

QUARTERLY PROGRESS REPORT FOR RERA BIHAR

Jul - Sep, 2019

ABSTRACT

This report documents and describes the updates on project work progress, with updates on status of financials, bookings in the project along with status of the approvals for the quarter.

PROJECT NAME

RAUNAK GALAXY

PROMOTER NAME

RAUNAK VATIKA PVT. LTD.

RERA REGISTRATION NO.

BRERAP00202-1/142/R-117/2018



PROJECT QUARTERLY PROGRESS STATUS

Quarter: Jul-Sep, 2019

Project Description: A G+3 floors residential building consisting of 12 flats and 1 shop.

Progress Update of each Block/Wing separately

Overall construction has been completed. Majority of the allottees have executed registered conveyance deeds.

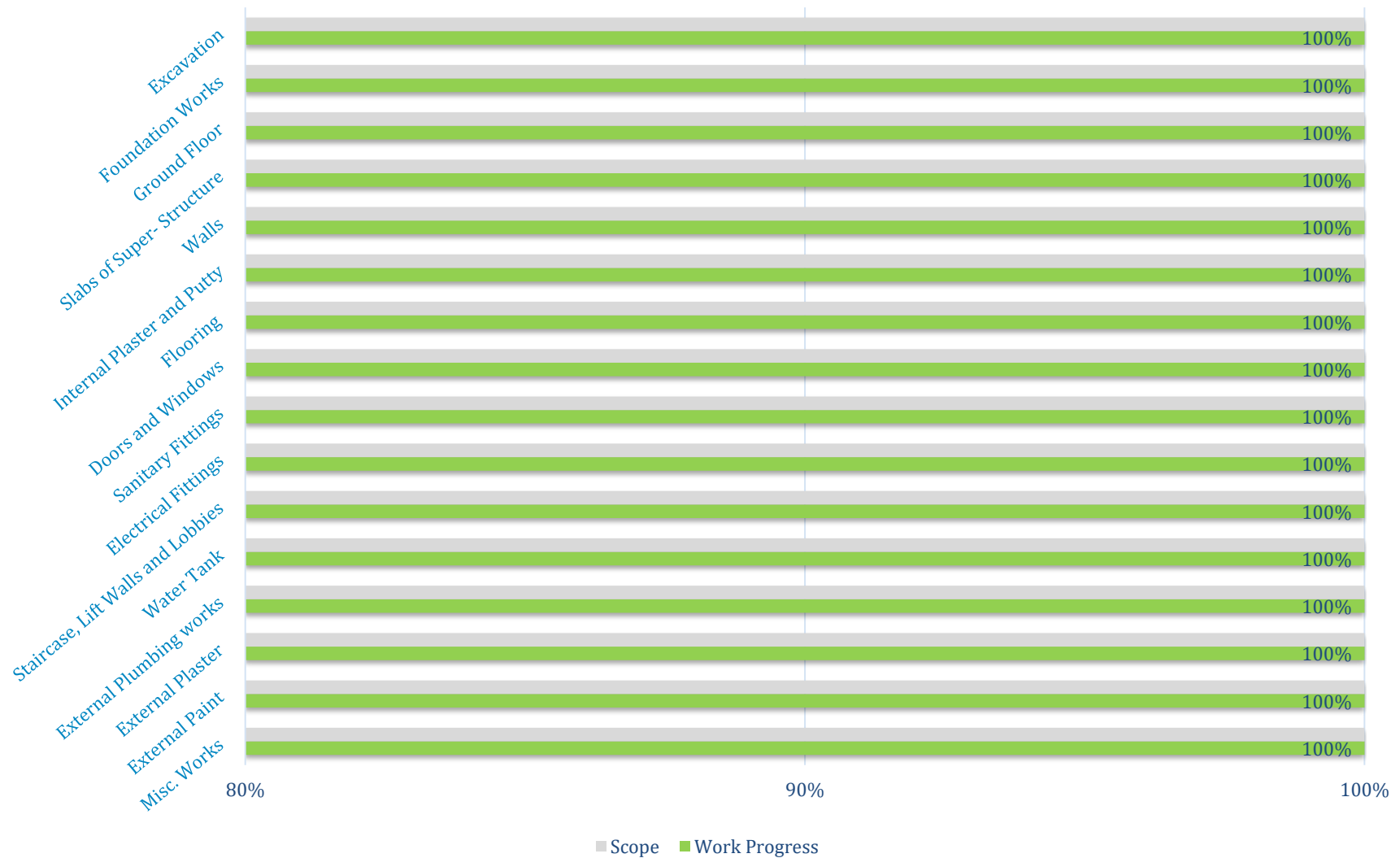
S. No.	Task/Activity	Applicable (Yes/No)	Percentage of Work Done	Remarks
1	Excavation	Yes	100%	Overall Excavation works complete.
2	Foundation Works	Yes	100%	Overall Foundation work complete.
3	Basement	No	-NA-	
4	Ground floor	Yes	100%	Overall Ground Floor complete.
5	Slabs of super- structure	Yes	100%	Overall Slab of super-structure work complete.
6	Walls	Yes	100%	Overall work complete.
7	Internal Plaster & Putty	Yes	100%	Overall works complete.
8	Flooring inside units and common areas	Yes	100%	Overall work complete.
9	Doors and Window to each of unit and common areas	Yes	100%	Door and window installation complete.
10	Sanitary fittings within the unit including water proofing and plumbing	Yes	100%	Overall work complete.
11	Electrical fitting within the unit	Yes	100%	Electrical installation complete and commissioning complete.
12	Staircase, lift walls and lobbies at each floor	Yes	100%	Overall structural work complete, and finishing works complete.
13	Water tank	Yes	100%	Overall work complete.

Progress Update of each Block/Wing separately

Overall construction has been completed. Majority of the allottees have executed registered conveyance deeds.

S. No.	Task/Activity	Applicable (Yes/No)	Percentage of Work Done	Remarks
14	External Plumbing works and completion of terrace with waterproofing of the building if specified.	Yes	100%	Overall work complete.
15	External Plaster	Yes	100%	Overall work complete.
16	External Paint	Yes	100%	Overall painting works complete.
17	Installation of lifts water pumps, Electricals fittings to the common areas, electro mechanic equipment, finishing to the entrance lobby, plinth protection, paving of areas, other requirements as may be required to obtain completion/occupancy certificate. (Misc. Works)	Yes	100%	All misc. works complete.

PROGRESS CHART



Progress Update for Common Areas, Facilities and Amenities in the Project

Overall works of common areas has been completed in all respect.

S. No.	Description	Applicable (Yes/No)	Percentage of Work Done	Remarks
1	Compound Walls	Yes	100%	Overall work complete.
2	Water supply	Yes	100%	Overall work complete.
3	Sewerage	Yes	100%	Overall work complete.
4	Transformer, Electrical Meter Rooms, Sub- Station	Yes	100%	Overall work complete.
5	Water conservation and rainwater harvesting	Yes	100%	Overall work complete.

Update on number and types of flats/plots booked during the quarter

S.No	Unit Type	Total No. of Units in builder's Share	No. of Flats / Plot Booked				No. of Garages/ Covered Parking Booked			
			Opening Balance	Booked in the quarter	Cancelled in the quarter	Closing Balance	Opening Balance	Booked in the quarter	Cancelled in the quarter	Closing Balance
1	2 BHK	2	2	0	0	2	2	0	0	2
2	3 BHK	4	4	0	0	4	4	0	0	4
3	Shop	1	1	0	0	1	1	0	0	1

Status of financials in the project up to 30th Sep, 2019

S.No.	Description	Amount (in Rs.)
1	Amounts received from allottees against booking of units(for builder's share)	1,36,63,979.00/-
2	Expenditure done towards completion of project	2,43,34,259.00/-

Status of Approvals**A. Approval Received**

S. No.	Description	Date of Receipt
1	Sanctioning of Building Plan	08.04.2016
2	RERA Registration	31.07.2018
3	Completion certificate (Copy attached herewith)	19.09.2019
4	Formation of Association of Allottees (Copy attached herewith)	22.10.2019

B. Approval Applied

S. No.	Description	Expected Date
1	Application for Occupancy certificate (Copy attached herewith)	17.10.2019

C. Approvals to be applied

S. No.	Description	Expected Date of application
NA	NA	NA

D. Modifications amendments or revisions, if any, issued by competent authority with regard to any sanctioned plans, layout plans, specifications, license, permit or approval for the project - NA

Project Site Photographs



FORM-XII
NOTICE (CERTIFICATE) OF COMPLETION
BYE LAWS NO.-15

From

MS. RAUNAK VATIKA PVT. LTD.
DIRECTOR: SRI. RAVINDRA KUMAR CHAUDHARY,
ADD.- 501, RAUNAK GARDEN, BALAJEE NAGAR,
NEAR TATA WORKSHOP, SAGUNA MORE, DANAPUR, PATNA.

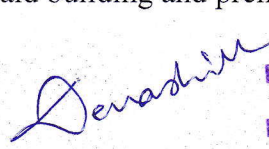
TO,

EXECUTIVE OFFICER
NAGAR PARISHAD DANAPUR NIZAMAT
DANAPUR.

