

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45200BR2010PTC015880	Name of Firm	M/s Lovely Rani Constructions (P) Ltd.
Firm Address :	301, Raj Krishna Apartment, East Boring Canal Road, Patna 800001		
Total Experience of promoter in Real Estate sector	Since 2010 (15 years)		
Total Experience in Real Estate after Implementation of RERA	Since 2018 (06 years)		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	1. Residential -07 2. Commercial-01	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	1.Residential-01	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP000892-2/97/R-1408/2022	Name of Project/Phase of Registered Project-	Jayant Residency
Name of Promoter	Lovely Rani Constructions (P) Ltd.	Project Address-	Opp. Pillar No.- 254, Digha- AIIMS Link Road Patna, Near Sangam Vihar Colony, (Plot no- 2494(P), Khata no- 1869, Mauza- Digha, Danapur, Patna
Name of Co-promoter	-	-	-
Project Registration is valid up to	30-04-2026		
Starting date of Project or Phase of the Project	06-05-2022		
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	February, 2025		For Lovely Rani Constructions Pvt Ltd <i>Saroj Bala</i> Director

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

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BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

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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 -	Total Number of Apartments in Landowner's share -
Block 1	1. 3 BHK- Flat	01	5 Flats on each Floor	1. Booked/ Allotted- 14 2. Sold- 08 (out of 14)	1. Booked/ Allotted- N.A 2. Sold- N.A
	2. 3 BHK- Flat	02			
	3. 3 BHK- Flat	03			
	4. 3 BHK- Flat	04			
	5. 3 BHK- Flat	05			
				Percentage of booking - 65%	Percentage of booking - N.A

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees- Jayant Residency Flatier Association

Details of allottees - Name, Address, Email id (if any), contact number.

President Name : Sri Dhananjay Singh [flat No. 103] Contact No. - 6204412234
Secretary Name : Sri Anandi Prasad [flat No. 404] Contact No. - 9472283929
Treasurer Name : Sri Amrit Prasad [flat No. 205] Contact No. - 9155995585

The formation of association has been done in December 2024, Bcoz the booking percentage exceeded from 50% till 31.12.2024

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	21	1. Booked/Allotted	14
		2. Sold	8(out of 14)

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	N.A			
2.	Fire N.O.C.	State Fire officer cum Director	19.10.2021	04.12.2021	enclosed
3.	Water Supply Permission	N.A			
4.	NOC from Airport Authority of India	N.A			
5.	Other Approval(s), if any, required for the Project.	Executive officer, Nagar Parishad , Danapur Nizamat	11.12.2021	07.02.2022	enclosed

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For Lovely Rani Constructions Pvt Ltd

Saroj Bala
 Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No. _____ (To be filled 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/yyyy) Format
1.	Excavation (if any)	100% For septic tank, Fire Fighting Tank and Rain water Harvesting Tank	-
2.	Basements (if any)	N.A.	N.A.
3.	Podiums (if any)	N.A.	N.A.
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	- Internal wall completed-100% - Internal Plaster completed -100% - Flooring completed-100% - Doors and Windows completed-100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	- PVC pipe Installation -100% - Sanitary Fittings -100% - Electrical Fittings.-100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	- Staircase -100% - Lobby -100% - Lifts well-100% - Overhead and underground Watertanks-100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	- External plumbing work completed-100% - External plaster -100% - Completion of terrace with waterproofing-100%	
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 may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	- Installation of Lifts- 100% - water pumps-100% - Fire Fighting Fittings and Equipment as per CFO NOC-50% - Electrical fittings, Mechanical Equipment compliance to conditions of environment/CRZ NOC-n.a - Finishing to entrance lobby-100% - Plinth protection-100% - Paving of areas-100% - Appurtenant to Building/Wing- Compound Wall - 100%	Project completed on 31.12.2024

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For Lovely Rani Constructions Pvt

S. J. Bala

Dir

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

SL. 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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	100%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4.	Storm Water Drains	YES	100%	
5.	Landscaping & Tree Planting	YES	100%	
6.	Street Lighting	YES	100%	
7.	Community Buildings	N/A	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	N/A	0%	
9.	Solid Waste Management & Disposal	N/A	0%	
10.	Water Conservation / Rain Water Harvesting	YES	100%	
11.	Energy Management	YES	100%	
12.	Fire Protection and Fire Safety Requirements	YES	100%	
13.	Closed Parking	YES	100%	
14.	Open Parking	YES	100%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%	
16.	Others (Option to Add More) *Electric Vehicle Charging Point	YES	100%	

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For Locally Raised Construction Permits
Saroj Bala
Director

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 footpaths	N.A		
2.	Water Supply	N.A		
3.	Sewerage Chambers Septic Tank	N.A		
4.	Drains	N.A		
5.	Parks, Land Scaping and Tree Planting	N.A		
6.	Street Lighting	N.A		
7.	Disposal of sewage & sullage water	N.A		
8.	Water conservation/Rain Water Harvesting	N.A		
9.	Energy Management	N.A		

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For Lovely Rani Constructions Pvt Ltd

Saroj Bala

Director

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	31/12/2024
	2.	Rear Elevation	31/12/2024
	3.	Side Elevation	31/12/2024
(B)		Photograph of each floor	Attached in the end of document

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. Credit facility (Term Loan) in Union Bank Of India Loan a/c- 327426390000002	SBI PROJECT A/C - 40972616367 (CLOSED on 31.12.2022) UBI PROJECT A/C- 3274210000083 (OPENED on 01.01.2023)
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 9,00,00,000 /-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 7,20,00,000 /-
4.	Any Variation in Development Cost which is declared at the start of the Project .	Rs. 60,00,000/-
5.	Amount received during the Quarter	Rs.1,91,45,700/-
6.	Actual Cost Incurred during the Quarter	Rs.52,94,767/-
7.	Net amount at end of the Quarter	Rs. 11,00,151/-
8.	Total expenditure on Project till date	Rs. 9,66,37,874/-
9.	Cumulative fund collected till the end of Quarter in question	Rs.10,46,11,452/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 11,49,93,335/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

Yes , in Union Bank of India Kankarbagh Main Road Branch Dated: 31.12.2022

Credit facility of Rs. 3.90 crore Term loan from Union Bank of India Kankarbagh Main Road Branch, An amount of Rs. 2.40 cr approx is repayed to bank along with interest and NOC against repayment is taken from bank and Rs 1.50 cr approx along with intwrest is remaining for repayment.

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XII. MISCELLANEOUS**A List of Legal Cases (if any) – On Project / Promoter**

1.	Case No.	Nil
2.	Name of Parties	Nil
3.	No of Execution Cases against this project Case No. Name of Parties	Nil
4.	No of Suo - Moto cases against this project Case No. Name of Parties	Nil
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	Nil

B Sale/Agreement for Sale during the Quarter

1.	Sale Deed	04 during the quarter (Oct -Dec)
2.	Agreement for Sale	01 during the quarter (Oct -Dec)
3.	No. of possessions given to allottees	0 during the quarter (Oct -Dec)

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?

Project is completed on 31.12.2024 i.e before time

XIV UNITS ALLOCATION DETAILS

Total Number of sanctioned Apartments:-

1 BHK - Nil
2 BHK, - Nil
3 BHK- Nil
4 BHK - Nil
Shop - Nil
Bungalow - Nil
Plot etc-nils

Details of allotment made so far with Flat number,Bungalow,Plot etc-

Sl.no	Flat no-	Name of allottee
1	101	Sri Avinash singh
2	103	Sri Dhananjay Singh
3	105	Smt Rekha Singh
4	201	Sri suman sagar
5	202	Sri Anurag sharad
6	205	Sri Amrit Prasad
7	301	Sri Pravin Jha
8	302	Smt Achala sinha
9	305	Sri Pawan Kumar
10	401	Sri Amit Kundan
11	402	Sri Anuj Abhishek
12	403	Sri Sangam Tiwari
13	404	Sri Anandi Prasad
14	405	Smt Shaila Sinha

Cancellation of flat allotment,
If any with Flat number-Nil
Bungalow - Nil
Plot etc-Nil

For Lovely Rani Constructions Pvt Ltd

Souraj Babu

Director

AMIT KUMAR
ARCHITECT

MEMBERMENT NO. *PAJNA*
CA/1999/25514

UDHD, GOVERNMENT OF BIHAR



By
BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

XV. BROCHURE /Prospectus- Enclosed		
XVI Grievance Redressal Officer Name : Prince Kumar Contact No : 9304955903 Email id :pkumarraj92@gmail.com Address : Raj Krishna Aptt. East Boring Canal Road,Patna-01		



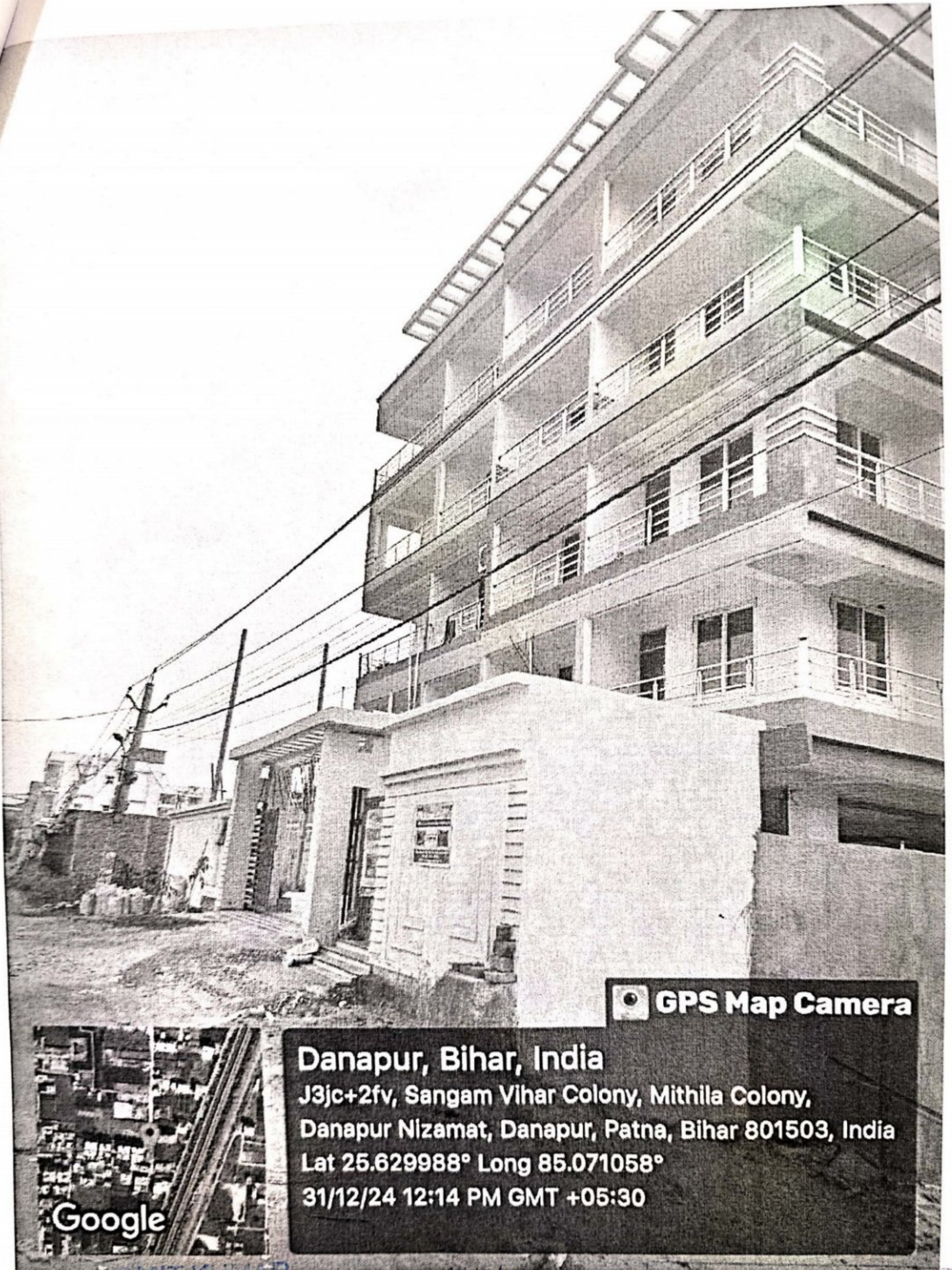
Undertaking:

