PROJECT NAME – NIL RAJ

PROMOTER NAME – HORIZON HEIGHT CONSTRUCTION

RERA REGISTARATION NO. BRERAP94443-1/1320/R-1173/2021

QUARTERLY PROGRESS REPORT FOR RERA, BIHAR

Period –OCT TO DEC-2022

2022

ANNEXURE-A

Quarterly Progress Report for quarter ending December of 2022 Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP94443-1/1320/R-1173/2021	Name of Project/Phase of Registered Project	NIL RAJ
Name of Promoter	HORIZON HEIGHT CONSTRUCTION	Project Address	NIL RAJ, NEHRU NAGAR, PATLIPUTRA, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	10/12/2024		
Starting date of Project or Phase of the Project	28/07/2021		
Type of Project or Phase of the 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 –
	1. 2 BHK, - 2. 3 BHK -	06 06	3289.32 4401.03	12	1. Booked/ Allotted - 02 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 -	02
	12	2. Sold -	

Rakesh Kumar Singh

IV. 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)	N/A
2.	Basements (if any)	N/A
3.	Podiums (if any)	N/A
4.	Plinth	N/A
5.	Stilt Floor	50%
6.	Slabs of Super Structure	04- 100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	50%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	62%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	12%

Rakesh Kumar Singh

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.	0%

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	0%	Work is not Start
2.	Water Supply	YES	05%	Work is in Progress
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	Work is in Progress
4.	Storm Water Drains	YES	0%	Work is not Start
5.	Landscaping & Tree Planting	YES	0%	Work is in Progress
6.	Street Lighting	NO	0%	Not required
7.	Community Buildings	NO	0%	Not required

Rakesh Kumar Singh

8.	Treatment and Disposal of Sewage and Sullage Water	NO	0%	Not required
9.	Solid Waste Management & Disposal	NO	0%	Not required
10.	Water Conservation / Rain Water Harvesting	YES	0%	Work is in Progress
11.	Energy Management	NO	0%	Not required
12.	Fire Protection and Fire Safety Requirements	NO	0%	Not required
13.	Closed Parking	YES	0%	Work is in Progress
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO	0%	Not required
16.	Others (Option to Add More)			

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

VII.	Financial Progress of the Project	
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	50536918418
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	8,42,000=00
4.	Actual Cost Incurred during the Quarter	18,90,000=00
5.	Net amount at end of the Quarter	

6.	Total expenditure on Project **till date**	
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NO
2.	Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	02

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.

Rakesh Love Singh

Signature of Promoter

Name:

Date :

FORM No. 1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

To,

Date-13.01.2023

SRI SANTOSH KESHARI ,
S/O Late AMAR NATH KESHRI,
AT.- KESHARI BHAWAN, MAIN ROAD,
DANAPUR CANTT, Distt.-Patna

Subject: Certificate of Percentage of Work executed OCTO 2022 to DEC-2022) in the project "**NIL RAJ** " having **1(One)** No. of Building bearing the registration no. [Bihar RERA Registration Number] **BRERA P94443-1/1320R-1173/2021** and being developed on the Plot bearing khata no,- **684,** Plot No. **-1640 ,** demarcated by its Latitude **(N) 25° 62' 48.97"**, Longitude (E) **85° 11' 47.26"** of the land situated in **NEHRU NAGAR, PATLIPUTRA** , Block- **PATNA SADAR** ,division- **Patna** District **Patna** ,PIN- **800013,** admeasuring **506.11** sq. mts., area being developed by the Promoter **HORIZON HEIGHT CONSTRUCTION**

Sir,

I, **Manoj Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the "**NIL RAJ**" ,Building of the Project, situated on the plot bearing khata no,- **684,** Plot No. **-1640 ,** of the land situated in **NEHRU NAGAR, PATLIPUTRA** , Block- **PATNA SADAR** ,division- **Patna** District **Patna** ,PIN- **800013,** admeasuring **506.11** sq. mts. area being developed by the Promoter **HORIZON HEIGHT CONSTRUCTION** .

1. Following technical professionals are appointed by Owner/ Promoter:
   - (i) Shri **Manoj Kumar** as L.S./Architect;
   - (ii) Shri **Vijay Kumar** as Structural Consultant (
   - (iii) Shri **Krishna Gopal Prasad** as Mechanical/ Electr./ Plumbing Consultant (MEP)
   - (iv) Shri **ROHIT SHEKHAR** as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number **BRERA P94443-1/1320R-1173/2021** under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	N/A
2	Number of Basement(s) and Plinth	N/A,0%
3	Number of Podiums	N/A,0%
4	Stilt Floor	50%
5	Number of Slabs of Super Structure	04- 100%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	50%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	62%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	12%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as 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.	0%

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.	Yes	0%	Work is not start
2	Water Supply	Yes	05%	Work is in progress
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Work is in progress
4	Storm Water Drains	Yes	0%	Work is not start
5	Landscaping & Tree Planting.	Yes	0%	Work is in progress
6	Street Lighting	N/A	0%	Not required
7	Community Buildings	N/A	0%	Not required
8	Treatment and disposal of sewage and sullage water	NO	0%	Not required
9	Solid Waste management & Disposal.	NO	0%	Not required
10	Water conservation, Rain water harvesting.	Yes	0%	Work is not start
11	Energy management	N/A	0%	Not required
12	Fire protection and fire safety requirements	N/A	0%	Not required
13	Electrical meter room, Sub-Station, receiving station.	N/A	0%	Not required
14	Others (Option to Add more).			

