PROJECT NAME – KHAJPURA GARDEN CITY

PROMOTER NAME –LUV KUSH HOMES & CONSTRUCTIONS PVT. LTD.

RERA REGISTARATION NO. BRERAP00275-2/202/R_1-749/2019

QUARTERLY PROGRESS REPORT FOR RERA, BIHAR

Period –OCT TO DEC-2022

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ANNEXURE-A

Quarterly Progress Report for quarter ending December of 2022 Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00275-2/202/R_1-749/2019	Name of Project/Phase of Registered Project	KHAJPURA GARDEN CITY
Name of Promoter	LUV KUSH HOMES AND CONSTRUCTIONS PVT. LTD.	Project Address	STATE BORING, LHOIYA PATH, JAGDEO PATH, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	31/12/2021		
Starting date of Project or Phase of the Project	29/08/2019		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -		70	1. Booked/ Allotted -38 2. Sold -

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III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

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

IV. 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)	
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%

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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.	Lift-100% Firefighting-100%

V. 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			
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4.	Storm Water Drains	YES	100%	
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	100%	

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9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	YES	100%	
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	100%	
13.	Closed Parking	YES	100%	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%	
16.	Others (Option to Add More)			

VI.	PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars	
1.	Front Elevation.	(Attach)
2.	Rear Elevation	(Attach)
3.	Side Elevation	(Attach)

VII.	Financial Progress of the Project	
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	917020073288874
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	1,22,61,500=00
4.	Actual Cost Incurred during the Quarter	2,04,30,513=40
5.	Net amount at end of the Quarter	14,37,916=15

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6.	Total expenditure on Project **till date**	13,97,68,743=40
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NO
2.	Name of Parties	NO
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.

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Mg. Director

Signature of Promoter

Name:

Date :

FORM NO. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date 10/01/2023

To,

The Jay Prakash (Name & Address of Promoter),
Khajpura Garden City, Lohiya Path
Jagdeopath, Patna

Subject: Certificate of Percentage of Work executed in the project

having 1 No. of Building(s)/ Narmada Wing(s) of the Phase 1
bearing the registration no. [Bihar RERA Registration Number] [illegible]
and being developed on the plot bearing CS No. 284, 283, 282, 277 Khata
no. 84, 107, 199, 1148 Soc
/Survey No. ...../Plot No. demarcated by its
boundaries (latitude and longitude of the end points) of the land
situated in Mauza-Sadikpur, Khajpura Village Block Patna Sadar
Division --- District Patna PIN 800014
Admeasuring 6755.73 sq.mts. Area being developed by the
promoter [Name] Luv Kush

Sir,

I, We Sidharth Kumar have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the Khajpura Garden City Building(s)/ Narmada Wing(s) of the Phas 1 Phase of the Project, Situated on the plot bearing C.S. No. ...../Survey No. ...../Plot No. 284, 283, 282, 277 Soci Mauza of Village Sadikpur Block Patna Sadar Division District Patna PIN 800014 admeasuring 6755.73 sq.mts. area being developed by [Promoter's Name] Luv Kush Homes & Coch Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s /Shri/Smt. Sidharth Kumar as L.S. / Architect;
   (ii) M/s /Shri/Smt. Brajesh kr as Structural Consultant
   (iii) M/s /Shri/Smt. Amrendra Kumar as Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) M/s /Shri/Smt. Piyush Kumar 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 B-RERAP00175-2/2021R1-749/2021 under 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 _____ (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	N / A
3.	Number of Podiums	N / A
4.	Stilt Floor	100 %
5.	Number of Slabs of Super Structure	ALL 100 %
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	100 %
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	100 %
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100 %
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100 %
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.	100 %

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		100 %	
2	Water Supply		100 %	

3	Sewerage (Chamber, lines, Septic Tank, STP)		100 %	
4	Storm Water Drains		100 %	
5	Landscaping & Tree Planting.		100 %	
6	Street Lighting		100 %	
7	Community Buildings		N/A	
8	Treatment and disposal of sewage and Sullage water		N/A	
9	Solid Waste management & Disposal.		100 %	
10	Water conservation, Rain water harvesting.		100 %	
11	Energy management		N/A	
12	Fire protection and fire safety requirements		100 %	
13	Electrical meter room, sub-station, receiving station.		100 %	
14	Others (Option to Add more).		N/A	

Yours Faithfully,

Sidharth Kumar

10/01/2023

(SIDHARTH KUMAR)