I 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 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.

AMIT KUMAR
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BK Sinha
BRAJESH KUMAR SINHA
 Registration No.
 BR/UDHD/SE/23-0071
 UDHD, Government of Bihar

For Lovely Rani Constructions Pvt Ltd
Saroj Bala
 Signature of Promoter Director
 Name: **SAROJ BALA**
 Date: **31/12/2024**



 **GPS Map Camera**

Danapur, Bihar, India

J3jc+2fv, Sangam Vihar Colony, Mithila Colony,
Danapur Nizamat, Danapur, Patna, Bihar 801503, India

Lat 25.629988° Long 85.071058°

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Google

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UDHD, GOVERNMENT OF BIHAR

BRAJESH KUMAR SINHA

Registration No.

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UDHD, Government of Bihar

For Lovely Rani Constructions Pvt Ltd

Sarot Bala

Director

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Danapur, Bihar, India

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Danapur Nizamat, Danapur, Patna, Bihar 801503, India

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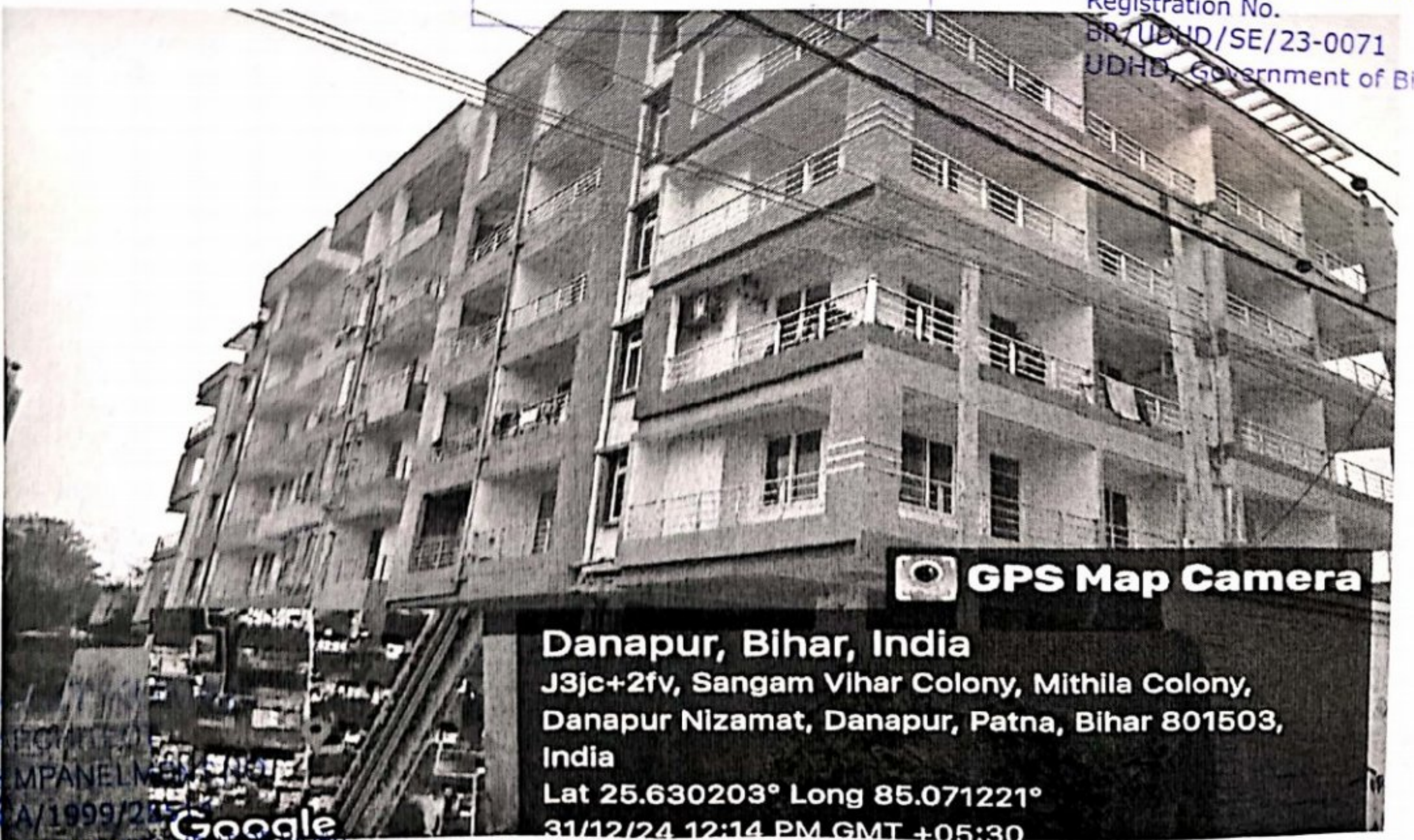
For Excess Rani Constructions Pvt Ltd