Yours Faithfully,

Manoj Kr

(MANOJ KUMAR)

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No. AR/04/16...)

Manoj Kumar

(Architect)

Patna Municipal Corporation

FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-Project Wise)

To,

Date 13.01.2023

SRI SANTOSH KESHARI ,
S/O Late AMAR NATH KESHRI,
AT - KESHARI BHAWAN, MAIN ROAD,
DANAPUR CANTT, Distt.-Patna

Subject: Certificate of Cost Incurred for Development of [Project Name] **"NIL RAJ "** for construction of Building bearing the registration no. [Bihar RERA Registration Number **BRERA P94443-1/1320R-1173/2021** on the bearing khata no,- **684,** Plot No. **-1640 ,** demarcated by its Latitude (N) 25° 62' 48.97", Longitude (E) 85° 11' 47.26" of the land situated in **NEHRU NAGAR, PATLIPUTRA** , Block- **PATNA SADAR** ,division- **Patna** District **Patna** ,PIN- **800013,** admeasuring **506.11** sq. mts., area being developed by the Promoter[Name] **HORIZON HEIGHT CONSTRUCTION** Ref: Bihar RERA Registration No. **BRERA P94443-1/1320R-1173/2021**

Sir,

I/ We **VIJAY KUMAR** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **"NIL RAJ "** Building situated on the plot bearing Plot No. **1640** of Village – **NEHRU NAGAR, PATLIPUTRA,** Block – **PATNA SADAR,** Division – **Patna** ,District **Patna** ,PIN- **800013,** admeasuring **506.11** sq. mts., area being developed by the Promoter[Name] **HORIZON HEIGHT CONSTRUCTION.**

1. Following technical professionals are appointed by Owner/ Promoter: -
   (i) Shri**Manoj Kumar**as L.S./Architect;
   (ii) Shri **Vijay Kumar**as Structural Consultant
   (iii) Shri **Krishna Gopal Prasad**as Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) Shri **Rohit Shekhar** as Quantity Surveyor*

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and allied works, of the building(s) of the project. Our estimated cost calculations are based on the Schedule of rates (Name of the Schedule Rates) –BCD Schedule of Rates 2020 and Drawings/Plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by –Rohit Shekhar (Quantity Surveyor)* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs._1,29,00,000.00 (Total of Table A and B). The Total Estimated Cost of project is with reference of the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the _Patna Municipal Corporation being the planning Authority under whose jurisdiction the aforesaid project in being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 95,00,000.00 (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and allied works of the building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from Patna Municipal Corporation (Planning Authority) is estimated at Rs.1,29,00,000.00 (Total of Table A and B).

6. I certify that the cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE – A

Building/Wing bearing Number 01 called BLOCK – D

(To be prepared separately for each Building/Wing of the Real Estate Project)

Sl. No.	Particulars	Amount
1.	Total Estimated Cost of the Building/Wing as on 26.11.2020 date of Registration is	Rs. 1,29,00,000.00
2.	Cost Incurred as on 31.12.2022 (Based on the Estimated Cost)	Rs. 95,00,000.00
3.	Work done in Percentage (As Percentage of the estimated cost)	50 %
4.	Balance Cost to be Incurred (Based on the Estimated Cost)	Rs. 34,00,000.00
5.	Cost Incurred on Additional/Extra Items as on -------- not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE – B

(To be prepared for entire registered phase of the Real Estate Project)

Sl. No.	Particulars	Amount
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on -------- date of Registration is	N/A
2.	Cost Incurred as on ---------- (Based on the Estimated Cost)	N/A
3.	Work done in Percentage (As Percentage of the estimated cost)	N/A
4.	Balance Cost to be Incurred (Based on the Estimated Cost)	N/A
5.	Cost Incurred on Additional/Extra Items as on 31.12.2022 not included in the Estimated Cost (Annexure A)	N/A

Yours Faithfully,

Signature of Engineer (License No. ___

Er. Vijay Kumar
Structure Engineer
Lic. No.-SE/08/16/PMC

*Note:

1. The scope of work is to be complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate/ Completion Certificate.

2. (*) Quantity survey can be done by office of Engineer or can be done by independent Quantity Surveyor, whose certificate of quantity calculated surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.

5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra/ Additional Items executed with cost

(Which were not Part of the original Estimated of Total Cost)


Project Name - Nil Raj