FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending June of 2024

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deedno/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	15 years		
Total Experience in Real Estate after Implementation of RERA	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/Phaseof 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 Ciolony,(Plot no-2494(P), Khata no-1869,Digha,Danapur
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

Director

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 2. 3 BHK- Flat 3. 3 BHK- Flat 4. 3 BHK- Flat 5. 3 BHK- Flat	01 02 03 04 05	1201.50 Sq.ft 1165.50 Sq.ft 1203.50 Sq.ft 1161.50 Sq.ft 1170.50 Sq.ft	5 Flats on each Floor	1.Booked/ Allotted- 10 2. Sold- 03	1.Booked/Alotted-N.A 2.Sold- N.A
					Percentagee of booking – 65%	Percentage of booking – N.A

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	20	1. Booked/Allotted -	10
		2. Sold -	3

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	IssuanceDate	Enclosed as Annexure No.
1.	NOC for Environment	N.A			
2.	Fire N.O.C.	State Fire officer cum Director	19/10/2021	Letter no.-3149 Dated-4/12/2021	enclosed
3.	Water Supply Permission	N.A			
4.	NOC from Airport Authorityof India	N.A			
5.	Other Approval(s), if any, required for the Project.	Executive officer, Nagar Parishad, Danapur Nizamat	11/12/2021	Letter no-100 Dated-7/02/2022	enclosed

For Lovely Rani Constructions Pvt Ltd

Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No.100/21-22(To beaded for each Building / Wing)

S. No.(1)	Tasks/Activity (2)	Percentage ofActual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100% For septic tank, Fire Fihgtening 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% work Completed	
5.	Stilt Floor	100% Ground floor casted	
6.	Slabs of Super Structure	100% slab work casted .	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	• Internal wall of all flats and floor is completed-100% • Internal Plaster all flats and floor is completed -100% • Flooring of all flats and floor is completed.-100% • Doors and Windows of all flats and floor is completed-100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	• PVC pipe Installation of all flats and floor is completed-100% • Sanitary Fittings 1st & 2nd floor is completed , 3rd & 4th Floor Fitting is going on.-50% • Electrical Fittings all flats and floor is completed.-100%	30/07/2024
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	• Staircase casted upto terrace-100% • Lobby of all floor is casted-100% • Lifts Plaster work is completed-100% • Overhead and underground Watertank work is going on-50%	30/07/2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	• External plumbing work completed-100% • External plaster is going on.80% • Completion of terrace with waterproofing-70%	30/08/2024
11.	Installation of Lifts, water pumps, Fire Fighting Fittingsand Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing,	• Installation of Lifts- 10% • water pumps-100% • Fire Fighting Fittings and Equipment as per CFO NOC-40% • Electrical fittings-40% • Mechanical Equipment compliance to conditions of environment/CRZ NOC- • Finishing to entrance lobby-50% • Plinth protection-	All remaining work shall be completed by 30/09/2024

For Lovely Rani Constructions Pvt Ltd

Director

	Compound Wall and all other requirements as me be required to complete projectas per Specifications in Agreement of Sale. Any other activities.	• Paving of areas-20% • Appurtenant to Building/Wing- • Compound Wall - 100%	

For Lovely Rani Constructions Pvt Ltd

Director

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTUREDEVELOPMENT 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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	80%	30/08/2024
2.	Water Supply	YES	50%	30/08/2024
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	60%	30/07/2024
4.	Storm Water Drains	YES	60%	30/07/2024
5.	Landscaping & Tree Planting	YES	0%	30/08/2024
6.	Street Lighting	YES	10%	30/09/2024
7.	Community Buildings	No	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	No	0%	
9.	Solid Waste Management & Disposal	No	0%	
10.	Water Conservation / Rain Water Harvesting	YES	70%	30/07/2024
11.	Energy Management	YES	10%	30/09/2024
12.	Fire Protection and FireSafety Requirements	YES	40%	30/09/2024
13.	Closed Parking	YES	75%	30/08/2024
14.	Open Parking	No	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	30/09/2024
16.	Others (Option to Add More)Electric Vehicle Charging Point	YES	10%	30/09/2024

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 SepticTank	N.A		
4.	Drains	N.A		
5.	Parks, Land Scaping andTree Planting	N.A		
6.	Street Lighting	N.A		
7.	Disposal of sewage & sullagewater	N.A		
8.	Water conservation/RainWater Harvesting	N.A		
9.	Energy Management	N.A		

