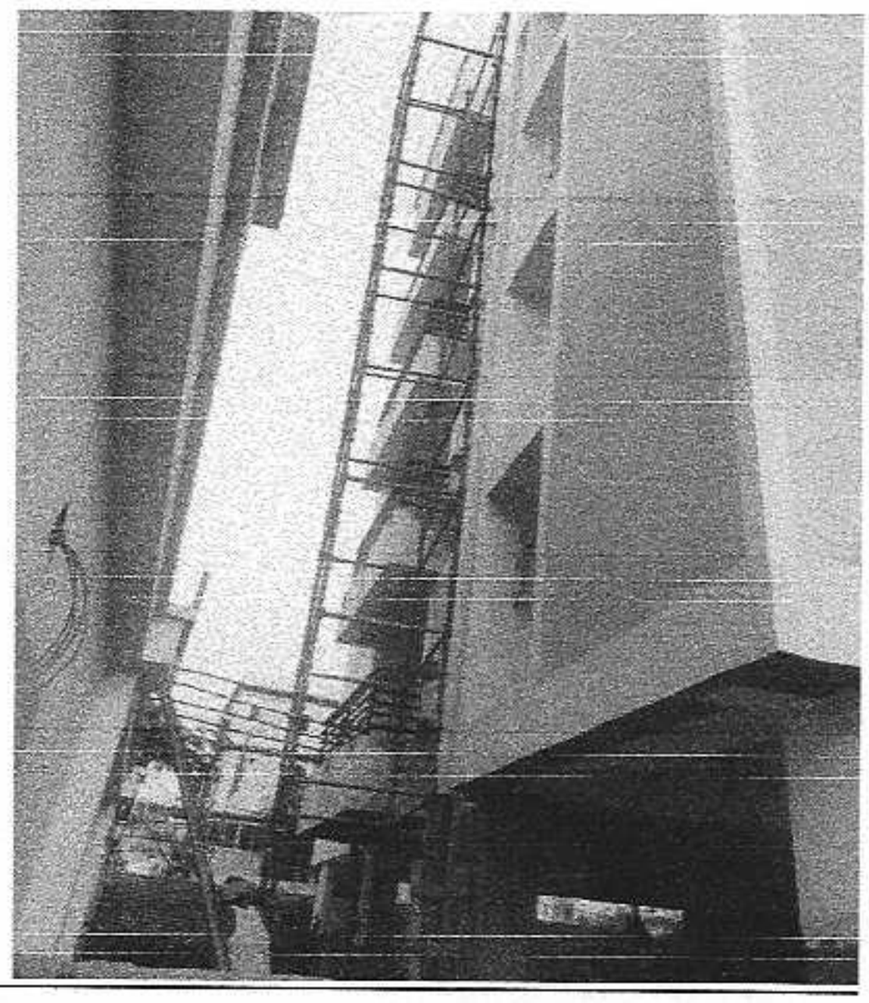
SHAKUNTALA DEVELOPERS PVT.LTD.
Sanjiv Kumar
DIRECTOR

ANNEXURE – B

Front Elevation



Side Elevation (North)



