FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending December of 2023 (Year)

I. 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**	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
AMAN APARTMENT-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 -**0 Booked** 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	**0**
USHA VILLA-1	**27**	2. Sold -	**0**

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				
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				

V. Construction Progress of the Project

1. Building / Wing / Layout Number_____(To beaded 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)	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**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**Upcoming Work in Progress**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**Upcoming Work in Progress**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**Upcoming Work in Progress**

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.	**Upcoming Work in Progress**

VI. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	**Yes**	**Upcoming Work in Progress**	
2.	Water Supply	**Yes**	**Upcoming Work in Progress**	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	**Yes**	**Upcoming Work in Progress**	
4.	Storm Water Drains	**Yes**	**Upcoming Work in Progress**	
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**	
10.	Water Conservation / Rain Water Harvesting			
11.	Energy Management			
12.	Fire Protection and Fire Safety Requirements	**Yes**	**Upcoming Work in Progress**	

13.	Closed Parking	**Yes**	**Upcoming Work in Progress**	
14.	Open Parking	**Yes**	**Upcoming Work in Progress**	
15.	Electrical Meter Room, Sub-Station, Receiving Station	**Yes**	**Upcoming Work in Progress**	
16.	Others (Option to Add More)			

VI. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
1.	Internal Roads & Footpaths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Landscaping and Tree Planning			
6.	Street Lighting			
7.	Disposal of sewage & Sullage Water			
8.	Water conservation/ Rain Water Harvesting			
9.	Energy Management			

VII. 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	

VIII. 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	15000000/-
3.	Amount received during the Quarter	**Nil/-**
4.	Actual Cost Incurred during the Quarter	**Nil/-**
5.	Net amount at end of the Quarter	**2,16,800.74**/-
6.	Total expenditure on Project **till date**	**At annual report**
7.	Cumulative fund Collected till the end of Quarter in question	In **annual report**
8.	Cumulative expenditure done till the end of Quarter in question	In **annual report**

IX. Details of Mortgage or Charge if any created

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



Signature of Promoter

Name: Kumar Rajiv

Date: