

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending MARCH 2025 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	PARTNERSHIP DEED NO. 432/2009	Name of Firm	KALAKRITI CONSTRUCTION
Firm Address :	HOUSE NO. 79,GANDHIPATH NEHRU NAGAR NORTH S K PURI PATNA 13		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA	06 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00359-1/371/R-175/2018	Name of Project/Phase of Registered Project	KALAKRITI'S LALBAGH
Name of Promoter	KALAKRITI CONSTRUCTION	Project Address	MAHULI TOLA, HARNICHAK, ANISABAD, PATNA-2
Name of Co-promoter	N/A		
Project Registration is valid up to	03/07/2021		
Starting date of Project or Phase of the Project	19/09/2018		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	3 YEARS		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
	1. 1 BHK			38	1. Booked / Allotted -15	3. Booked/ Allotted-NIL
	2. 2 BHK, -	22			2. Sold-NIL	Sold -NIL
	3. 3 BHK	16			Percentage of booking	Percentage of booking
	4. Shop					
	5. Bungalow					
	6. Plot etc.					

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	15
	39	2. Sold -	NIL

V. 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	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P/HARNICHAK-PRN-B+G+3/48/20217

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	N/A	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	N/A	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	
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 me be required to complete project	100%	

	as per Specifications in Agreement of Sale.		
	Any other activities		

VII. 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)	Expected Completion date in (dd/mm/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES 	100%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	90%	
4.	Storm Water Drains	YES	90%	
5.	Landscaping & Tree Planting	YES	100%	
6.	Street Lighting	YES	70%	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	YES 	0%	
10.	Water Conservation / Rain Water Harvesting	YES	90%	
11.	Energy Management	YES	85%	
12.	Fire Protection and Fire Safety Requirements	YES	60%	
13.	Closed Parking	YES	95%	

14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO		

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

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

IX. 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	

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	32219487385
2.	Estimated Cost of the Project including land cost at the start of the Project	11,65,51,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,98,04,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project.	NO
5.	Amount received during the Quarter	
6.	Actual Cost Incurred during the Quarter	
7.	Net amount at end of the Quarter	1,28,239=86
8.	Total expenditure on Project till date	5,44,55,561=00 .
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	
XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED		

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO

5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1 BHK- 2 BHK -22 3 BHK-16 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	
	FLAT NO.	FLAT TYPE
	B-202 B-BLOCK	2 BHK
	B-301 B-BLOCK	2 BHK
		Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
XV. BROCHURE /Prospectus		

XVI Grievance Redressal Officer**Name :** SHYAM NANDAN PRASAD**Contact No :** 8340786442**Email id :** shyam2308@rediffmail.com**Address :** HOUSE NO. 79, GANDHIPATH NEHRU NAGAR NORTH S K PURI PATNA 13**Undertaking:**

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my 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.

For Kalakriti Construction

Partner

Signature of Promoter

Name:

Date:



ARCHITECT'S CERTIFICATE

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

Date 14 /04/2025-----

To,
Kalakriti Construction
H No. 79, Gandhi Path, Nehru Nagar,
Patna 800013

Subject: Certificate of Percentage of Completion of Construction Work of **Kalakriti's LalBagh** No. of Building(s)/ **(02) Two** Wing(s) of the _____ Phase of the Project [Bihar RERA Registration Number] **BRERAP00359-1/R-175 / 2018** situated on the Plot bearing C.N. No **Khata No. 49,29,131** /CTS No.**Khesra No. 35,34,31**/Survey No. **Thana No. 34**/ Final Plot No _____ demarcated by its boundaries (latitude and longitude of the end points) **25.578455 and 85.0928166** to the North Sri. GokulMahto to the South Sri. Gokul Pasi, Jagdo Yadav to the East Main Road to the West Sri. Deni Bhagat of Division ----- situated at **Mahuli Tola, Harnichak, Anisabad Block Phulwari** District **Patna** PIN **800002** admeasuring **1938.30 sq.mts.** area being developed by [Promoter's Name] **KALAKRITI CONSTRUCTION.**

Sir,
I/ We Sunil Kumar have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Kalakriti's Lal Bagh Building(s)/02 (Two) Wing(s) of the _____ Phase of the Project, situated on the plot bearing C.N. No /CTS No./Survey No./Final Plot No. 35,34, and 31 - of Division situated at ~~Mahuli Tola, Harnichak, Anisabad Block Phulwari~~ ----- District ~~Patna PIN 800002 admeasuring 1938.30 sq.mts. area being developed by [Promoter's Name]~~ Kalakriti Construction.

Following technical professionals are appointed by Owner / Promoter:—

- (i) M/s/Shri/Smt. SUNIL KUMAR as Architect;
- (ii) M/s /Shri / Smt. BRAJESH KUMAR SINHA as Structural Consultant
- (iii) M/s /Shri / Smt. AMRENDRA KUMAR as PHE Consultant
- (iv) M/s /Shri / Smt. Unitech as ELECTRICAL Consultant

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 under **BRERAP00359-1/R-175 / 2018** 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. BLOCK-A.. (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	
2.	Basements(if any)	100%	
3.	Podiums(if any)	NIL	
4.	Plinth	100%	
5.	Stilt Floor	NIL	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	100%	

Building/ Wing number BLOCK-B. (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	
2.	Basements(if any)	100%	
3.	Podiums(if any)	NIL	
4.	Plinth	100%	
5.	Stilt Floor	N/A	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	100%	

TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Facilities Areas and	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Yes	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	
4.	Storm Water Drains	Yes	90%	
5.	Landscaping & Tree Planting	Yes	70%	
6.	Street Lighting	Yes	70%	
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	75%	
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	50%	
13.	Electric Meter Room	Yes	75%	
14.	Any Other Amenities	No		

Yours Faithfully,

Sunil Kumar

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

(Registration No./License No)



SUNIL KUMAR
ARCHITECT

COA New Delhi, U.D.H.D. Patna, (Bihar)

Enrollment No./C.O.A No:-CA/1991/13699



SANJEEV SRI RAM & CO.
CHARTERED ACCOUNTANTS

502/506, JAGAT TRADE CENTRE,
FRASER ROAD
PATNA-800001
PH.-0612-2216201
B O:-Kolkata, Bengaluru, Patna, Delhi

QUARTERLY AUDIT REPORT ON STATEMENT OF ACCOUNTS

To,

KALAKRITI CONSTRUCTION

House No. 79, Gandhi Path,
Nehru Nagar, Patna-800013.

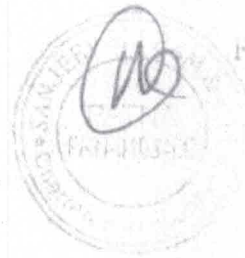
SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **KALAKRITI CONSTRUCTION** hereinafter referred to as the "Promoter" for the period from 01/01/2025 to 31/03/2025 with respect to project bearing Bihar RERA Registration Number BRERAP00359-1/371/R-175/2018

1. This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) Rules, 2017.
2. I/We have obtained all the necessary information and explanation from the Promoter/ Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Promoter for the period ended 31.03.2025 and hereby certify that:
 - i. The Promoter has/have completed 98% of the project till 31-03-2025 titled KALAKRITI'S LALBAGH project bearing RERA Registration No. BRERAP00359-1/371/R-175/2018 located at Mahuli Tola, Harnichak, Anisabad, Patna-800002.
 - ii. Rs. 55,16,000.00/- Amount collected during the period in question for this project.
 - iii. Amount withdrawn during the period for this project is Rs. 53,08,178.00/-
4. I/We Certify that the Promoter has collected Rs. 55,16,000.00/- amount for KALAKRITI'S LALBAGH project during the period from 01/01/2025 to 31/03/2025

Date: 14-04-2025

Place: Patna

UDIN : 25419694BMKVWF3929



FOR SANJEEV SRI RAM & CO.
Chartered Accountants

[Handwritten Signature]

CONSULTANT
Patna