Quarterly Progress Report for quarter ending June of 2024

ANNEXURE-A

(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	RERAP00496-4/359/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, Mauza-Mustafapur, Sub-Division/ District- Danapur, Dist,- Patna
Name of Co-promoter	DDL Infra Pvt Ltd		
Project Registration is valid up to	31 08 2024		
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: 1. Booked/Allotted - 8 2. Sold - NIL
2	55	-

V. DETAIKS 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	Issurance Date	Enclosed as Annexure No
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				

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VI. Construction Progress of the project						
1 Building / Wing / Layout Number			(To be added 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/yyyy) Formate
1	Excavation (if any)		Completed			
2	Basements (if any)		Completed			
3	Podiums (if any)		N.A.			
4	Plinth		Completed			
5	Stilt Floor		Completed			
6	Slabs of Super Structure		Completed			
7	Internal walls, Internal Plaster, Floorings, Doors and		Completed			
8	Sanitary Fittings within the Flat/Premises,		Work in Progress 55%			31 08 2024
9	Staircases, Lifts Wells and Lobbies at each Floor		Completed			
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.		Work in Progress 55%			31 08 2024
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.		Work in Progress 65%			31 08 2024

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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
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	60%	31.08.2024
2.	Water Supply	Yes	65%	31.08.2024
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	70%	31.08.2024
4.	Storm Water Drains	Yes	20%	31.08.2024
5.	Landscaping & Tree Planting	Yes	30%	31.08.2024
6.	Street Lighting	Yes	10%	31.08.2024
7.	Community Buildings	No	N A	
8.	Treatment and Disposal of Sewage and Sullage Water	No	N A	
9.	Solid Waste Management & Disposal	No	N A	
2.	Water Conservation / Rain Water Harvesting	Yes	30%	31.08.2024
11.	Energy Management	Yes	35%	31.08.2024
12.	Fire Protection and Fire Safety Requirements	Yes	60%	31.08.2024
13.	Closed Parking	Yes	95%	31.08.2024
14.	Open Parking	No	N A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	50%	31.08.2024
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENTS WORKSIN 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 Managment			

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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 :-	
D	Other Means	**26,80,300.00**
6.	Actual Cost Incurred during the Quarter	**25,56,013.00**
7.	Net amount at end of the Quarter	**1,85,863.00**
8.	Total expenditure on Project **till date**	**7,32,37,326.00**
9.	Cumulative fund collected till the end of the quarter in question	**7,34,23,189.00**
10.	Cumulative expenditure done till the end of the quarter till the end of the quarter in question	**7,32,37,326.00**

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 :

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