FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending - **June of _2024** (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45200BR2011PTC017784	Name of Firm	LOKANKARA INFRASTRUCTURE DEVELOPERS PRIVATE LIMITED
Firm Address :	JAGDISH LOK , C/ O- LATE JAGDISH SINGH OLD BAHADURPUR, PO- RAJENDRA NAGAR PATNA BR 800016 IN		
Total Experience of promoter in Real Estate sector	4 Years		
Total Experience in Real Estate after Implementation of RERA	4 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	TWO	

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP33626-1/1025/R-789/2019**	Name of Project/Phase of Registered Project	**USHA VILLA**
Name of Promoter	LOKANKARA INFRASTRUCTURE DEVELOPERS PRIVATE LIMITED	Project Address	Mauza-Nayachak, Azimabad,Sampatchak, Patna
Name of Co-promoter			
Project Registration is valid up to	**20-08-2024**		
Starting date of Project or Phase of the Project	**21-10-2019**		
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		**3 Years**	

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
USHA VILLA-1	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	**3** **12** **12**	**4034.64** **75936.00** **114653.63**	**27**	1. Booked / Allotted - **6** 2. Sold-	3. Booked/ Allotted **0-** Sold -
					Percentage of booking - **25%**	Percentage of booking **0%**

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	6
USHA VILLA-1	27	2. Sold -	

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				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No._____(To beaded for each Building / Wing)			
S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)		
3.	Podiums (if any)		
4.	Plinth	**100**	
5.	Stilt Floor	**100**	
6.	Slabs of Super Structure	**100**	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**Upcoming Work in Progress**	25-10-2024
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**Upcoming Work in Progress**	25-10-2024
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**Upcoming Work in Progress**	25-10-2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**Upcoming Work in Progress**	25-10-2024
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	**Upcoming Work in Progress**	25-10-2024

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	**Upcoming Work in Progress**	25-10-2024

VII. 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)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	**Yes**	**Upcoming Work in Progress**	25-10-2024
2.	Water Supply	**Yes**	**100**	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	**Yes**	**100**	
4.	Storm Water Drains	**Yes**	**Upcoming Work in Progress**	25-10-2024
5.	Landscaping & Tree Planting			
6.	Street Lighting			
7.	Community Buildings			
8.	Treatment and Disposal of Sewage and Sullage Water			
9.	Solid Waste Management & Disposal	**Yes**	**Upcoming Work in Progress**	25-10-2024
10.	Water Conservation / Rain Water Harvesting			
11.	Energy Management			

12.	Fire Protection and Fire Safety Requirements	**Yes**	**Upcoming Work in Progress**	25-10-2024
13.	Closed Parking	**Yes**	**Upcoming Work in Progress**	25-10-2024
14.	Open Parking	**Yes**	**Upcoming Work in Progress**	25-10-2024
15.	Electrical Meter Room, Sub-Station, Receiving Station	**Yes**	**Upcoming Work in Progress**	25-10-2024
16.	Others (Option to Add More)			
VIII.	**A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT**			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached
(B)		Photograph of each floor	Attached

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	**334105000605**
2.	Estimated Cost of the Project including land cost at the start of the Project	20000000/- Estimated
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	15000000/- Estimated
4.	Any Variation in Development Cost which is declared at the start of the Project .	10000000/- Estimated
5.	Amount received during the Quarter	**Nil/-**
6.	Actual Cost Incurred during the Quarter	**2,00,000/-**
7.	Net amount at end of the Quarter	**16,800.74/-**
8.	Total expenditure on Project **till date**	**At annual report**
9.	Cumulative fund collected till the end of Quarter in question	In **annual report**
10.	Cumulative expenditure done till the end of Quarter in question	In **annual report**

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
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 /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
3.	No. of possessions given to allottees	
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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.



Signature of Promoter

Name:

Date: