

**PROJECT NAME – RAM KRISHNA COMPLEX**

**PROMOTER NAME – CALCULAS PROJECTS LLP**

**RERA REGISTRATION NO. BRERAP94206-1/13/R-1309/2022**

# **QUARTERLY PROGRESS REPORT FOR RERA, BIHAR**

**Period – JAN to MAR 2023**



**2023**

**FORM-7**  
**[REGULATION-9]**

Quarterly Progress Report for quarter ending March of 2023

<b>I. PARTICULARS OF PROJECT</b>			
Project Registration Number	BRERAP94206-1/13/R-1309/2022	Name of Project/Phase of Registered Project	RAM KRISHNA COMPLEX
Name of Promoter	CALCULAS PROJECTS LLP	Project Address	KANDI NAWADA, NEAR MANPUR BYPASS, GAYA
Name of Co-promoter	N/A		
Project Registration is valid up to	30/01/2026		
Starting date of Project or Phase of the Project	28/03/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Residential and commercial	
Period of validity of map by the Competent Authority	3 YEARS		

<b>II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS</b>					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
	1. 2 BHK,	15	10275.00	FLAT -48  SHOP-30  FOOD COURT-02	1. Booked/ Allotted - 02
	2. 3 BHK	33	31239.00		2. Sold -
	3. SHOP -	30	13703.00		
	4. FOOD COURT	02	16873.00		

**III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES**

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:		02
		1. Booked/Allotted	-	
	57	2. Sold	-	

**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)	20%
3.	Podiums (if any)	0%
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%



7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%
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 may be required to complete project as per specifications in Agreement of Sale.  Any other activities.	0%

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	NO		
2.	Water Supply	YES		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	

5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
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	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO		

#### **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.	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	

VIII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	921020041141061
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Amount received during the Quarter	Self fund- 3,10,000=00
4.	Actual Cost Incurred during the Quarter	00=00 5,20,000/-
5.	Net amount at end of the Quarter	<del>3,20,000=00</del> 88429.30
6.	Total expenditure on Project till date	26,65,600=00
7.	Cumulative fund Collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

<b>IX. Details of Mortgage or Charge if any created</b>

<b>X. MISCELLANEOUS</b>		
<b>A</b>	List of Legal Cases (if any)	
1.	Case No.	NO
2.	Name of Parties	NO
<b>B</b>	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
<b>XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART</b>		
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.

Calculus Projects LLP

Signature of Promoter

*Arshad Kumar*  
Name:

Date:



# CERTIFICATE

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

Date-----  
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N  
O

To,

1 The CALCULAS PROJECTS Pvt. Ltd.

[ 102, SHARAM COMPLEX, NEAR H.P. PETROL PUMP

e SADAQUAT ASHRAM, PATNA - 800010.

R  
e Subject: Certificate of Percentage of Work executed in the project Having 01(One) No. Of  
Building(s)/ 01 (One) Wing(s) of the Phase 01 (One) bearing the registration no. [Bihar RERA  
Registration Number] BRERAP94206-1/13/R-1309/2022 and being developed on the plot  
bearing Khata no. 260.294, 57/ Survey No. Plot No. 1001, 1002, 1003, 1004, 1007 demarcated by its  
Boundaries (latitude and longitude of the end points) of the land----- Situated in  
KANDI Village NAWADA - Block- Division, District GAYA PIN-----  
measuring 8575.18 sq.mts. Area being developed by the Promoter [Name] CALCULAS  
PROJECTS Pvt Ltd.  
]

A  
R Sir,

C We AMIT KUMAR have undertaken assignment as Architect Licensed Surveyor of certifying  
H Percentage of execution of Work of the 01 (ONE) Building(s) / 01 (ONE) Wing(s) of the 01  
T (ONE) Phase of the Project, Situated on the plot bearing Survey Plot No. 1001, 1002, 1003, 1004,  
E 1007 of Village KANDI Block----- Division----- District GAYA PIN-----  
T measuring 8475.18 sq.mts. Area being Developed by : CALCULAS PROJECTS Pvt Ltd.  
S

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

- (i) M/s /Shri/Smt. Amit Kumar as L.S. / Architect;
- (ii) M/s /Shri/Smt Brajesh kunar Sinha as Structural Consultant
- (iii) M/s /Shri/Smt. Prashant Gaurav as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s /Shri/Smt Sushil Srivasta 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 **BRERAP94206-1/13/R-1309/2022** Under BiharRERA 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 **01 (One)** (to be prepared separately for each Building/Wing of the Project)

Sr.No.	Tasks/Activity	Percentage of work done
1.	Excavation	100%
2.	Number of basement(s) and Plinth	20%
3.	Number of Podiums	NIL
4.	Stilt Floor	NIL
5.	Number of Slabs of Super Structure	NIL
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	NIL
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	NIL
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	NIL
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NIL
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.	NIL

**TABLE-B**

Internal and External Development Work 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.	O.I.	
2	Water Supply	Yes.	O.I.	
3	Sewerage (Chamber, lines, Septic Tank, STP)	Yes.	O.I.	
4	Storm Water Drains	Yes	O.I.	
5	Landscaping & Tree Planting.	Yes.	O.I.	
6	Street Lighting	Yes.	O.I.	
7	Community Buildings	NO		
8	Treatment and disposal of sewage and Supply water	Yes.	O.I.	
9	Solid Waste management & Disposal.	NO		
10	Water conservation, Rain water harvesting.	Yes.	O.I.	
11	Energy management	Yes.	O.I.	
12	Fire protection and fire safety requirements	Yes.	O.I.	
13	Electrical meter room, sub-station, receiving station.	Yes	O.I.	
14.	Others (Option to Add more).	NO		



Yours Faithfully,

AMIT KUMAR

ARCHITECT

EMPL NO.- A8/25 16-17

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

(Registration No. /license No..... )



# Project Name - Ram Krishna Complex

