ANNEXURE-A

Quarterly Progress Report for quarter ending March/June/Sept/December of 2021 (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BREAP65542-210319/R-819/2019	Name of Project/Phase of Registered Project	RADHA KRISHNA APARTMENT
Name of Promoter	VIJAY KUMAR RAMAN	Project Address	GARPANIBAGH CHITKOHRA
Name of Co-promoter			
Project Registration is valid up to	01/07/2024		
Starting date of Project or Phase of the Project	06/01/2019		
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			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
BLOCK-A	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -	3 bhk.	832 + 192 (104) 832 + 192 (204)		1. Booked/ Allotted - 2 2. Sold - NIL.

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	2
BLOCK-A	2	2. Sold -	NIL

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number BLOCK-A (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)	YES
2.	Basements (if any)	YES

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Director

3.	Podiums (if any)	No.
4.	Plinth	No.
5.	Stilt Floor	No.
6.	Slabs of Super Structure	No.
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	NIL
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NIL
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircase, Lift walls.
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Nil.
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.	Nil.

V. 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.		
2.	Water Supply	NO.		

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	Sewerage (Chamber, Line, Septic Tank, STP)	Yes.		
4.	Storm Water Drains	Nil		
5.	Landscaping & Tree Planting	Nil		
6.	Street Lighting	Nil		
7.	Community Buildings	Nil		
8.	Treatment and Disposal of Sewage and Sullage Water	Yes.		
9.	Solid Waste Management & Disposal	Nil		
10.	Water Conservation / Rain Water Harvesting			
11.	Energy Management	Nil		
12.	Fire Protection and Fire Safety Requirements	Yes.		
13.	Closed Parking	Yes.		
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes.		
16.	Others (Option to Add More)			

VI.	PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING
S. No.	Particulars
1.	Front Elevation.
2.	Rear Elevation
3.	Side Elevation

VII.	Financial Progress of the Project	
S. No.	Particulars	Amount (In Rs.)

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(1)	(2)	(3)
1.	Project Account No.	50200042519861
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	1149001
4.	Actual Cost Incurred during the Quarter	612000
5.	Net amount at end of the Quarter	661962
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)	NO
1.	Case No.	
2.	Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	Nil
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.

Indu Eagicon Constructions Pvt. Ltd.
Director

Signature of Promoter

Name: TANU PRIYA
Date :

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FORM-XI

PERIODIC PROGRESS REPORT

(TO BE SUMBITTED BY EMPANELLED STRUCTURAL ENGINEER/ARCHITECH/ENGINEER)

BYE LAWS NO. 12,13.

From : Indu Engicon Construction Private Ltd.
133B S.k. Puri, Boring Road ,Patna-800001

To,

Municipal Commissioner
Patna Municipal Corporation
Patna

Sub- P.M.C Authority approval letter No 1776 Date 7/2/2019

Sir,

I/We hereby certify that the construction of The Building is Up To Completion Of Foundation(Pile/Capp/Tie Beam)& Ground Floor Roof Casting is complete, Work going on 1ST Floor Roof Casting of The Building with Respect plot No – 720(P), 721(P), 722(p), 724(p), Khata No- 190 and 216, Tauzi No-5243, Thana no-17 Mohalla Chitkohara Municipal Corporation/Municipal council/ Nagar Panchayat/Metropolitan area/ Planning area under ------ Planning authority/ Gram Panchayat area covered under Development plan/ planning Authorities Scheme Notified Under PMC Bihar Urban Planning and Development Act 2012 within the Development Plan Area of ------has been supervised by me/us and has been Beam Constructed Strictly Conforming to the Sanctioned Plan and Structural Design as per The Provision so NBC2005.The Work has been Done to me/our Best Satisfaction. All the Materials Used in Construction of the Building are Strictly in Accordance with BIS/ISI specification and Norms Confirming to National Building Code 2005 Covering all the Safety Factor Including Earthquake and Cyclone. I/we will be Responsible and Liable or Action by Competent Authority/Govt. If there is Structural Failure and Fire Endangering the Inmates and Public.

Indu Engicon Constructions Pvt. Ltd.
Tanu Priya Director

Signature of Architect/ Engineer

AR. SUDHENDU RANJAN
Regd. Architect
No.-C.A./2005/37011

Name

Signature of Structural Engineer

Name

Signature of the Owner/Builder

Name of the Owner/Builder Indu Engicon Constructions Pvt. Ltd.

Director

Address Patna

Date : 20/9/21

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CERTIFICATE UNDER RERA
FOR THE PROJECT
Radha Krishna Apartment (Reg No. BRERAP65542-2/1039/R-819-2019)
OF INDU ENGICON CONSTRUCTION PRIVATE LIMITED Patna

I have examined the books of account for the period from 1st April 2021 to 31st March 2022 of **INDU ENGICON CONSTRUCTIONS PRIVATE LIMITED** for the purpose of verification under Real Estate (Regulation and Development) Act, 2016 of its Project **RADHA KRISHNA APARTMENT** situated at and registered under Real Estate (Regulation and Development) Act, 2016 vide Registration No **BRERAP65542-2/1039/R-819-2019**

For the purpose of this I have obtained all the necessary information and explanation to the best of my knowledge and belief and on the basis of those information and explanation given to me I hereby certify the following.

SL.NO.	PARTICULARS	AMOUNT IN RS.
1.	Amount Receipt up to 31st March 2021	28,53,001.00
2	Amount Received from 01.04.2021 to 31.03.2022	1,09,30,001.00
3.	Total Receipt from the Project till 31.03.2022	1,37,83,002.00
4.	Expenditure Up To 31st March 2021	1,95,78,417.00
5.	Expenditure during the period from 01.04.2021 to 31.03.2022	81,72,717.00
6.	Total Expenditure up to 31.03.2022	2,77,51,134.00
7.	70% of the allottee Money received During Period from 01.04.2021 to 31.03.2022	---NIL---
8.	Actual Transferred during the period from 01.04.2021 to 31.03.2022	---NIL---
9.	Total Estimated Project Cost (Without Land Cost)	---NIL---

The firm has opened a designated Bank Account for this project with HDFC BANK LIMITED, Kadamkuan, Branch, Patna having account No- 50200042519861, I further certify that Firm has complied with the provisions of section 4(2)(1)(D) of the Real Estate (Regulation and Development) Act,2016 so far applicable to Radha Krishna Apartment, VishnuPuri, Chitkohra, GardaniBagh, Patna.

Place: - Patna
Date: - 06.06.2022

Indu Engicon Constructions Pvt. Ltd.
Director

Surya Kant & Associates * Chartered Accountants * FRN-011372C

Suryakant & Associates.
Chartered Accountants.
SURYA KANT SHARMA
Digitally signed by SURYA KANT SHARMA
Date: 2022.06.06 15:10:14 +05'30'
Suryakant Sharma
(M.NO.-401661)

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