ANNEXURE-A

Quarterly Progress Report for quarter ending December of 2022 Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP14128-1/181/R-1347/2022	Name of Project/Phase of Registered Project	BELA GARDEN APARTMENT
Name of Promoter	RAJGHARANA ASSOCIATES PRIVATE LIMITED	Project Address	OPPOSITE PTC COLONY, GATE NO-3, P.O-LALBAGH, DISTRICT – DARBHANGA-846004
Name of Co-promoter	N/A		
Project Registration is valid up to	20/08/2025		
Starting date of Project or Phase of the Project	05/04/2022		
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 –
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -	5 24	4240.00 23324.00	29	1. Booked/ Allotted - 05 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 -	05
	29	2. Sold -	NIL

IV. Construction Progress of the Project
1. Building / Wing / Layout Number_____(To beaded for each Building / Wing)

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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)	100%
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	
6.	Slabs of Super Structure	Four Slabs
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	One Flat Brick work Completed
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.	0 %
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0 %
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)

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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 %	
2.	Water Supply	YES	0 %	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0 %	
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	NO		
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	0 %	
13.	Closed Parking	YES	50%	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0 %	
16.	Others (Option to Add More)			

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars

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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.	0723102000008556
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	4,50,000=00
4.	Actual Cost Incurred during the Quarter	4,50,000=00
5.	Net amount at end of the Quarter	14,999=33
6.	Total expenditure on Project **till date**	1,11,06,000=00
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.

Rajgharana Associates Pvt. Ltd.

Director

Signature of Promoter

Name:

Date :

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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 - 20.01.2023

To,

RAJGHARANA ASSOCIATES PRIVATE LIMITED

Head Office :- 157C, 3RD Floor, Upadhyay Block,

Near Laxminagar Metro Gate No.4, New Delhi -110092

Branch office :- Belagarden, Opp PTC Gate No – 3,

Darbhanga- 846004 (BIHAR)

Subject: Certificate of Percentage of Work executed in the project.

Having one No. Of Building(s) **SINGLE** Wing(s) of the Phase **ONE** bearing the registration no. [Bihar RERA Registration Number **BRERAP14128-1/181/R-1347/2022** and being developed on the plot bearing Khata no – **23,18,17,28,29** Plot No - **75,78,79,81,76,72,77,73** demarcated by its Boundaries latitude of the end points of the land : **26* 10' 16.5** and longitude of the end points of the land : **85* 54' 8.00** Situated in Mauza – Nauagadhi, Tauzi No – **6424** Thana no – **457** Block – **Darbhanga Sadar**, District – **Darbhanga**, Admeasuring - **3185.62 sq.mts**. Area being developed by the Promoter [Name] **RAJGHARANA ASSOCIATES PRIVATE LIMITED**

Sir,

I, We UMA SHANKAR KUMAR have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the BELAGARDEN APARTMENT (3185.62 SQ.MTS) Building(s)/ SINGLE Wing(s) of the ONE Phase of the Project, Situated on the Mauza – Nauagadhi, Tauzi No – 6424 Thana no – 457 Block – Darbhanga Sadar District - Darbhanga Admeasuring - 3185.62 sq.mts. Area being developed by the Promoter [Name] RAJGHARANA ASSOCIATES PRIVATE LIMITED

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

(i) M/s /Shri, UMA SHANKAR KUMAR as L.S. / Architect;

(ii)M/s /Shri, SUSHIL KUMAR as Structural Consultant

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

(iv) M/s /Shri/Smt.---------- as Site Supervisor Based on site Inspection, with respect to reach 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 **BRERAP14128-1/181/R-1347/2022** 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

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

Sl No.	Tasks/ Activity	Percentage of Work Done
1.	Excavation	**100 %**
2.	Number of basement(s) and Plinth	**ONE**
3.	Number of Podiums	**NIL**
4.	Stilt Floor	**NIL**
5.	Number of Slabs of Super Structure	**Four**
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	**0%**

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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.	**0%**
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	**0%**
10.	Installation of lifts, water pumps, Fire Fighting Fitting 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 Work in respect of the entire Registered Phase.

Sl No.	Common areas and Facilities. Amenities	Proposed (Yes/ No)	Percentage of work done	Details
1.	Internal Roads & Foot-Paths	**YES**	**0%**	
2.	Water supply	**Yes**	**0%**	
3.	Sewerage (Chamber, lines, Septic Tank, STP)	**Yes**	**0%**	

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4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting.	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Community Buildings	No	0%	
8.	Treatment and disposal of sewage and Sullage water	No	0%	
9.	Solid Waste management & Disposal.	Yes	0%	
10.	Water conservation, Rain water harvesting.	Yes	0%	
11.	Energy management	Yes	0%	
12.	Fire protection and fire safety requirements	Yes	0%	
13.	Electrical meter room, substation, receiving station.	Yes	0%	
14.	Others (Option to Add more)			

Yours Faithfully,

AR. Umashankar Kumar
Registered Architect
Reg. No.-CA/2011/54023

Name (UMA SHANKAR KUMAR) of L.S./Architect

(Registration No. /license No : CA/2011/54023)

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