QUARTERLY PROGRESS REPORT FOR RERA BIHAR

Jan – Mar, 2021

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

INDRALOK PALACE

PROMOTER NAME

RAJAN BUILDCON Pvt. Ltd.

RERA REGISTRATION NO.

BRERAP01064-1/751/R-348/2019

Report Drafted by Limpid Construction Consulting LLP using information provided by promoter

PROJECT QUARTERLY PROGRESS STATUS

Quarter: Jan – Mar, 2021

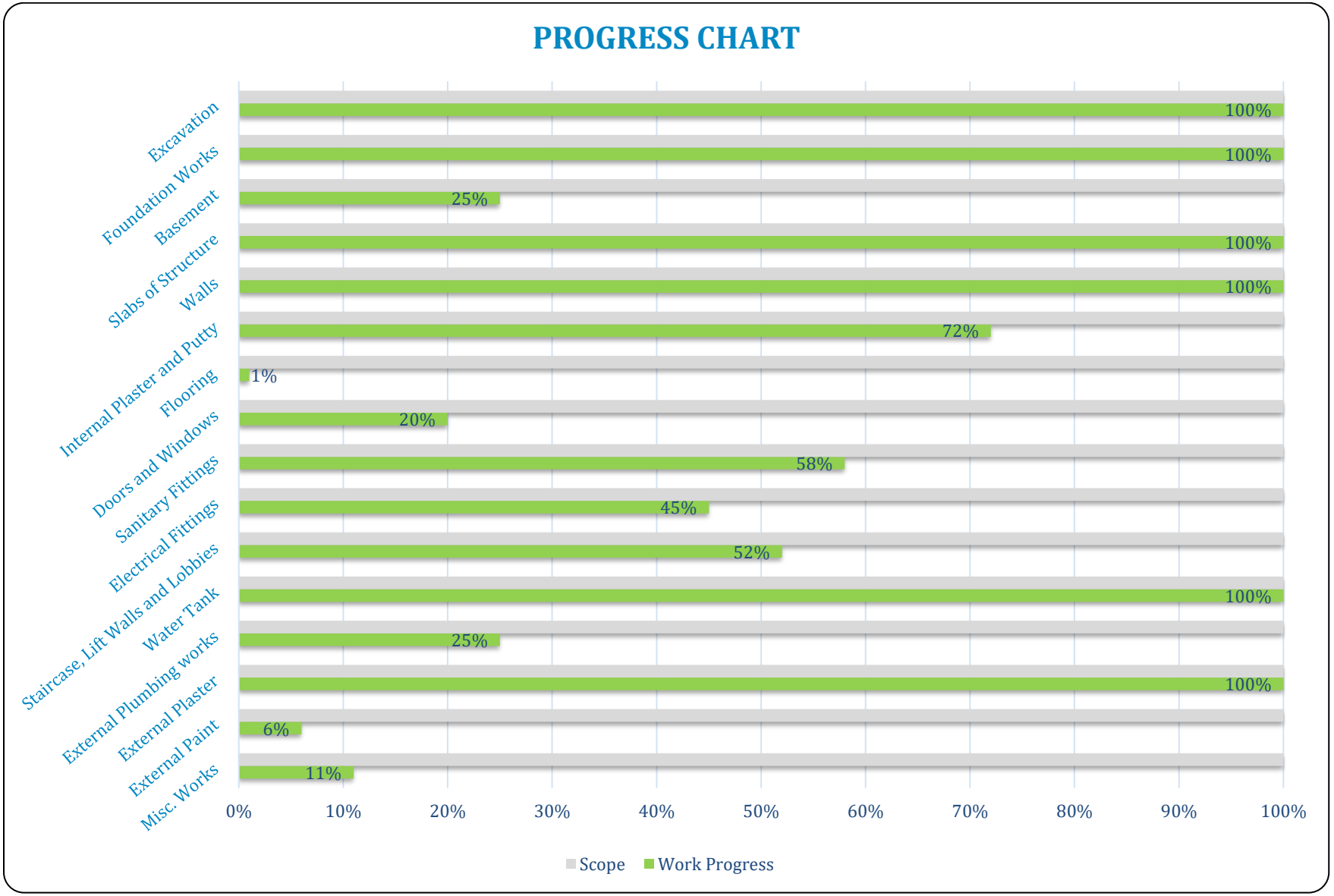
Project Description: *A B+G+5F residential building consisting of 52 flats*.

