LEMONS INFRASTRUCTURE CORPORATION LTD
CIN-U45201BR2012PLC017975/NSDL ISIN - INE0D4001018
Add- 301 ,DEVENDRA PLAZA, ROADNO-03
MAHESH NAGAR, PATNA. PIN -800023
Mobile - 9430043232 , Toll Free- 1800 - 345 - 6193
mail- info@lemonsinfra.com / www.lemonsinfra.com

Lemons
LIVE LIFE WITH LOVE

Date: Ref.No.:

Cover letter of "QPR"

No. LPC-02-22-23 Date:

To,
The Chairman
Real Estate Regulatory Authority,
6th floor, Bihar State Building Construction Corporation Campus,
Hospital Road , Hathikhana, Rajbansi Nagar, Patna, Bihar 800012

Subject: Submission of **Financial Quarterly Progress Report** for the quarter ended December, 2022 of project: **LEMONS PIOUS CITY, Vaishali.**

Ref.:- RERA Registration No. **BRERAP00807-1/129/R-1438/2022**, Project name: "Lemons Pious City" at Konhara Ghat Road, Chakwara near Ramchaura Mandir, Hajipur, vaishali.

Sir,

This is in continuation of our letter, vide our letter No. LPC-02-22-23 dated: 11-01-2023 containing Quarterly Progress Report for the Quarter ended in December, 2022, as per Real Estate Regulatory Authority, Bihar, chapter (IV) Rule 16 (D).

Financial Progress Report of the project: "Lemons Pious City" for the same quarter vide item no. **LPC-02-22-23** of the given QPR format is submitted herewith.

It is, however, important to note that the above –mentioned report with necessary enclosures and photographs has already been uploaded on the RERA website. If further required any clarification or details then please contact or mail us, we will provide documents for the same.

Thanks & Regards,
ons Infrastructure Corporation Ltd
For Lemons Infrastructure Corporation Limited
DIRECTOR
Amrendra Prasad Singh
(Director)

Encl.:
Financial Progress Report
Photograph attached in RERA website

ANNEXURE-A

Quarterly Progress Report for quarter ending December of 2022

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00807-1/129/R-1438/2022	Name of Project/Phase of Registered Project	Lemons Pious City
Name of Promoter	Lemons Infrastructure Corporation Limited	Project Address	Lemons Pious City, Konhara Ghat Road,ChakwaraNear Ramchaura Mandir, Hajipur, Vaishali
Name of Co-promoter			
Project Registration is valid up to	15-07-2027		
Starting date of Project or Phase of the Project	15-07-2022		
Type of Project or Phase of theProject	1. Residential 2. Commercial 3. Residential- cum-Commercial 4. Plotted project	Residential	
Period of validity of map by the Competent Authority	17-06-2022	17-06-2027 i.e. five year	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number ofApartments –
BL SINGH BLOCK (BLOCK- A)	1. 1 BHK 2. 2 BHK, 3. 3 BHK	12+4(EWS) 30+7(LIG) 24	6353 sq.ft. 26207 sq.ft. 22632 sq. ft.	160	1.(Booked-5) 1. (Allotted-0) 2. Sold - 0
RL SINGH BLOCK (BLOCK-B)	1. 1 BHK 2. 2 BHK, 3. 3 BHK	12+2(EWS) 30 24	5626 sq.ft. 21216 sq.ft. 22632 sq. ft.		
JANTA (BLOCK-C)	1. 1 BHK 2. 2 BHK	9 6	2955 sq.ft. 3498 sq.ft.		
	Shop Bunglow Plot/ Kids play school	0 0 1	1500 approx sq.ft.		

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 -	Car- 3 Motorcycle-2 0
Lemons Pious City	126 car parking + 57 Motorcycle parking		

IV. Construction Progress of the Project
1.Building / Wing / Layout Number R.L Singh, Block "B"(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)	R.L. Singh (Block – 'B'), completed 100%
2.	Basements (if any)	R.L. Singh (Block – 'B') **Ongoing (50%)**
3.	Podiums (if any)	Not yet started
4.	Plinth	Not yet started
5.	Stilt Floor	Not yet started
6.	Slabs of Super Structure	Not yet started
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Not yet started
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not yet started
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	5% at Basement Floor in Stair case & Lift
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Not yet started
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.	Not yet started

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	Yes	Not yet started	
2.	Water Supply	Yes	Not yet started	

3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	Not yet started	
4.	Storm Water Drains	NO	-	
5.	Landscaping & Tree Planting	Yes	Not yet started	
6.	Street Lighting	Yes	Not yet started	
7.	Community Buildings	Yes	Not yet started	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	-	
9.	Solid Waste Management & Disposal	NO	-	
10.	Water Conservation / Rain Water Harvesting	Yes	Not yet started	
11.	Energy Management	NO	-	
12.	Fire Protection and Fire Safety Requirements	Yes	Not yet started	
13.	Closed Parking	Yes	Started at basement floor	
14.	Open Parking	Yes	Not yet started	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	Not yet started	
16.	Others (Option to Add More) Park & Swimming pool	Yes	Not yet started	

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

VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)

(1)	(2)	(3)
1.	Project Account No.	040405009926
2.	Estimated Cost of the Project including land cost at the start of the Quarter	28,26,50,000/-
3.	Amount received during the Quarter	40,78,549.50/-
4.	Actual Cost Incurred during the Quarter	43,02,956.21
5.	Net amount at end of the Quarter	Negative Balance
6.	Total expenditure on Project **till date**	78,23,362.92
7.	Details of Mortgage or Charge, if any, created on the Land and the projects/ Director's own Fund	35,20,406.71

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	Zero
2.	Agreement for Sale	Five

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.

Lemon Infrastructure Corporation Ltd

Amrend

DIRECTOR

Signature of Promoter

Name: AMRENDRA PRASAD SINGH

Date: 11/01/23

Developer:-

LEMONS INFRASTRUCTURE CORPORATION LTD

Flat no :- 301,Devandra plaza,Maheshnagar,
Patna-800023
Bihar

Project:-

LEMONS PIOUS CITY

At Konhara ghat road,Chakwara near Ramchaura Mandir,
Hajipur, Vaishali





LEMONS PIOUS CITY

Developer:-

LEMONS INFRASTRUCTURE CORPORATION LTD

Flat no :- 301,Devandra plaza,Maheshnagar,
Patna-800023
Bihar

Project:-

LEMONS PIOUS CITY

At Konhara ghat road,Chakwara near Ramchaura Mandir,
Hajipur, Vaishali





R.L.Singh(Block 'B')