Rear Elevation

South Elevation

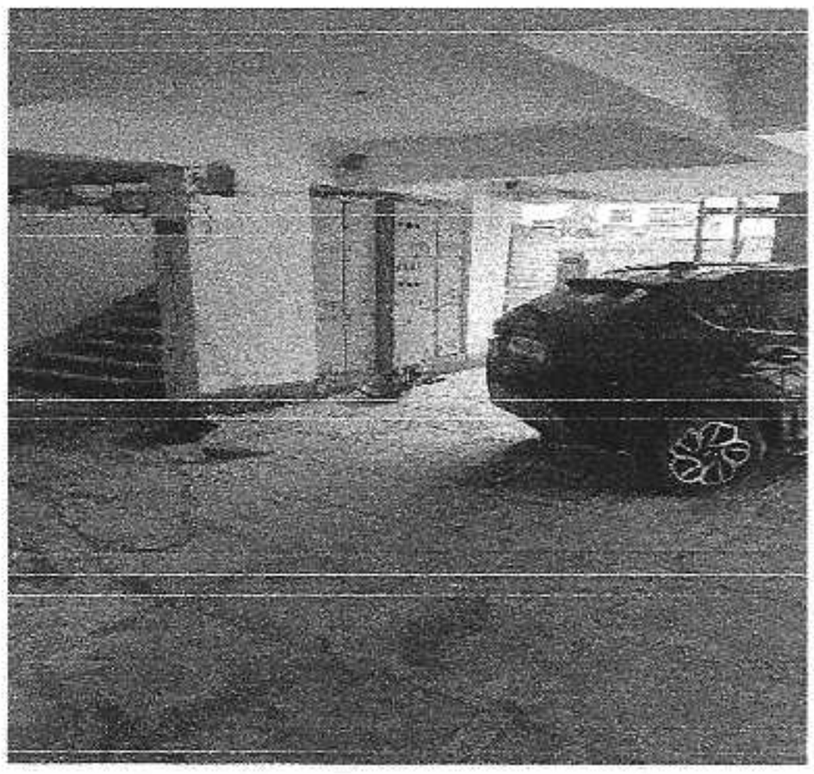
PRAYUNTALA DEVELOPERS PVT.LTD.

Sanjiv Kumar

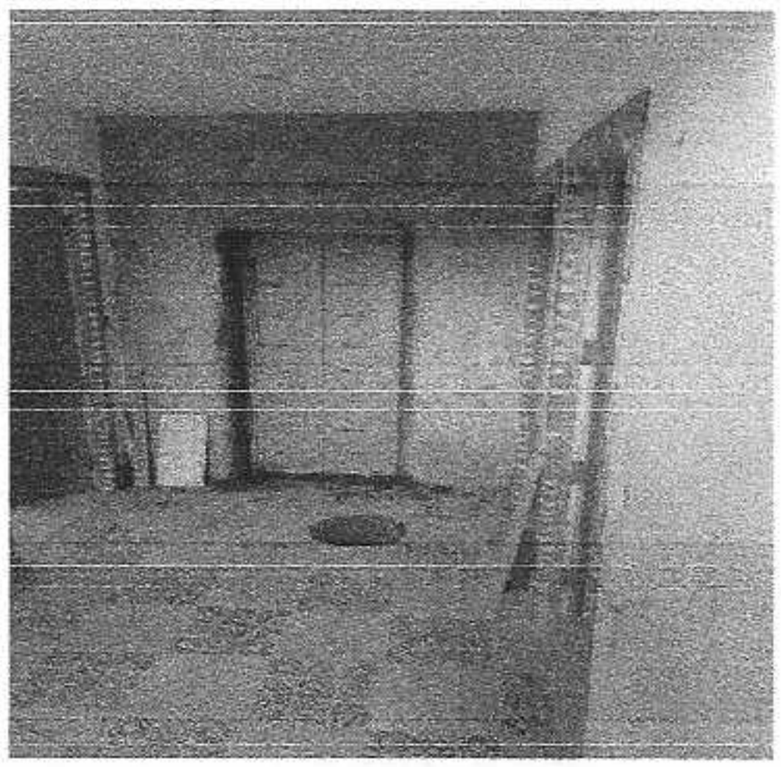
DIRECTOR

ANNEXURE – C

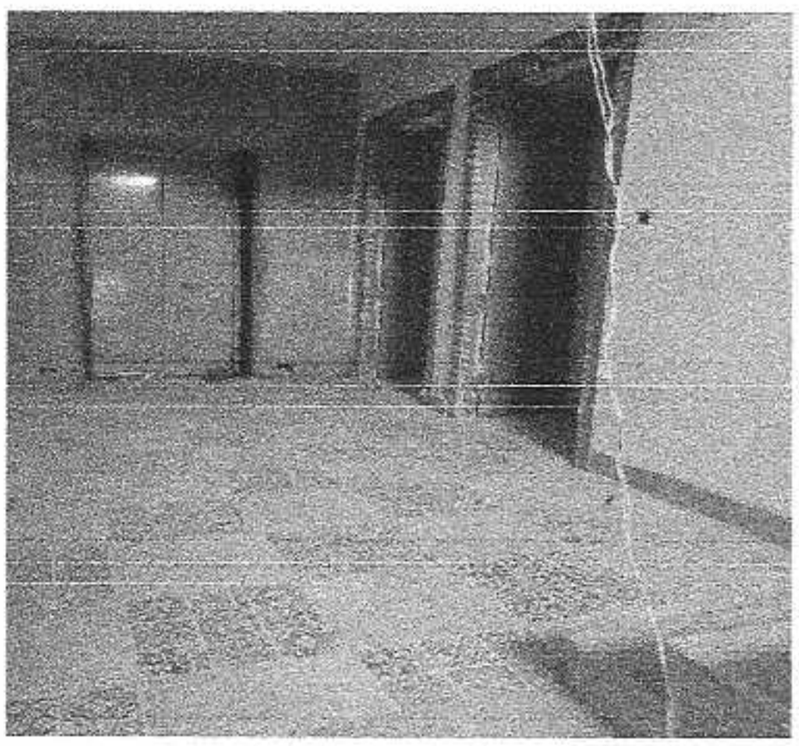
Ground Floor (Parking)