Progress Update of each Block/Wing separately

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 works complete
3	Basement	Yes	25%	Retaining wall complete. Soling and PCC works yet to be done and finishing works yet to be done.
4	Slabs of structure	Yes	100%	Overall Slab Casting Complete.
5	Walls	Yes	100%	Overall Brickwork Complete.
6	Internal Plaster& Putty	Yes	72%	Internal Plastering Work near about to completion.
7	Flooring inside units and common areas	Yes	1%	Flooring work start in Bathroom.
8	Doors and Window to each of unit and common areas	Yes	20%	Door frame installation near about to completion.
9	Sanitary fittings within the unit including water proofing and plumbing	Yes	58%	Internal SWR, CPVC, Waterproofing work complete.
10	Electrical fitting within the unit	Yes	45%	Electrical conduit work complete.
11	Staircase, lift walls and lobbies at each floor	Yes	52%	Stair case, lift wall & lobby structure almost complete finishing work under progress in full swing.
12	Water tank	Yes	100%	Overall water tank work complete.
13	External Plumbing works and completion of terrace with waterproofing of the building if specified.	Yes	25%	Terrace Waterproofing work under progress in full swing.
14	External Plaster	Yes	100%	Overall External Plastering work complete.

Progress Update of each Block/Wing separately

S. No.	Task/Activity	Applicable (Yes/No)	Percentage of Work Done	Remarks
15	External Paint	Yes	6%	1 coat back & left elevation putty work complete.
16	Installation of lifts water pumps, firefighting fittings as NOC, Electricals fittings to the common areas, electro mechanic equipment, finishing to the entrance lobby, plinth protection, paving of areas, compound walls and other requirements as may be required to obtain completion/occupancy certificate. (Misc. Works)	Yes	11%	Submersible pump has been installed.


PROGRESS CHART
Excavation
Foundation Works
Basement
Slabs of Structure
Walls
Internal Plaster and Putty
Flooring
Doors and Windows
Sanitary Fittings
Electrical Fittings
Staircase, Lift Walls and Lobbies
Water Tank
External Plumbing works
External Plaster
External Paint
Misc. Works
100%
100%
25%
100%
100%
72%
1%
20%
58%
45%
52%
100%
25%
100%
6%
11%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Scope
Work Progress

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

S. No.	Description	Applicable (Yes/No)	Percentage of Work Done	Remarks
1	Compound Walls	Yes	20%	Wall construction complete up to a certain height and level.
2	Water supply	Yes	50%	Boring works complete and supply pipes installation balance.

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	3 BHK	15	11	1	0	12	11	1	0	12
2	2 BHK	11	3	0	0	3	3	0	0	3

Note: Due to clerical error, the no. of 3 BHK booked till previous qtr. was shown as 11 instead of 12 and the no. of 2 BHK booked till previous qtr. was shown as 3 instead of 2.

Status of financials in the project up to 31st March, 2021

S.No.	Description	Amount (in Rs.)
1	Amounts received from allottees against booking of units(for builder's share)	6,05,98,729.20/-
2	Expenditure done towards completion of project	7,49,40,788.00/-
3	Balance in Designated Bank A/c as on this quarter end	1,07,16,215.45/-

Status of Approvals

A. Approval Received

S. No.	Description	Date of Receipt
1	Provisional Fire Clearance	12.07.2017
2	Sanctioning of Building Plan	17.11.2018
3	RERA Registration	21.01.2019

B. Approval Applied

S. No.	Description	Expected Date
NA	NA	NA

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



