QUARTERLY PROGRESS REPORT FOR RERA BIHAR

Jan – Mar, 2022

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 GARDEN

PROMOTER NAME

INDRALOK CONSTRUCTIONS

RERA REGISTRATION NO.

BRERAP00506-3/977/R-669/2019

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

PROJECT QUARTERLY PROGRESS STATUS

Quarter: Jan – Mar, 2022

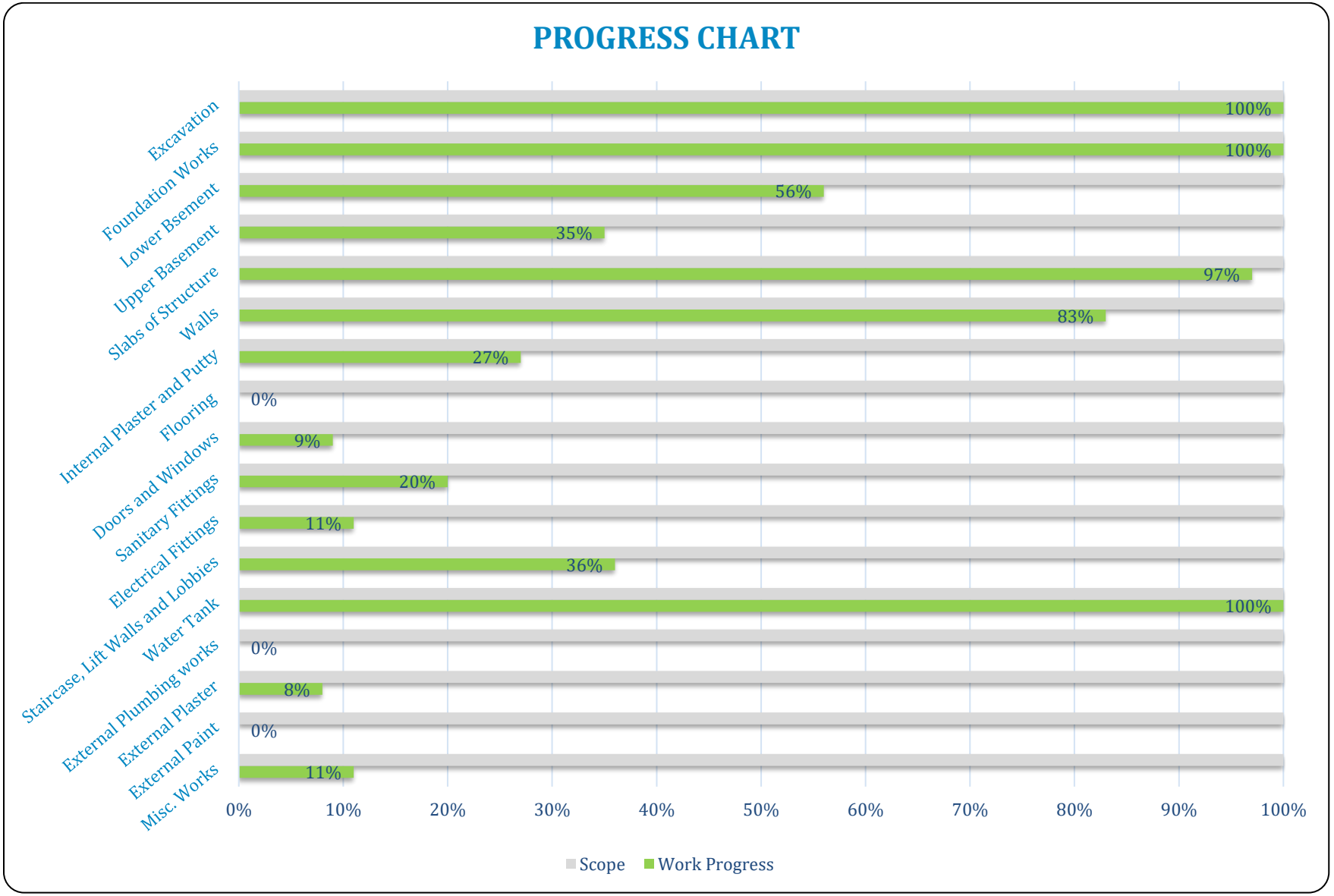
Project Description: *A mixed use Real Estate project consisting of LB+UB+G+4 Floors. The project has 12 flats premium 3 BHK flats and shops and offices.*

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	Lower Basement	Yes	56%	Ramp construction complete. Retaining wall construction is complete. Waterproofing complete.
4	Upper Basement	Yes	35%	Ramp has been Constructed.
5	Slabs of structure	Yes	97%	Overall slab casting works complete.
6	Walls	Yes	83%	Brickwork till 4th floor completed.
7	Internal Plaster & Putty	Yes	27%	Plaster works started
8	Flooring inside units and common areas	Yes	0%	
9	Doors and Window to each of unit and common areas	Yes	9%	Door frame installation started
10	Sanitary fittings within the unit including water proofing and plumbing	Yes	20%	SWR and CPVC works under progress
11	Electrical fitting within the unit	Yes	11%	Conduit laying started
12	Staircase, lift walls and lobbies at each floor	Yes	36%	Staircase structure complete till terrace floor, lift wall and lobby complete on 2nd 3rd and 4th floor. Lobby finishing started
13	Water tank	Yes	100%	Water tank construction works complete.

Progress Update of each Block/Wing separately

S. No.	Task/Activity	Applicable (Yes/No)	Percentage of Work Done	Remarks
14	External Plumbing works and completion of terrace with waterproofing of the building if specified.	Yes	0%	
15	External Plaster	Yes	8%	Front elevation works started
16	External Paint	Yes	0%	
17	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
Lower Bsement
Upper 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%
56%
35%
97%
83%
27%
0%
9%
20%
11%
36%
100%
0%
8%
0%
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	50%	Compound wall brickwork erection has already been done. Finishing works yet to start.
2	Water supply	Yes	40%	Boring works complete and supply pipes installation balance.

Update on number and types of flats/units booked during the quarter

S.No	Unit Type	Total No. of Units in builder's Share	No. of Flats / UnitsBooked				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	7	1	0	0	1	1	0	0	1
2	Shop	1	0	0	0	0	0	0	0	0
3	Office	1	0	0	0	0	0	0	0	0

Status of financials in the project up to 31st March, 2022

S.No.	Description	Amount (in Rs.)
1	Amounts received from allottees against booking of units(for builder's share) (Incl GST)	66,00,000.00 /-
2	Expenditure done towards completion of project	2,56,26,128.92 /-

Status of Approvals

A. Approval Received

S. No.	Description	Date of Receipt
1	Provisional fire clearance	28.12.18
2	Sanctioning of Building Plan	25.04.19
3	RERA Registration	19.06.19

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

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