Lovely Rani Constructions Private Ltd

Regd. Office: 301 - Raj Krishna Apartment, East Boring Canal Road Patna, 800001

CIN: U45200BR2010PTC015880

PROJECT: PEARL AVENUE

RERA NO:- BRERA P00892-1/630/R-562/2019

QUARTERLY REPORT FROM 01-10-2021 to 31-12-2021

1	**QUARTERLY UP-TO-DATE STATUS OF THE PROJECT (PHYSICALLY AND FINANCIALLY)**		
	STATUS OF THE PROJECT		PEARL AVENUE Digha, Patna
		Status of construction of each building with photographs	All works completed.**(Photo Graph Attached)**
		Status of construction of each floor with photographs	Ground Floor (**Photo Graph Attached)** 1st Floor All Work Completed (**Photo Graph Attached)** 2nd Floor All Work Completed (**Photo Graph Attached)** 3rd Floor All Work Completed (**Photo Graph Attached)** 4th Floor All Work Completed (**Photo Graph Attached)** Roof Top All work comleted (**Photo Graph Attached)**
		Status of construction of internal infrastructure and common areas with Photographs	Ground Floor (**Photo Graph Attached)** 1st Floor All Work Completed (**Photo Graph Attached)** 2nd Floor All Work Completed (**Photo Graph Attached)** 3rd Floor All Work Completed (**Photo Graph Attached)** 4th Floor All Work Completed (**Photo Graph Attached)** Roof Top (**Photo Graph Attached)** **Transformer, Generator ,CCTV & Lift Installation is completed & Commissioned.**
		Details of the fund received through booking or other means (Equity, loan etc), money spent, balance available, the proposed plan for sourcing the funds etc	(a) Amount received through booking is **Rs. 1,68,23,000/-** ***(A/c No:163011100004711, in Lovely Rani Constructions (P) LTD (PEARL AVENUE) Project Account).*** *(b)* Money spent on above mentioned Construction works is **Rs 1,06,54,871/-** ***(Through A/c No: 163011100004711 i.e through Lovely Rani Constructions (P) LTD (PEARL AVENUE) Project Account).*** *(c)* Balance Available is **Rs. 61,68,129/-** in ***A/c No:163011100004711 in Lovely Rani Constructions (P) LTD (PEARL AVENUE) Project Account).*** (d) All works is completed and Completion report is given to Patna Municipal Corporation on 31.12.2021 **(Attached copy)**

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2	**QUARTERLY UP-TO-DATE THE LIST OF NUMBER AND TYPES OF APARTMENTS OR PLOTS, AS THE CASE MAY BE, BOOKED;**		
	(A)	List of number and type of apartments or plots, booked (Opening balance,Booked during the quarter and closing balance);	**(a) Op. Booking = 00** **(b) Booked during the quarter = 00** **(c) Cl. Booking = 00** ***since we have 20 flats in share of developer out of total 40 flats. All flats of developer is booked**
	(B)	List of number of garages (Covered only) booked (Opening balance,Booked during the quarter and closing balance);	**(a) Op. Booking = 00** **(b) Booked during the quarter = 00** **(c) Cl. Booking = 00** ***since we have 20 parking in share of developer out of total 40 parking. All parking of developer is booked**
3	**QUARTERLY UP-TO-DATE THE LIST OF APPROVALS TAKEN AND THE APPROVALS WHICH ARE PENDING SUBSEQUENT TO COMMENCEMENT CERTIFICATE;**		
		STATUS OF APPROVALS:	
	(A)	Approvals received during the quarter;	N.A
	(B)	Approvals applied and expected date of receipt;	N.A
	(C)	Approvals to be applied and date planned for application;	N.A
	(D)	Modifications, amendment or revisions, if any, issued by the competent Authority with regard to any sanctioned plans, layout plans, specifications, License, permit or approval for the project;	N.A

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Additional disclosure by Promoters of Projects:- **N.A**

1	The promoter shall in addition to disclosures provided above, disclose the Following information namely		
	(A)	the original sanctioned plan, layout plan and specifications and the Subsequent modifications carried out, if any, including the existing sanctioned plan, layout plan, and specification	N.A
	(B)	the total amount of money collected from the allottees and the total amount of money used for development of the project including the total amount of money of balance money lying with the promoter	N.A
	(C)	status of the project (extent of development carried out till date and the extent of development pending) including the original time period disclosed to the allottee for completion of the project at the time of sale including the delay and the time period within which he undertakes to complete the pending project, which shall be commensurate with the extent of development already completed, and this information shall be certified by an engineer, and architect and a chartered accountant in Practice	N.A
2	The Promoter shall disclose the size of the apartment based on carpet area even if earlier sold on any other basis such as super area, super built up area, etc which shall not affect the validity of the agreement entered into between the promoter and the allotted to that extent		N.A
3	in case of plotted development, the promoter shall disclose the area of the plot being sold to the allottees as per the layout plan		N.A
4	For projects that are ongoing and have not received completion certificate, on the date of commencement of the Act, the promoter shall, within a period of the three months of the application for registration of the project with the authority, deposit in the separate bank account, seventy percent of the amounts already realized from the allottees, which have not been utilized for construction of the project or the land cost for the project as required under Sub-clause (D) of clause (1) of sub-section(2) of section 4, which shall be used for the purposes specified therein		N.A