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

LIVE LIFE WITH LOVE

Date: Ref.No.:

"Cover letter of "QPR"

Ref No. LPC-04-24-25 Date:12-04-2025

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 March, 2025 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-04-24-25** dated: 12-04-2025 containing Quarterly Progress Report for the Quarter ended in March, 2025, as per Real Estate Regulatory Authority, Bihar, chapter (IV) Rule 16 (D) accordance with Regulation 8A Of Bihar RERA (General) Regulations,2021.

Financial Progress Report of the project : "Lemons Pious City" for the same quarter vide item no. **LPC- LPC-04-24-25** 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,
For Lemons Infrastructure Corporation Ltd
For Lemons Infrastructure Corporation Limited

Director

Amrendra Prasad Singh
(Director)

Encl.:
Financial Progress Report
Photograph attached in RERA website

FORM-7 [REGULATION-9]

Quarterly progress report for 4th quarter ending January - March 2025

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	BRERAP00807-1/129/R-1438/2022	Name of Firm	Lemons Infrastructure Corporation Ltd
Firm Address :	301, Devendra Plaza, Maheshnagar Road No-03 Patna, Bihar-800024		
Total Experience of promoter in Real Estate sector	Our director sir have deep knowledge in this sector as he is working in this sector **from 2010** with other partners in patna & delhi . Also as Lemons Infrastructure Corporation Ltd incorporated in 2012 but he is busy to complete other project and also in Bihar there was so many issue like said local authority. So, finally in 2022 Lemons Pious City launch with all legal formalities.		
Total Experience in Real Estate after Implementation of RERA	Six year (As our Director sir is involve in other project's maintenance sales & investment.		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	0	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	0	

II. 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 Ltd	Project Address	Lemons Pious City, Konhara Ghat Road, Chakwara Near Ramchaura Mandir, Hajipur, Vaishal
Name of Co-promoter			
Project Registration is valid up to	15-07-2027		
Starting date of Project or Phase of the Project	22-07-2022		
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	17-06-2027		

LEMONS INFRASTRUCTURE CORPORATION LTD. PATNA

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total number of sanctioned apartments	Total Number of Apartments in Promoter's share -94	Total Number of Apartments in Landowner's share -66
BL SINGH BLOCK (BLOCK - A)	4. 1 BHK	12+4(EWS)	6353 sq.ft.	160	1. Booked / Allotted – 21+3=24	3. Booked/ Allotted- 2
		30+7(LIG)	26207 sq.ft.			
	5. 2 BHK	24	22632 sq.ft.			
	6. 3 BHK	12+2(EWS)	5626 sq.ft.			
		30	21216 sq.ft.			
RL SINGH BLOCK (BLOCK-B)	1. 1 BHK	24	22632 sq.ft.		2. Sold- 0	
	2. 2 BHK	9	2955 sq.ft.		Percentage of booking :- 24.10 3.9%	Percentage of booking :- 3.03%
	3. 3 BHK	6	3498 sq.ft.			
JANTA(BLOCK-C)	1. 1 BHK	0				
	2. 2 BHK	0				
	Shop	1	1500 approx sq.ft.			
	Bungalow Plot/ Kids Play school					

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Lemons Pious City	110 Car parking + 57 motorcycle	1. Booked/Allotted -	14 car parking+ 10 motorcycle
		2. Sold -	0

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	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	Attached with registration application			
2.	Fire N.O.C.	Attached with registration application			
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.				

LEMONS INFRASTRUCTURE CORPORATION LTD. PATNA

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 40/2022 dated on 17-06-2022 (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/yyy) Format
1.	Excavation (if any)	R. L Singh (Block- 'B'), Complete 100% & B.L Singh (Block- 'A'), Complete 100%	Completed
2.	Basements (if any)	R.L Singh (Block- 'B'), Complete 100% & **B.L Singh (Block- 'A'), Complete 100%**	Completed
3.	Podiums (if any)	On going concreted 100%	Completed
4.	Plinth	Basement Floor of B.L Singh Block- "A" and R.L Singh Block-"B"	Completed
5.	Stilt Floor	R.L Singh (BLOCK-'B') Column Done & **B.L Singh (BLOCK-'A') Roof Completed**	Completed
6.	Slabs of Super Structure	Completed	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Not yet started	30-09-2024
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not yet started	30-12-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% at Basement Floor in Staircase & Lift and floor-wise ongoing	30-09-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	One submersible for R.L Singh (Block- 'B') installed and full basement area structure done with waterproofing'	30-09-2026

