ANNEXURE-A

Quarterly Progress Report for 3RD quarter OCT - DEC 2022 (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP73135-1/1004/R-691/2019	Name of Project/Phase of Registered Project	Vijaya Laxmi Cocmplex
Name of Promoter	Sai Mega Realdevelopers Pvt Ltd.	Project Address	Jhitkahian Mai Sthan , Near MIT College, Muzaffarpur
Name of Co-promoter	N/A		
Project Registration is valid up to	30/07/2024		
Starting date of Project or Phase of the Project	20/07/202019		
Type of Project or Phase of theProject	1. Residential 2. Commercial		
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	Total Number of Apartments – 16
Block –A Block - B	Not sold yet		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 - 2. Sold -	Not sold yet
Block –A Block - B	20		

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number_____(To be attached 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)	COMPLETED
2.	Basements (if any)	N/A

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Director

3.	Podiums (if any)	N/A
4.	Plinth	Block- B Completed
5.	Stilt Floor	Block- B Completed
6.	Slabs of Super Structure	Block- B Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Block- B Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	WORK = IN - PROGRESS
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	WORK – IN - PROGRESS
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Block- B Completed
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.	WORK – IN - PROGRESS

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

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actualWork Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	WORK – IN - PROGRESS	
2.	Water Supply	YES	WORK – IN - PROGRESS	

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Director

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

VI.	PHOTOGRAPH OF THE BLOCKS 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.)

Sai Mega Real Developers Pvt. Ltd.

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(1)	(2)	(3)
1.	Project Account No.	919020052004622
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	Nil
4.	Actual Cost Incurred during the Quarter	15,48,950
5.	Net amount at end of the Quarter	15,48,950
6.	Total expenditure on Project **till date**	
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	NIL

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

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.

For Mega Real Developers Pvt. Ltd.

Director

Signature of Promoter

Name:
Date :

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 14-01-23

To,

The Sai Mega Real Developers Pvt. Ltd. (Name & Address of Promoter),

……

……

Subject: Certificate of Percentage of Work executed in the project

Having……No. Of Building(s)/ ……02……Wing(s) of the Phase……
……bearing the registration no. [Bihar RERA Registration Number] BRERAP73135-1/1004/R-691/2019 and being developed on the plot bearing CS No- 190, 1529, 183 /Khata

no- 111, 708, 55 /Survey No……../Plot No. ……demarcated by its

Boundaries (latitude and longitude of the end points) of the land- 26.1427 885.3619

……,Situated in……,Village- Brahampura , Block……

Division-……, District- Muzaffarpur, PIN-……

Admeasuring- ……1005.83…… sq.mts. Area being developed by the

Promoter [Name] .- Sai Mega Real Developers Pvt. Ltd.

Sir,

I, We ….. Ar. Pawan Kumar…… have undertaken assignment as Architect / LicensedSurveyor of certifying Percentage of execution of Work of the ……
……Building(s)/ ……02……..Wing(s) of the……Phase of the Project,Situated on the plot bearing C.S. No.- 190, 1529, 183 , Survey No. ……/Plot No. ……

of Village- …..Brahampura…. Block……Division……..District- Muzaffarpur
……PIN……..admeasuring…… 1005.83……..sq.mts. Area being

Developed by [Promoter's Name]- Sai Mega Real Developers Pvt. Ltd.

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

(i) M/s /Shri/Smt. …… AR. Pawan Kumar……as L.S. / Architect;

(ii) M/s /Shri/Smt…… Er. Shailendra Kumar……as Structural Consultant

(iii) M/s /Shri/Smt. ……, as Mechanical/Electrical/Plumbing Consultant (MEP)

(iv) M/s /Shri/Smt……as Site Supervisor

Ar. PAWAN KUMAR
COA Regd. No.- CA/2008/43276

TABLE-A

Building /Wing Number (to be prepared separately for each Building /Wingof the Project)

BLOCK - A

Sl. No	Tasks/Activity	Percentage of work done
1	Excavation	Not started yet 0%
2	Number of Basement(s) and Plinth	N/A
3	Number of Podiums	N/A
4	Stilt Floor	Not started yet 0%
5	Number of Slabs of Super Structure	Not started yet 0%
6	Internal Walls, Internal Plaster,Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	Not started yet 0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises.	Not started yet 0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	Not started yet 0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Not started yet 0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipmentas per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/ Completion Certificate.	Not started yet 0%

Ar. PAWAN KUMAR
COA Regd. No.- CA/2008/43276

TABLE-A

Building /Wing Number (to be prepared separately for each Building /Wingof the Project)

BLOCK - B

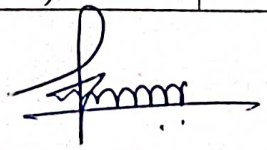
Sl. No	Tasks/Activity	Percentage of work done
1	Excavation	COMPLETED 100%
2	Number of Basement(s) and Plinth	N/A
3	Number of Podiums	N/A
4	Stilt Floor	COMPLETED 100%
5	Number of Slabs of Super Structure	COMPLETED 100%
6	Internal Walls, Internal Plaster,Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	COMPLETED 100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings Within the Flat/Premises.	COMPLETED 100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	COMPLETED 100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	COMPLETED 100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipmentas per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/ Completion Certificate.	WORK IN PROGRESS

Ar. PAWAN KUMAR
COA Regd. No.- CA/2008/43276

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-paths.		Work in progress	
2	Water Supply		Work in progress	
3	Sewerage (chamber, lines, Septic Tank, STP)		Work in progress	
4	Storm Water Drains		Work in progress	
5	Landscaping & Tree Planting.		Work in progress	
6	Street Lighting		N/A	
7	Community Buildings		N/A	
8	Treatment and disposal of sewage and sullage water		Work in progress	
9	Solid Waste management & Disposal.		Work in progress	
10	Water conservation, Rain water harvesting.		Work in progress	
11	Energy management		N/A	
12	Fire protection and fire safety requirements		N/A	
13	Electrical meter room, sub-station, receiving station.		Work in progress	
14	Others (Option to Add more).		N/A	



Architect / Engineer Signature

(Registration No./License No

Ar. PAWAN KUMAR

COA Regd. No.- CA/2008/43276