Sarot Balg

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BRAJESH KUMAR SINHA
Registration No.

BR/UDHD/SE/23-0071

UDHD, Government of Bihar



Danapur, Bihar, India

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Danapur Nizamat, Danapur, Patna, Bihar 801503,
India

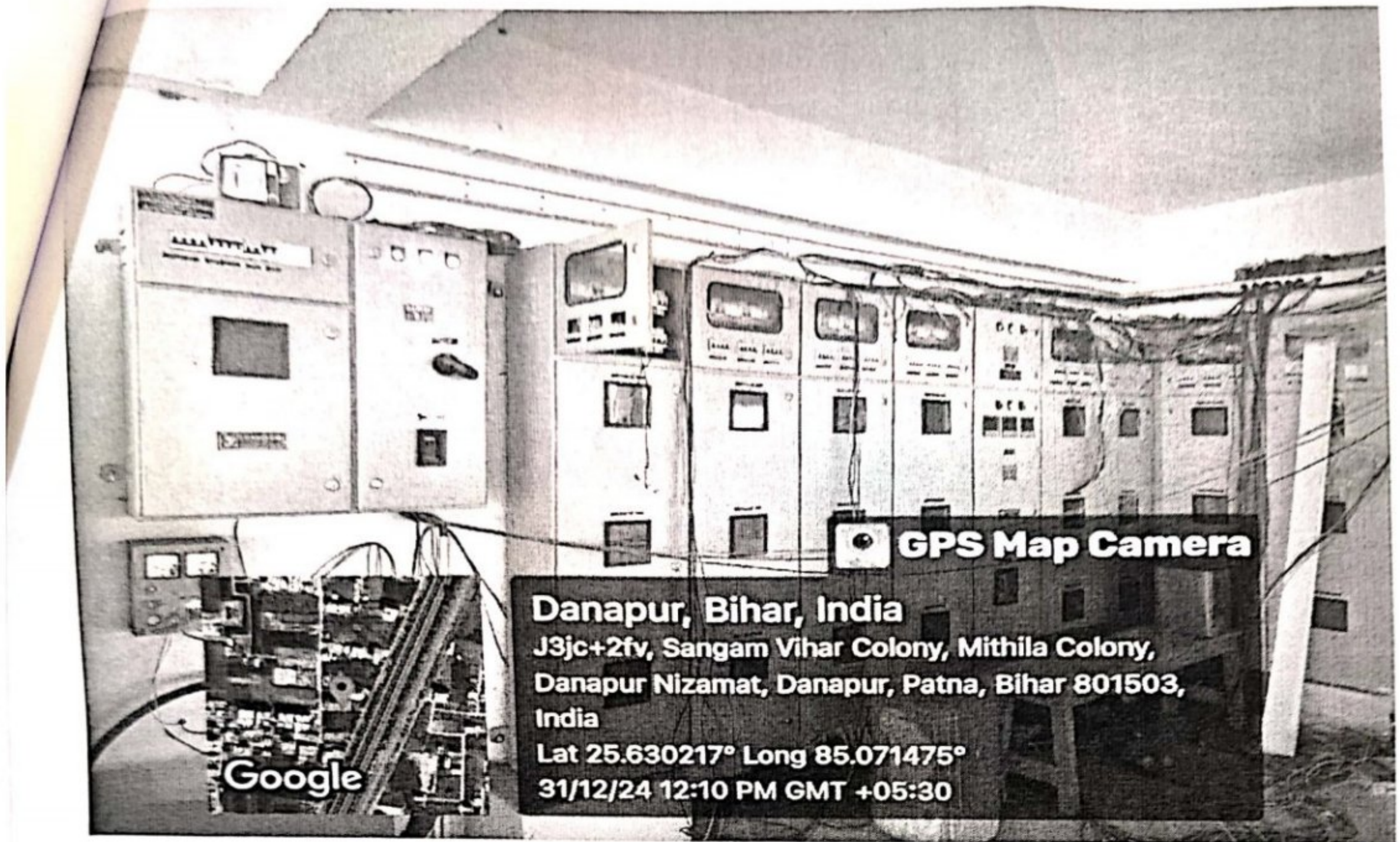
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Danapur, Bihar, India

