

Quarterly Progress Report for Rera, BIHAR**FORM - 7
(Regulation-9)****Quarterly progress report for quarter ending December, 2022**

I. Particulars of Project			
Project Registration Number	BRERAP00506-1/396/R-198/2018	Name of Project/Phase of Registered Project	Kunti Enclave
Name of Promoter	Indralok Construction		
Name of Co-Promoter	NA	Project Address	Plot no. 1427, Khata no: 457 (P), Thana no: 09, Mauza: Sheikhpura, Shastri Nagar, Patna
Project Registration is valid upto	31.03.2022		
Starting date of Project or phase of the project	30.06.2018		
Type of Project or Phase of the Project	Residential Project		
Period of validity of map by the Competent Authority	3 Years		

II. Disclosure of Sold/Booked Inventory of Apartments						
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total number of Apartments-	
Single Unit Residential Building	1. 1 BHK				1. Booked	6
	2. 2 BHK				/Allotted	
	3. 3 BHK	√	33070.08	30	2. Sold	5
	4. Shop					
	5. Bungalow					
	6. Plot etc.					

Note: 16 Nos of Flat/Apartment in Builder's Share

III. Disclosure of Sold/Booked Inventory of Garages			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Single Unit Residential Building	30	1. Booked/Allotted	6
		2. Sold	5

Note: 16 Nos of Garages in Builder's Share

IV. Details of Building Approvals					
Sl.no.	Name of the Approval/NOC.Permission/Certificate	Issuing Authority	Applied Date	Issuance Date	Enclsod as Annexure No.
1	NOC for Enviroment				
2	Provisional Fire NOC/Clearance	Already Submitted at the time of Registration.			
3	Water Supply Permission				
4	NOC from Airport Authority of India	Already Submitted at the time of Registration.			
5	Sanction of Building Plan	Already Submitted at the time of Registration.			

V. Construction Progress of the Project**1. Plan Case No. P/Shekhpura/PRN/B+G+6/141/2016**

Sl.no.	Task / Activity	Percentage of work done	Remarks
1	Excavation	100%	Overall excavation works complete.
2	Foundation Works	100%	Overall foundation works complete.
3	Basement	92%	Soling and PCC works has completed and finishing works has started. Waterproofing works completed.
4	Slabs of structure	100%	Slab casting upto terrace floor completed.
5	Walls	100%	Brickwork completed.
6	Internal Plaster & Putty	98%	Plastering works completed and putty works going on.
7	Flooring inside units and common areas	97%	Flooring works completed on 1st to 6th Floor. Ground Floor and Some common area works going on.
8	Doors and Window to each of unit and common areas	90%	Door and Window frame installation complete upto 6th floor. Door and window glass of Flats has been completed, some common area works going on..
9	Sanitary fittings within the unit including water proofing and plumbing	95%	SWR, CPVC and Waterproofing and koba works and Indian WC installation complete. Some Misc. work to be done.
10	Electrical fitting within the unit	98%	Electrical conduiting works,wiring work and Switch Fixing has completed.
11	Staircase, lift walls and lobbies at each floor	100%	Overall work has completed.
12	Water tank	100%	Overall Water tank Structure work complete.
13	External Plumbing works and completion of terrace with waterproofing of the building if specified.	98%	External Pipe line and main pipe line work has completed, Terrace waterproofing work has completed, some work going on.
14	External Plaster	100%	Overall external plastering work complete.
15	External Paint	92%	External texture work and primer has completed. Painting work going on.
16	Installation of lifts, water pumps, firefighting fittings and equipment as per CFO NOC, Electricals fittings to the common areas, Mechanical equipment, compliance to conditions of enviroment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/wing, compound walls and all other requirements as may be required to complete project as per specification in AOS.	90%	Submersible Pump is installed, Fire fighting works almost completed, Installation of lift has almost completed, Electric work in common area has approx completed, Compound walls has completed and plaster work has Completed, Putty work has Completed, Paver laying work has completed.

VI. Amenities and common area and external infrastructure development works				
Sl.no.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths	No		
2	Water Supply	Yes	100%	Boring work completed.
3	Sewerage (Chamber, Line, Septic, STP)	Yes	100%	Overall Sererage Work Completed
4	Storm water drains	No		
5	Landscaping & Tree Planting	Yes	80%	Landscaping work completed and tree planting works going on.
6	Street Lighting	No		
7	Community Buildings	No		
8	Treatment and Disposal of sewage and sullage water	Yes	100%	Septic tank and Chamber has completed.
9	Solid Waste Management & Disposal	No		
10	Water Conservation/Rain Water Harvesting	Yes	100%	Rain Water Harvesting work has complete
11	Energy Management	No		
12	Fire Protection and Fire Safety Requirements	Yes	95%	Fire Safety Equipments installed.
13	Closed Parking/Covered Parking	Yes	70%	Structure and plaster of Covered Parking completed. Other work yet to start.
14	Open Parking	No		
15	Electrical Meter Room, Sub Station, Receiving Station	Yes	100%	Electrical Meter Room has completed.

VII. Geo Tagged and Date Photograph of (Each Block) of the Project			
(A)	Sl.no.		
	1	Front Elevation	31.12.2022
	2	Rear Elevation	
	3	Side Elevation	31.12.2022
(B)		Photograph of each floor	02.01.2023

VIII. Financial Progress of the Project		
Sl.no.	Particulars	Amount
1	Project Account No.	00030200001236
2	Estimated Cost of the Project Including land cost at the start of the project	60000000.00
3	Amount received during the Quarter (Including GST)	9967169.00
4	Actual Cost Incurred during the Quarter	5104063.81
5	Net amount at end of the Quarter (Including GST)	57813249.00
6	Total expenditure on Project till date	72290578.96
7	Cumulative fund collected till the end of Quarter in question	
8	Cumulative expenditure done till the end of Quarter in question	

IX. Details of Mortgage of Charge if any Created	
Not Applicable	

X. 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	5
2	Agreement for Sale	2

XI. Percentage of work along with Milestone Chart	
Weather the project in progress is as per time schedule or lagging behind?	
Project has lagging behind due to pendemic of covid and lock down, but we are trying our best and will complete the project up to February - 2023.	

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 INDRALOK CONSTRUCTION
Sanjeev Sharan
PARTNER

Signature of Promoter

Name: Sanjeev Sharan

Date: 11.02.2023



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