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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 me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	Installed water pumps for R.L Singh (Block- 'B') and completed structure at basement with Lift & Stair of R.L Singh (Block- 'B')	30-03-2027

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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	Not yet started	30-06-2026
2.	Water Supply	Yes	Install Water Pump For R.L Singh Block- "B"	30-12-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	Not yet started	30-06-2026
4.	Storm Water Drains	No	-	
5.	Landscaping & Tree Planting	Yes	Not yet started	30-06-2026
6.	Street Lighting	Yes	Not yet started	30-12-2026
7.	Community Buildings	Yes	Not yet started	30-06-2026
8.	Treatment and Disposal of Sewage and Sullage Water	No	-	30-12-2026

BIHAR INFRASTRUCTURE CORPORATION PATNA

9.	Solid Waste Management & Disposal	No	-	-
10.	Water Conservation / Rain Water Harvesting	Yes	Not yet started	30-06-2026
11.	Energy Management	No	-	-
12.	Fire Protection and Fire Safety Requirements	Yes	Not yet started	30-12-2026
13.	Closed Parking	Yes	Complete basement floor of R.L Singh (Block 'B') And B.L Singh (Block "A")	30-12-2024
14.	Open Parking	Yes	Not yet started	30-03-2027
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	Not yet started	Fitted at every floor at side wall of Lift shaft
16.	Others (Option to Add More)	Yes	Not yet started	

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	No	-	
2.	Water Supply	No	-	
3.	Sewerage Chambers Septic Tank	No	-	
4	Drains	No	-	
5.	Parks, Land Scaping and Tree Planting	No	-	
6.	Street Lighting	No	-	
7.	Disposal of sewage & sullage water	No	-	
8.	Water conservation/Rain Water Harvesting	No	-	
9.	Energy Management	No	-	

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IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Attached with Geo tagging
	2.	Rear Elevation	Attached with Geo tagging
	3.	Side Elevation	Not applicable
(B)		Photograph of each floor	Not applicable

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	040405009926
2.	Estimated Cost of the Project including land cost at the start of the Project	28,26,50,000.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	23,00,00,000.00
4.	Any Variation in Development Cost which is declared at the start of the Project .	Not yet calculated
5.	Amount received during the Quarter	31,01,085.00
6.	Actual Cost Incurred during the Quarter	24,24,897.30
7.	Net amount at end of the Quarter	1,26,018.06
8.	Total expenditure on Project **till date**	3,87,27,161.35
9.	Cumulative fund collected till the end of Quarter in question	4,25,41,579.19
10.	Cumulative expenditure done till the end of Quarter in question	4,28,02,568.66

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
	Collected as loan from Director and Shareholder - Rs. 40,75,407.71

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XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	Not yet started
2.	Agreement for Sale	7 Registered through Registry Office Hajipur
3.	No. of possessions given to allottees	Not yet started
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?-NO		

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my 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.