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

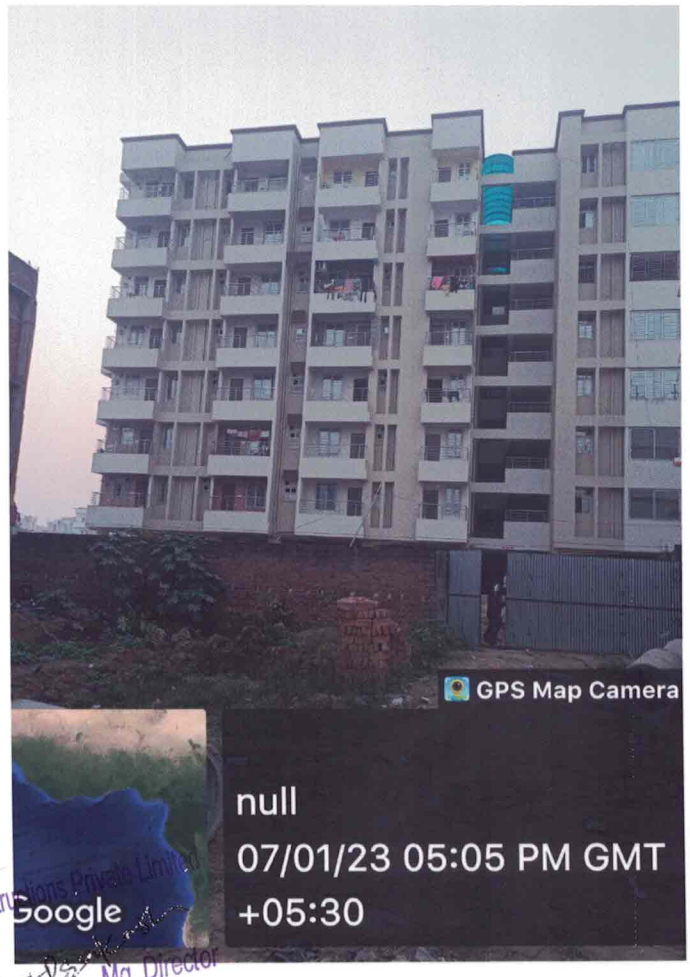
Sidharth Kumar
CA/2012/56978

(Registration No./license No. CA/2012/56978)

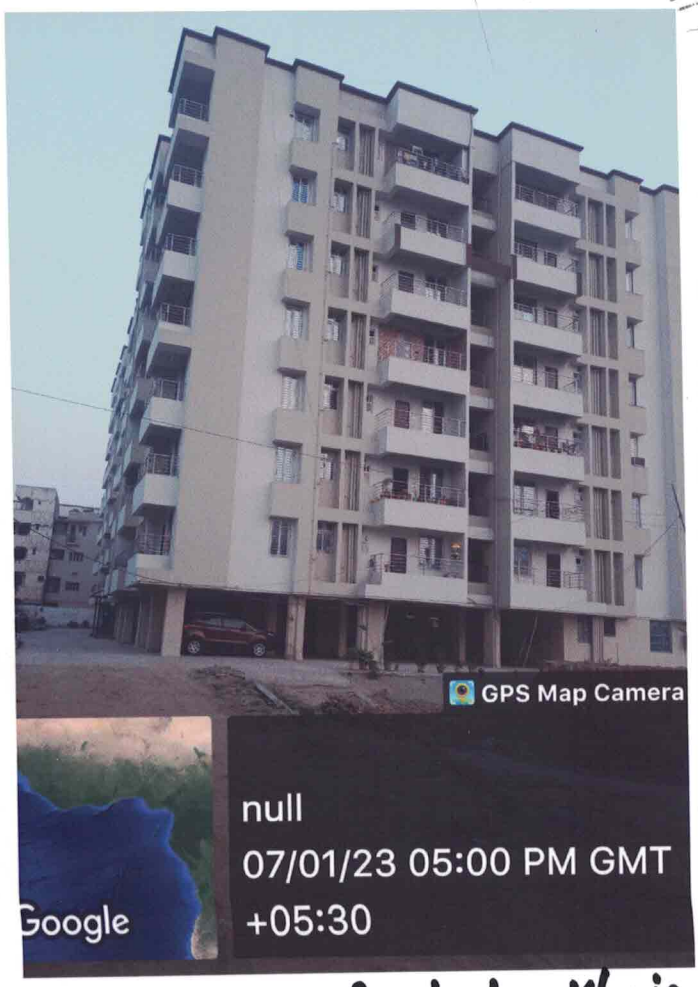
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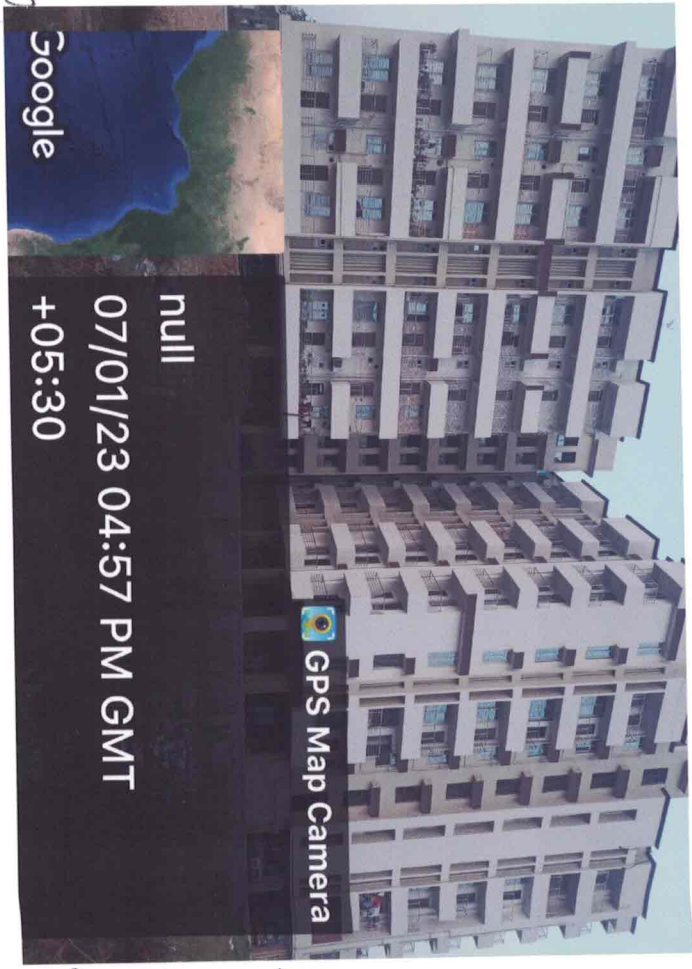
Promoter- Luv Kush Homes





Luv Kush Homes And Constructions Private Limited
Mg. Director





Project- Khajpura Gharden city.