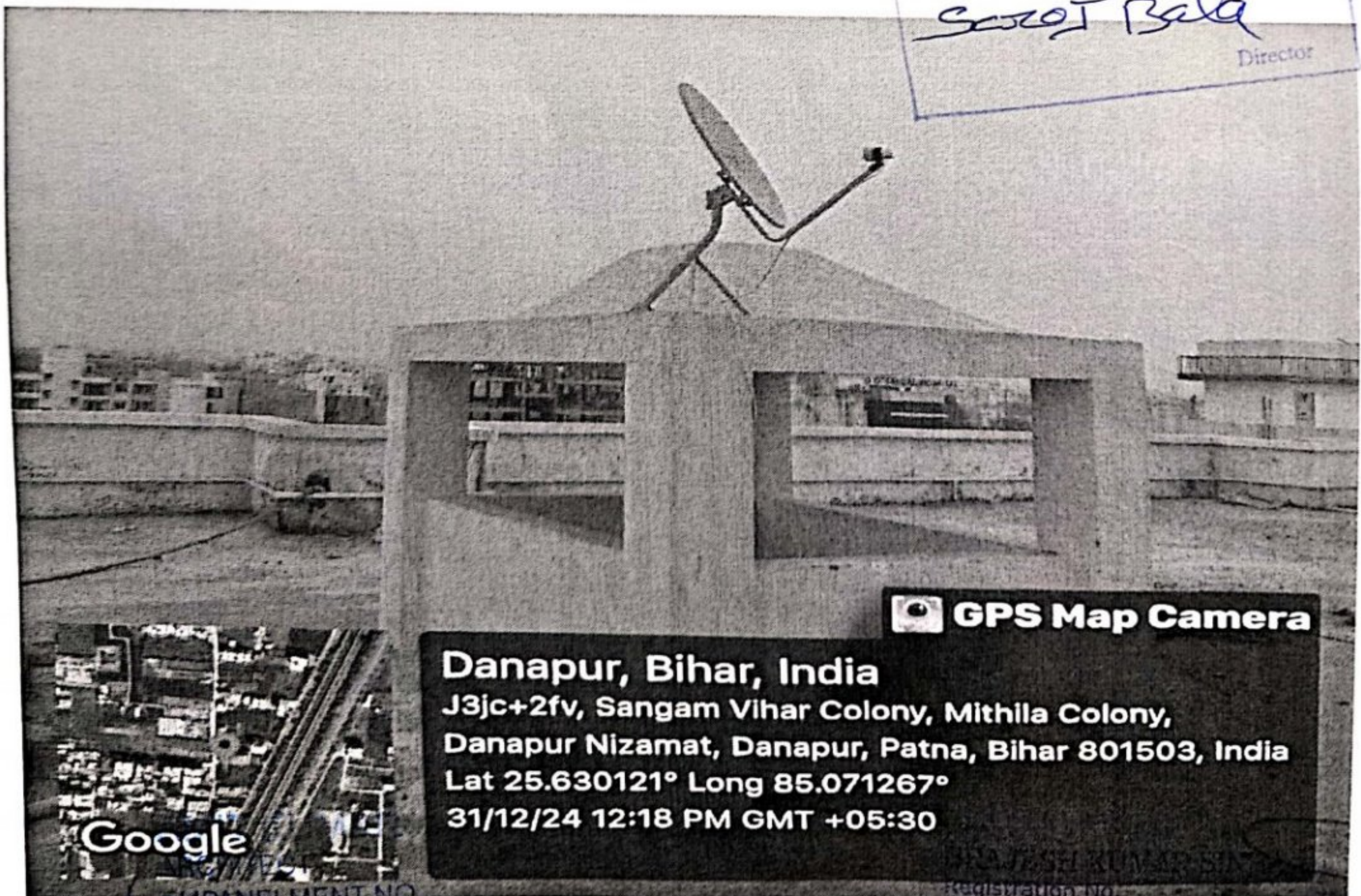
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Danapur Nizamat, Danapur, Patna, Bihar 801503,
India

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For Lovely Rani Constructions Pvt Ltd

Surojit Bala

Director



Danapur, Bihar, India

J3jc+2fv, Sangam Vihar Colony, Mithila Colony,
Danapur Nizamat, Danapur, Patna, Bihar 801503, India

Lat 25.630121° Long 85.071267°
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 **GPS Map Camera**

Danapur, Bihar, India
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Danapur Nizamat, Danapur, Patna, Bihar 801503, India
Lat 25.63032° Long 85.071123°
31/12/24 12:12 PM GMT +05:30

AMIT KUMAR
ARCHITECT



For Lovely Ram Constructions Pvt Ltd
Saroj Bala
Director

 **GPS Map Camera**



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Danapur, Bihar, India
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Danapur Nizamat, Danapur, Patna, Bihar 801503, India
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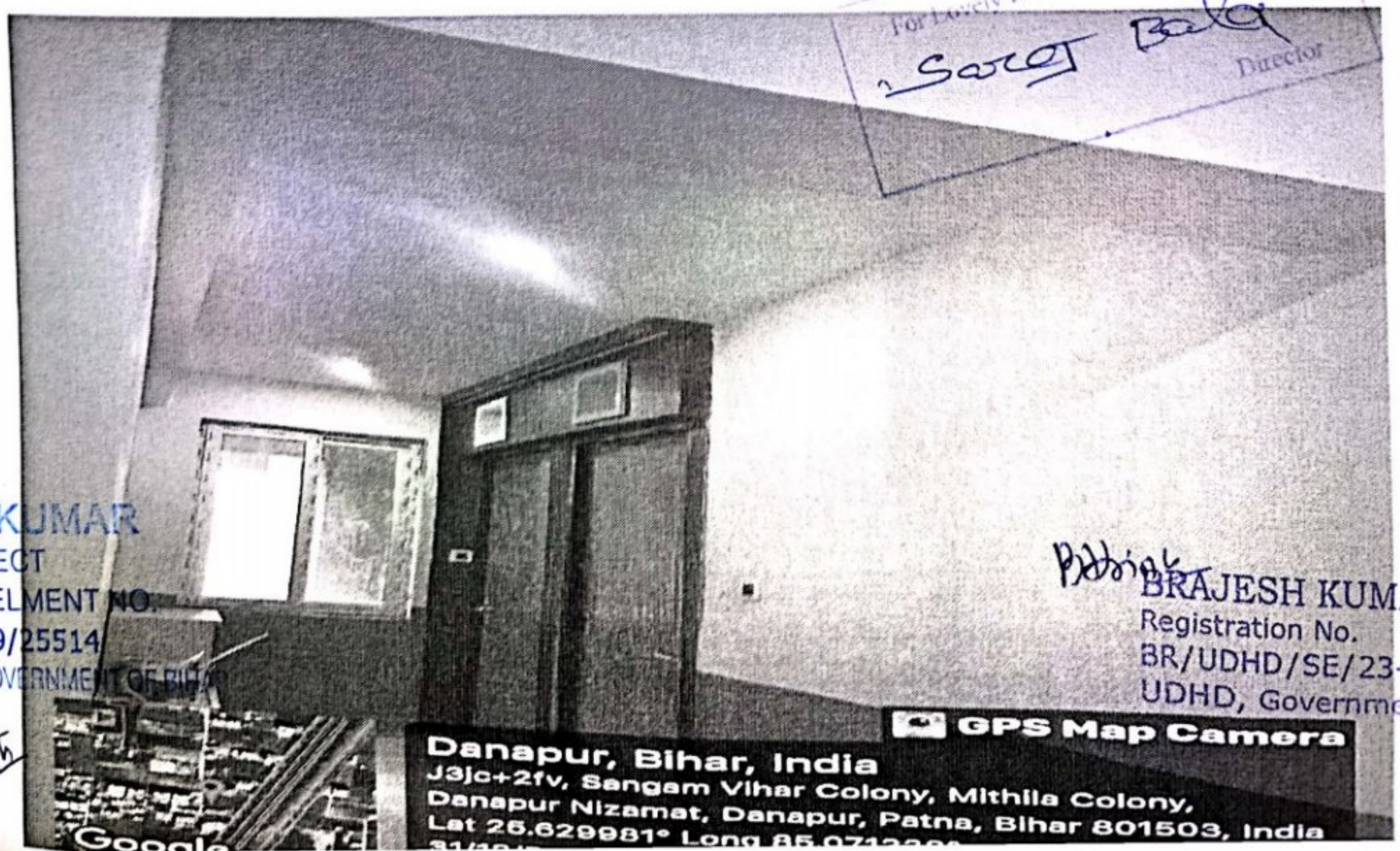
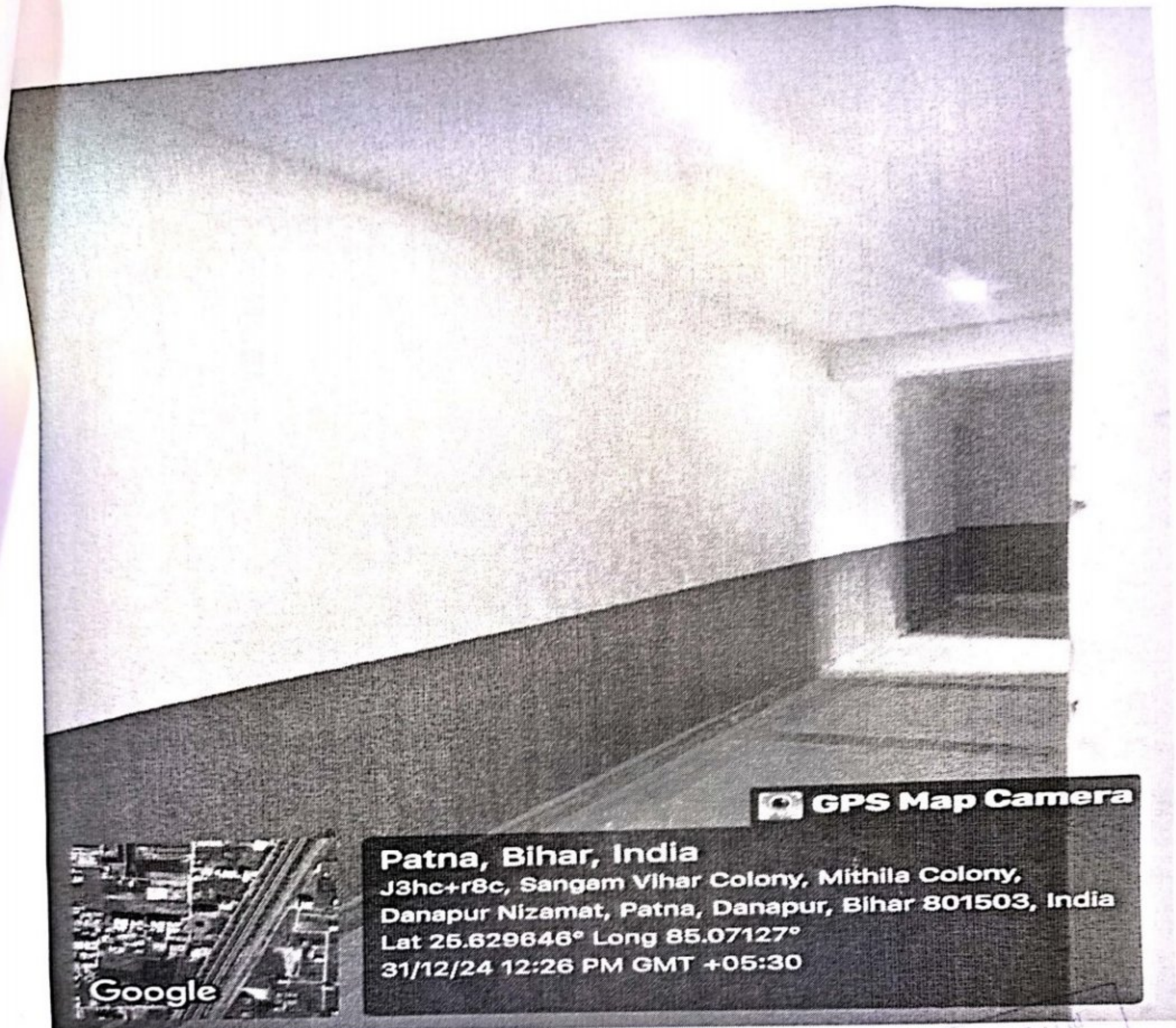
[Signature]
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

[Signature]
BRAJESH KUMAR SINHA
Registration No.
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UDHD, Government of Bihar

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FORM-IV

CERTIFICATE FOR STRUCTURAL STABILITY

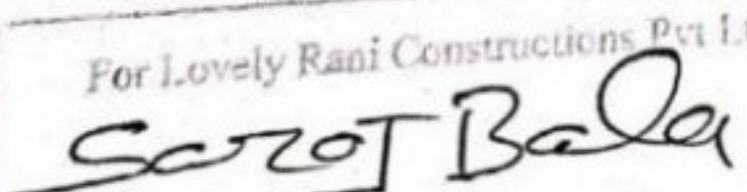
BY LAWS No. 5 (vii & 6[2] Note-2

With Respect to the building work of erection re-erection or for making alteration with respect of the residential Apartment Namely Jayant Residency at Digha Patna Mauza Digha, Developer-M/S Lovely Rani Constructions Pvt. Ltd. C.Survey under Municipal Council Danapur Nizamat Plot No.-2494(P), Khata No. 1869, Digha Patna.Thana-01, District-Patna. Colony of Planning area running scheme notified under Bihar Urban Planning and development Act 2012 within the development plan area Patna Municipal Corporation.

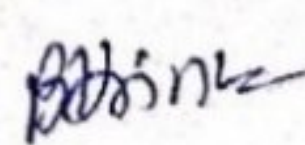
Certify that the plans and details of the building submitted for approval satisfy the structural safety requirements for all situations including natural disaster like cyclone and earthquake etc: as applicable under the Byelaws and stipulated underpart-6 [structural design] of the National Building code of India, 2005 and other relevant codes; and the information given then in is factually correct to the best of my knowledge undertake responsibility with regard to supervision of the work a each stage of construction [after laying of foundation & after casting of each regard to supervision of the work a each stage of construction [after laying of foundation & after casting of each floor]

And submission of Periodic progress Report No.+----- Authority, regularly to the effect that the building is being constructed conforming to the approved plan and as per the structural plan prepared by me I, will be responsible and liable for action by Authority/Government if the plan/ design contain.

Misrepresentation of fraudulent information and the construction is made in deviation of approved plan or if there is any structural failure due wrong unsafe structural design use of low quality material and/of poor workmanship endangering the in mates/public.