For Lemons Infrastructure Corporation Ltd

Signature of Promoter

Director

Amrendra Prasad Singh

Date: 12-04-2025

Developer:-

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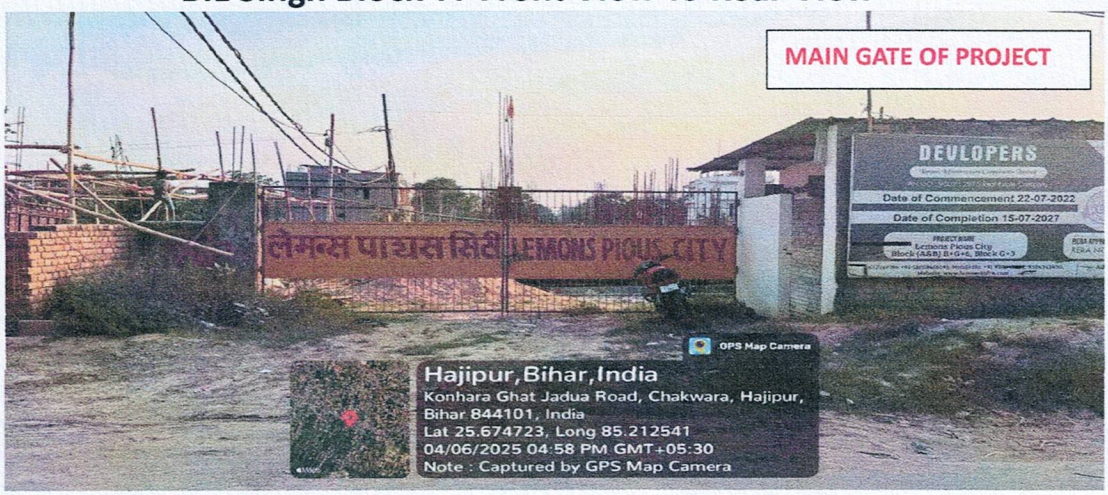
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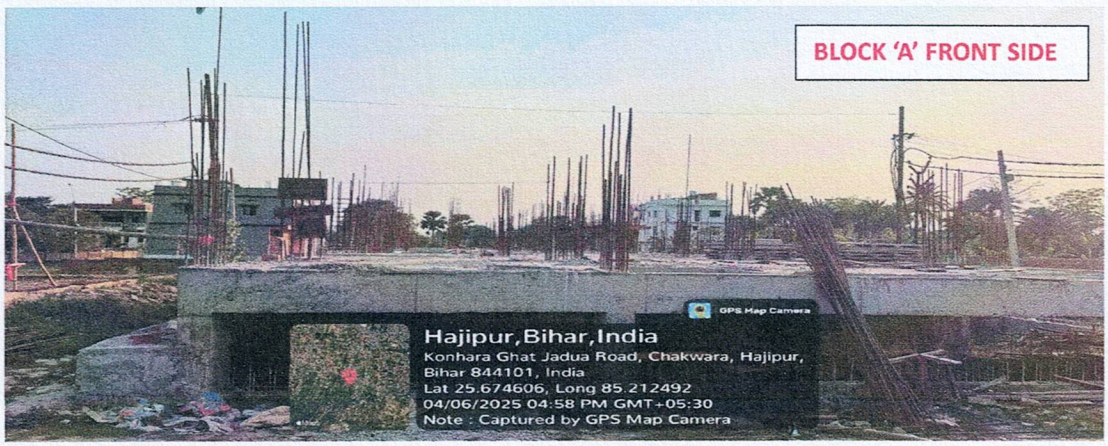
Project:-