Sir,

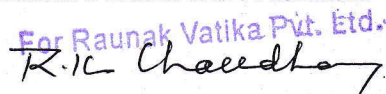
I hereby certify that the development, of erection with respect of Plot No.- 145, Khata No.-45, Tauzi No.-5292, Mauza.- Saguna, P.O.- Danapur Cantt, Thana No.-23, Village- Not Applicable, Mohalla- Balajee Nagar, behind Hi-Tech hospital, Ward No.- 11 of.NPDN Municipal Corporations/ Municipal Council/ Nagar Panchayats/ Metropolitan area/ Planning Area under.....Planning Authority/ Gram Panchayat areas covered under.....Development Plan/ Planning Authorities/ or Planning Scheme notified under Bihar Urban Planning and Development Act 2012 within the development plan area of has been supervised by me and has been completed(G+3) by the date 19/09/2019. according to the sanctioned plan (vide No. plan case no. 74/16-17 dated: 8/4/2016) and provisions of the Byelaws . Implementation of life safety provisions has been complied as mentioned in Byelaws 16(5). The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strictly, in accordance with the general and detailed specifications.

I/We hereby also enclose the plan and documents as required under these Byelaws and request to issue the occupancy permission for the said building and premises.

 **DEVASHISH**
Empaneled Architect
45/Arch/2015/NPDN
NAGAR PARISHAD DANAPUR
NIZAMAT

Signature of Technical Person

Name of the Technical Person: DEVASHISH

 **For Raunak Vatika Pvt. Ltd.**

Signature of the Owner(s) **Director**

Name of the Owner(s): RAVINDRA KUMAR CHAUDHARY

Address:

Date:

RAUNAK VATIKA PVT. LTD.

Regd. Office : 501, Raunak Garden Apartment, Balajee Nagar, Saguna More, Danapur, Patna-801503
E-mail : info@raunakvatika.in, Website : www.raunakvatika.in



Date.....

16/10/2016

To

Executive Officer

NAGAR PARISHAD DANAPUR NIZAMAT

DANAPUR

Subject:-Application for Occupancy Certificate

Dear Sir

We hereby request you to issue the Occupancy Certificate for the building known as "RAUNAK GALAXY" which is constructed over Plot No-145, Khata No-45, Tauzi No-5292, Mauza-Saguna, P.O.-Danapur, Thana No-23, Mohalla-Balajee Nagar, Behind Hi-tech hospital, Ward No-11, DANAPUR-PATNA. Approval for the same building was granted by your office vide plan case no 74/16-17 dated 08/04/2016

The (1) Completion certificate issued by the empanelled architect (2) drawing after the completion (3) Application for Sewage Connection (4) Copy of approved Map (5) Certification regarding Plumbing Work (6) Certification regarding Electrical work (7) Receiving of NOC from Fire dept (8) Installation of Lift (9) DD No-261010 for Rs 1000/- favouring "Executive Officer Nagar Paishad Danapur NIZAMAT" of the said building are attached herewith for your perusal.

Kindly issue the Occupation Certificate

Thanks and Regards

For Raunak Vatika Pvt. Ltd.

R. K. Chaudhary
Director

MEMORANDUM OF SOCIETY

- | | | |
|----|---------------------------|--|
| 1- | Name of Society | - RAUNAK GALAXY OWNER'S ASSOCIATION |
| 2- | Address of Society | -Room No-A , Ground Floor RAUNAK GALAXY-
Balajee Nagar, Near TATA MOTORS WORKS
Saguna More , DANAPUR-PATNA |
| 3- | Area of Operation | - PATNA |
| 4- | Membership of the Society | - |

1. Any of one person, who is/ are the owner of the residential Unit of "RAUNAK GALAXY" having it's clear title deed, shall be admitted by the managements Committee as member upon payment of Rs. 1500/- per month i.e. Rs. 18,000.00 per annum as membership fees of the society and Rs. 10,000/- as security as per deed of conveyance which shall be used as maintenance and water charges as may be fixed from time to time according to the super built up area of the unit held by the member.

Provided that father or mother or husband or wife or son or daughter if duly authorized by owner to represent the owner /member shall be deemed to alternate member and shall authorized to represent him in meeting and will be entitled to vote.

2. The patron and the secretary of the society shall be the nominee of owners.

Attested
A. Shok Prasad
22/10/19

Shok Prasad
Income Tax Office
Ward-6 (1), Patna

RAUNAK GALAXY OWNER'S ASSOCIATION

Ravi Kant Kumar.

PRESIDENT

RAUNAK GALAXY OWNER'S ASSOCIATION

Anish Kumar

SECRETARY

RAUNAK GALAXY OWNER'S ASSOCIATION

Alok Ranjan

TREASURER