

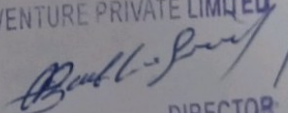
ANNEXURE-A

Quarterly Progress Report for Period oct-2024 to 15.12.2024 - (Year)

I. PARTICULARS OF PROMOTERS				
Promoter's Registration Number/ CIN No/ Partnership deed no/ LLP Details/ Any other registration with MSME or Govt. Bodies		Name of Firm Kumar heights venture private limited		
Firm Address		206, Hem Plaza Fraser Road, Patna-1		
Total Experience of promoter in Real Estate Sector				
Total Experience in Real Estate Sector after Implementation of RERA				
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	RERA/P00496-4/359/R-234(A)2018	Name of Project/Phase of Registered Project	DDL Atrium	
Name of Promoter	KUMAR HEIGHTS VENTURE PRIVATE LIMITED	Project Address	Plot No-898 and 899, Khata No-70, Thana No -36, Maun-Mustafapur, Sub-Division/ District- Dinapur Dist. - Patna	
Name of Co-promoter	DDL Infra Pvt. Ltd			
Project Registration is valid up to	31.08.2024 & A/F			
Starting date of Project or Phase of the Project	01.11.2018			
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	15.05.2028			
III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
2	1. 1 BHK		55	1. Booked/ Allotted - 8
	2. 2 BHK	1055		2. Sold - nil
	3. 3 BHK	1381/1418/1416/ 1093/901/949		
	4. Shop			
	5. Bungalow			
	6. Plot etc.			
IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES				
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages		
2	55	1. Booked/Allotted - 8		
		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	Insurance Date
1	NOC for Environment			
2	Fire NOC			
3	Water Supply Permission			
4	NOC for Airport Authority of India			
5	Other Approval(s), if any, required for the project			
VI. Construction Program 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)		Expected Completion date in (dd/mm/yy) Format
		BLOCK (A)	BLOCK (B)	
1.	Excavation (if any)	Completed	Completed	
2.	Basements (if any)	Completed	Completed	
3.	Podiums (if any)	N/A	N/A	
4.	Plinth	Completed	Completed	
5.	Stilt Floor	Completed	Completed	
6.	Slabs of Super Structure	Completed	Completed	
7.	Internal walls, Internal Plaster, Floorings, Doors and	Completed	Completed	
8.	Sanitary Fittings within the Flat/Premises.	Work in Progress 85%	Work in Progress 50%	
9.	Staircases, Lifts Wells and Lobbies at each Floor	Completed	80%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Work in Progress 85%	Work in Progress 80%	28.02.2025
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.	Work in Progress 80%	Work in Progress 80%	28.02.2025

KUMAR HEIGHTS VENTURE PRIVATE LIMITED

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) Formate
			BLOCK (A)	BLOCK (B)	
(1)	(2)	(3)	(4)		(5)
1.	Internal Roads & Footpaths	Yes	60%	60%	28.02.2025
2.	Water Supply	Yes	80%	80%	28.02.2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	70%	60%	28.02.2025
4.	Storm Water Drains	Yes	20%	20%	28.02.2025
5.	Landscaping & Tree Planting	Yes	30%	30%	28.02.2025
6.	Street Lighting	Yes	10%	10%	28.02.2025
7.	Community Buildings	No	N/A	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	No	N/A	N/A	
9.	Solid Waste Management & Disposal	No	N/A	N/A	
2.	Water Conservation / Rain Water Harvesting	Yes	30%	30%	28.02.2025
11.	Energy Management	Yes	35%	50%	28.02.2025
12.	Fire Protection and Fire Safety Requirements	Yes	80%	60%	28.02.2025
13.	Closed Parking	Yes	95%	70%	28.02.2025
14.	Open Parking	No	N/A	N/A	
15.	Electrical Meter Room, Sub- Station, Receiving Station	Yes	70%	70%	28.02.2025
16.	Others (Option to Add More)				
VIII. A EXTERNAL AND INTERNAL DEVELOPMENTS WORKS IN CASE OF PLOTTED DEVELOPMENT					
		Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)		Expected Completion date in (dd/mm/yy) Formate
1	Internal roads and footpath				
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				

KUMAR HEIGHTS VENTURE PRIVATE LIMITED

 DIRECTOR

IX. GEO TAGGED AND DATE PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING

S. No.	Particulars
1.	Front Elevation.
2.	Rear Elevation
3.	Side Elevation
4.	Photographs of each Floor

X. Financial Progress of the Project

S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No. 431705000743, 431705000744, 431705000745	
2.	Estimated Cost of the Project including land cost at the start of the project	10,06,49,729.60
3.	Estimated development cost of the project at the start of the project (Excluding Land Cost)	7,06,49,729.60
4.	Any variation in development cost which is declared at the start of the project	
5.	Amount received during the Quarter	
A	Equity Share Capital :-	
B	Loan :-	
C	From Customer :-	15,68,524.00
D	Other Means	9,86,841.00
6.	Actual Cost Incurred during the Quarter	17,33,686.00
7.	Net amount at end of the Quarter	29,81,788.00
8.	Total expenditure on Project till date	7,71,00,754.00
9.	Cumulative fund collected till the end of the quarter in question	8,00,82,542.00
10.	Cumulative expenditure done till the end of the quarter till the end of the quarter in question	7,71,00,754.00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS

A	List of Legal Cases (if any)- On Project / Promoter	N/A
1.	Case No.	
2.	Name of Parties	
3.	No of Execution cases against this project case no. Name of parties	
4.	No of Suo-Moto cases against this project case no. Name of parties	
5.	No of Certificate cases/ PDR against this project case no. Name of parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	

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.

Signature of Promoter

Name:

Date :

KUMAR HEIGHTS VENTURE PRIVATE LIMITED

DIRECTOR