For Lovely Rani Constructions Pvt Ltd

Director

IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	30/06/2024
	2.	Rear Elevation	30/06/2024
	3.	Side Elevation	30/06/2024
(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.1,69,71,215/-
6.	Actual Cost Incurred during the Quarter	Rs. 82,84,909/-
7.	Net amount at end of the Quarter	Rs. 39,28,650 /-
8.	Total expenditure on Project **till date**	Rs. 7,29,87,646/-
9.	Cumulative fund collected till the end of Quarter in question	Rs. 5,95,20,652/-
10.	Cumulative expenditure done till the end of Quarterin question (including land cost)	Rs. 9,09,87,646/-

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
	Yes , in Union Bank of India, Kankarbagh Main Road Branch, Dated: 31.12.2022

For Lovely Rani Constructions Pvt Ltd

Director

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	No
2.	Name of Parties	N.A
3.	No of Execution Cases against this project Case No. Name of Parties	N.A
4.	No of Suo - Moto cases against this project Case No. Name of Parties	N.A
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	N.A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	03
2.	Agreement for Sale	10
3.	No. of possessions given to allottees	0
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		
Project is going to complete on or before 30/09/2024 i.e before time		

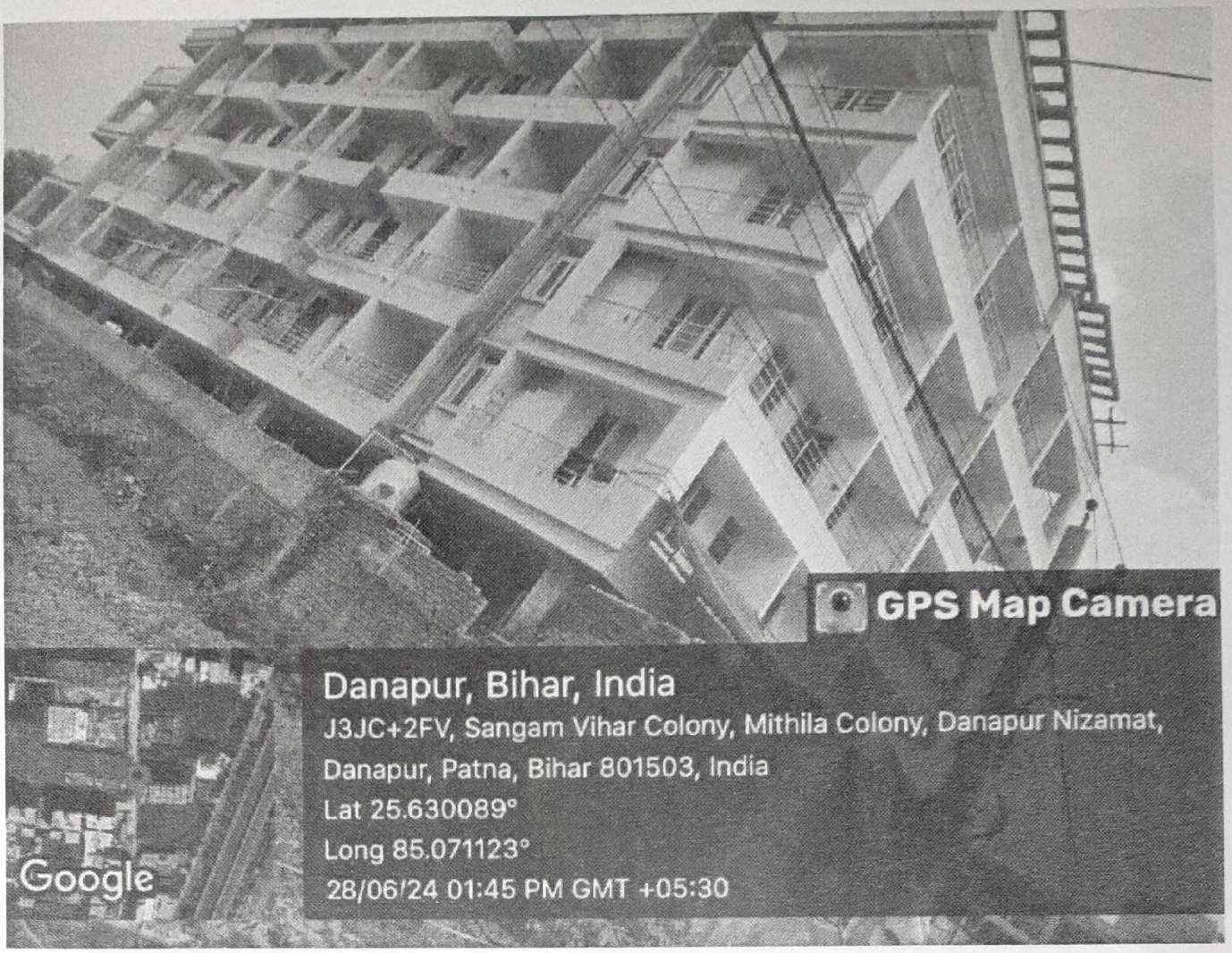
Undertaking:

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.