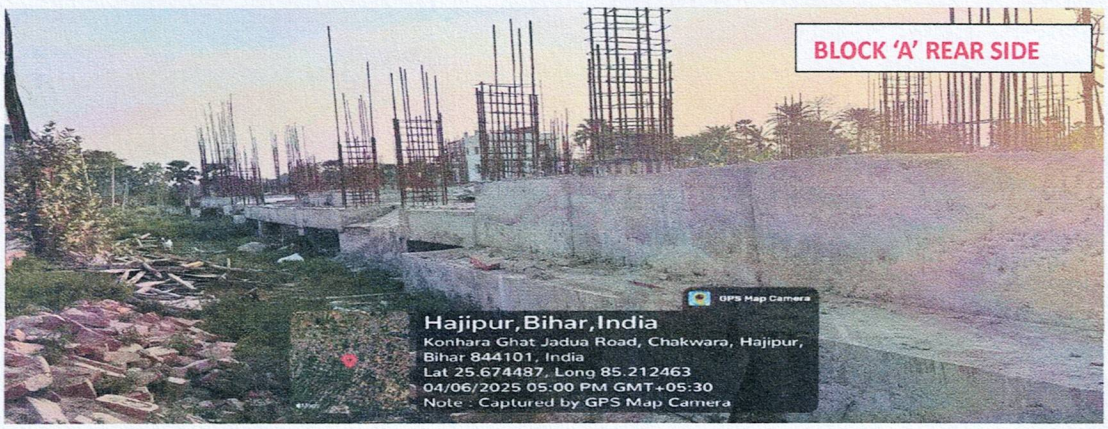
LEMONS PIOUS CITY

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

B.L Singh Block 'A' Front View To Rear View







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Developer:-

LEMONS INFRASTRUCTURE CORPORATION LTD

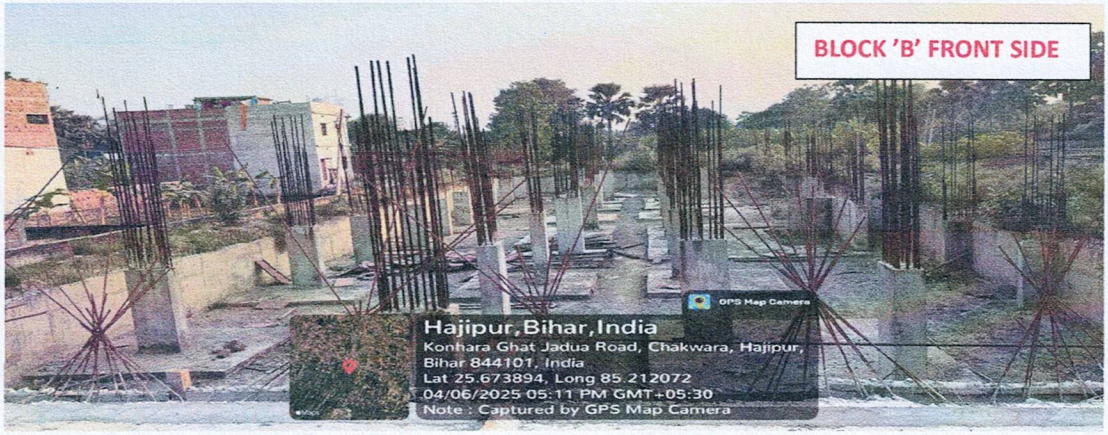
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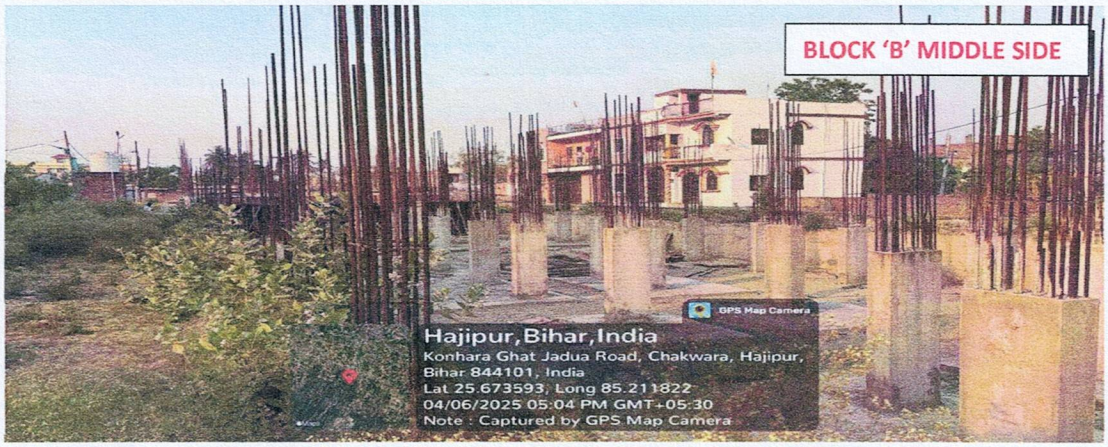
Project:-

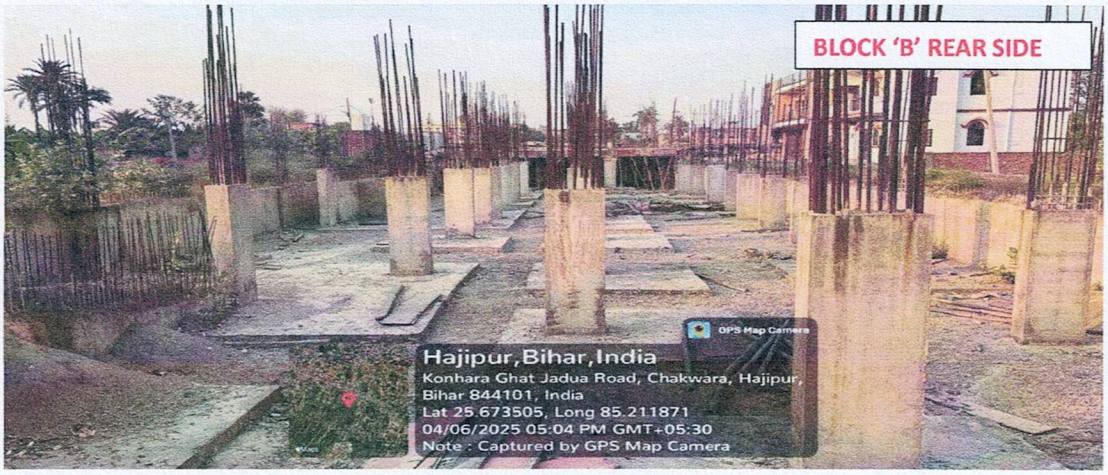
LEMONS PIOUS CITY

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

R.L Singh Block 'B' Front View To Rear View







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