For Lovely Rani Constructions Pvt Ltd

Director
Signature of Owner with Date

Address : 301 RAJ KRISHNA
APARTMENT EAST BORING
CANAL ROAD, PATNA-01


Signature of
Structural Engineer
With Date & Reg. No.
BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

Form-XII
Notice (Certificate) Of Completion
Bye laws no-15

From

Ar. Amit Kumar
REG. No-CA/1999/25514
Municipal Council Danapur Nizamat

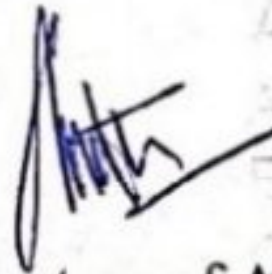
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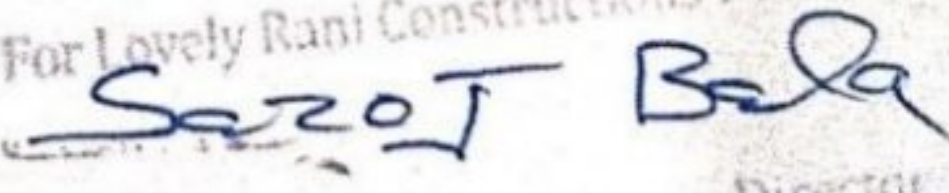
Executive Officer
Municipal Council Danapur Nizamat
Danapur, Patna, Bihar

Dear Sir,

I/we hereby certify that the development, of land/work erection, re-erection or for material alternation in with respect of "Jayant Residency" Developed on Plot no-2494(P), Khata no-1869, Digha, Patna, Mauza-Digha, Thana.no-01, Patna, Bihar, Pin-801503 of Municipal council/Planning area under Areas Covered under Danapur Nizamat Development Plan/ Planning Authorities or Planning Schemes Notified under Bihar Urban Planning and Development act 2012 within the development Plan Area of Municipal Council Danapur Nizamat has been supervised by me and has been completed by the date 31.12.2024 according to the sanctioned plan case no-100/21-22 dated-07/02/2022 and provisions of the bye laws. Implementation of life safety provisions has been Complied as mentioned in Byelaws 16(5). The works has been completed to my best satisfaction, the workmanship and all the materials (Type & Grade) Have been used strictly, in accordance with the general and detailed satisfaction.

I/We hereby also enclose the plan and documents as required under these byelaws and request to issue the occupancy permission for the said building & Premises.

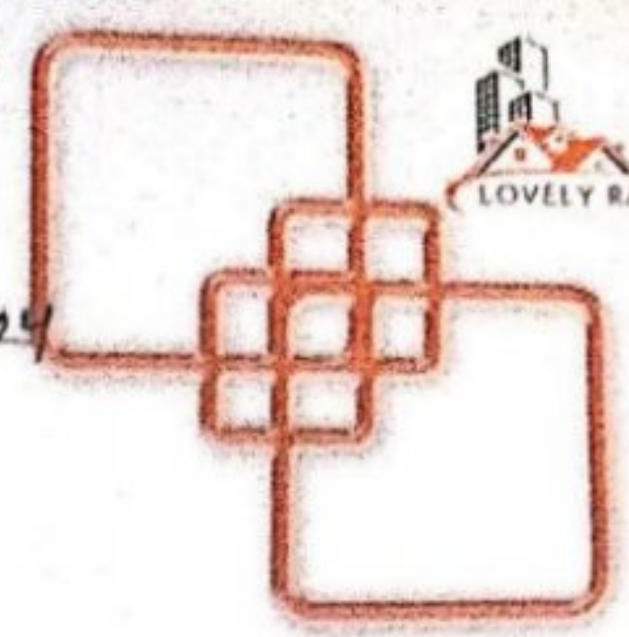

AMIT KUMAR
ARCHITECT
EMPANELMENT NO. CA/1999/25514
Signature of Architect
REG. No-CA/1999/25514
Name-AMIT KUMAR

For Lovely Rani Constructions Pvt. Ltd.

Director

Signature of Owner/ Developer
M/s Lovely Rani Constructions (P) Ltd.
Director: Saroj Bala

REF. No.- LRCPL/2024/95

DATE: 31/12/2024



Experience Excellence

To

Executive Officer

Municipal Council Danapur Nizamat

Danapur, Patna, Bihar

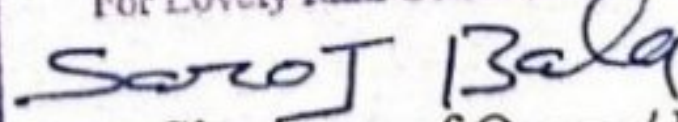
Dear Sir,

I/we hereby certify that the development, of land/work erection, re-erection or for material alternation in with respect of "Jayant Residency" Developed on Plot no-2494(P), Khata no-1869, Digha, Patna, Mauza-Digha, Thana.no-01, Patna, Bihar, Pin-801503 of Municipal council/Planning area under Areas Covered under Danapur Nizamat Development Plan/ Planning Authorities or Planning Schemes Notified under Bihar Urban Planning and Development act 2012 within the development Plan Area of Municipal Council Danapur Nizamat has been supervised by me and has been completed by the date 31.12.2024 according to the sanctioned plan case no-100/21-22 dated-07/02/2022 and provisions of the bye laws. Implementation of life safety provisions has been Complied as mentioned in Byelaws 16(5). The works has been completed to my best satisfaction, the workmanship and all the materials (Type & Grade) Have been used strictly, in accordance with the general and detailed satisfaction.

I/We hereby also enclose the plan and documents as required under these byelaws and request to issue the occupancy permission for the said building & Premises.

Enclosure: NOTILE OF COMPLETION.

For Lovely Rani Constructions Pvt Ltd



Signature of Owner/ Developer

M/s Lovely Rani Constructions (P) Ltd.

Director: Saroj Bala

Regd Add: 301, Raj Krishna Apartment, East Boring Canal Road, Patna-800001 (BIHAR)

Contact - 9507088697 Email : lovelyraniconstruction@gmail.com

Web : www.lovelyconstructions.com