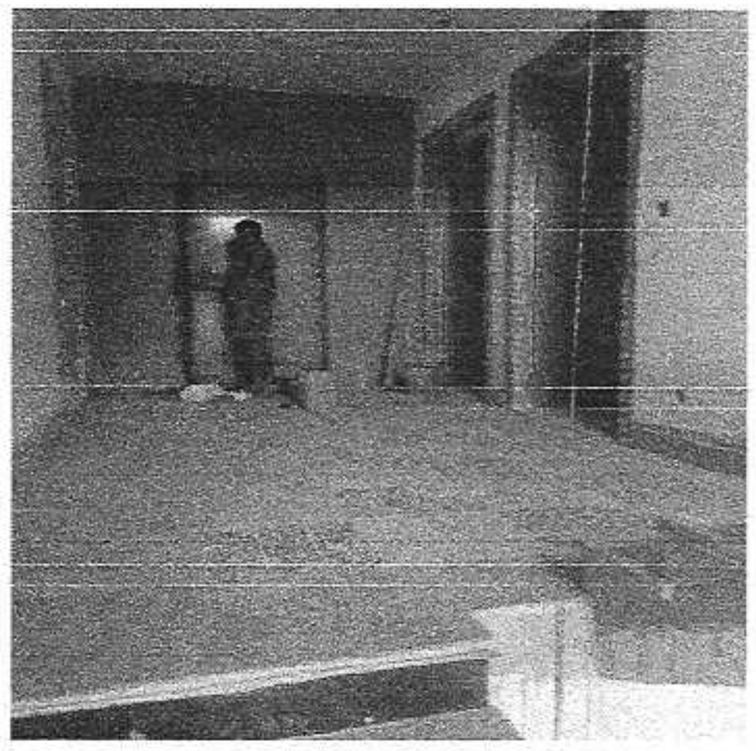
First Floor



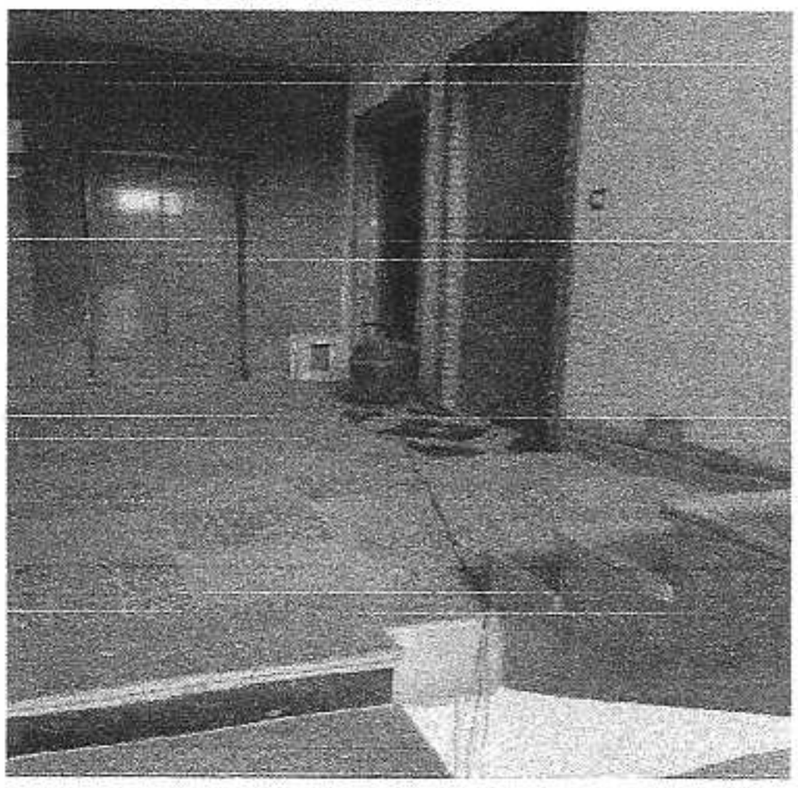
Second Floor



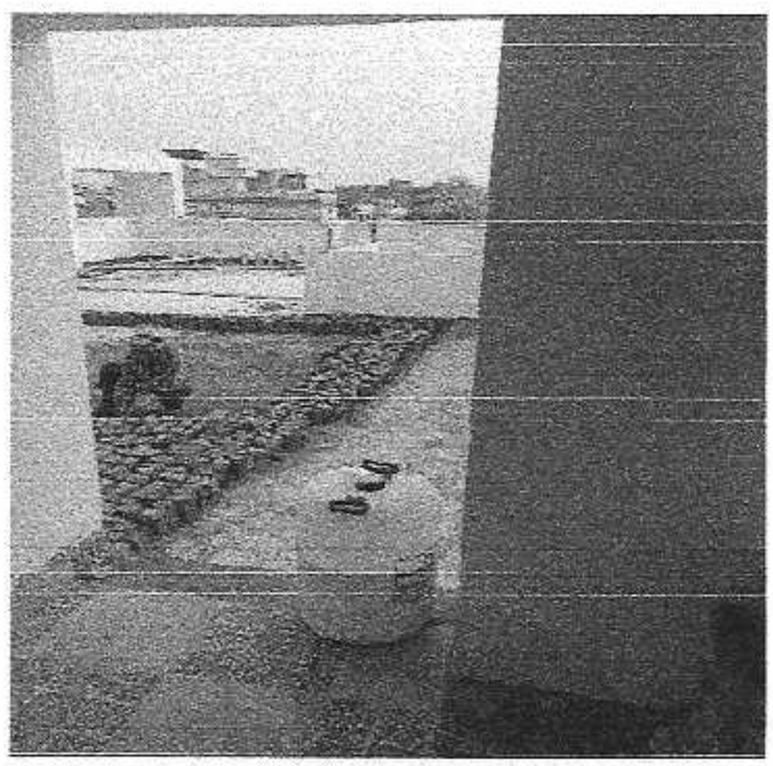
Third Floor



Fourth Floor



Top Roof



SHAKUNTALA DEVELOPERS PVT.LTD.

DIRECTOR

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 Sep 23	100%		
04.	Brickwork of all Floors	01 Oct 22	30 Sep 23	100%		
05.	Plumbing & Electrical piping	01 Feb 23	30 Nov 23	100%		
06.	Internal Plaster of Parking	01 Jan 23	30 Nov 23	100%		
07.	Internal Plaster of rest floors	01 Jun 23	31 Oct 23	100%		
08.	External Plasters of all floors	01 May 23	30 Nov 23	100%		
09.	Internal & External Wall Putty	01 Jul 23	30 JUN 24	100%		
10.	Flooring and Tiling of all Floors	01 Jul 23	30 AUG 24	100%		
11.	Electrical & plumbing fittings	01 Nov 23	31 DEC 24	95%	YES	
12.	External Electrical Work	01 Dec 23	31 OCT 24	100%		
13.	Internal Painting	01 July 23	31 DEC 24	95%	YES	
14.	External Painting	01 Nov 23	31 DEC 24	95%	YES	
15.	Compound Wall (Front)	01 Jul 23	31 DEC 23	100%		
16.	External Civil works	01 Dec 23	30 JUN 24	100%		
17.	Tree Planting	15 Dec 23	31 DEC 24	0%	YES	

SHAKUNTALA DEVELOPERS PVT.LTD.

Sanjiv Kumar

DIRECTOR