For Lovely Rani Constructions Pvt Ltd

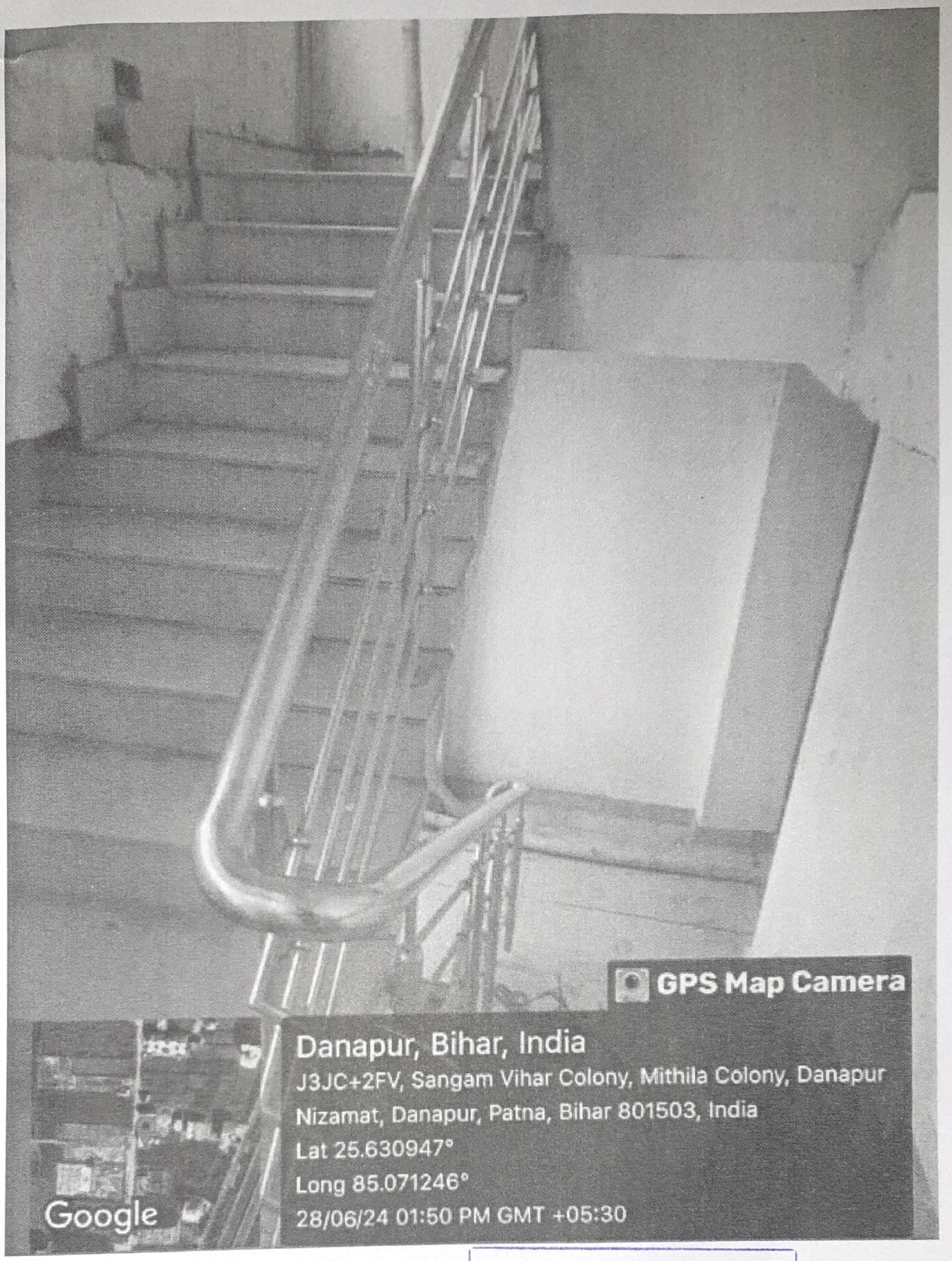
Signature of Promoter
Name:SAROJ BALA Director

Date:30.06.2024



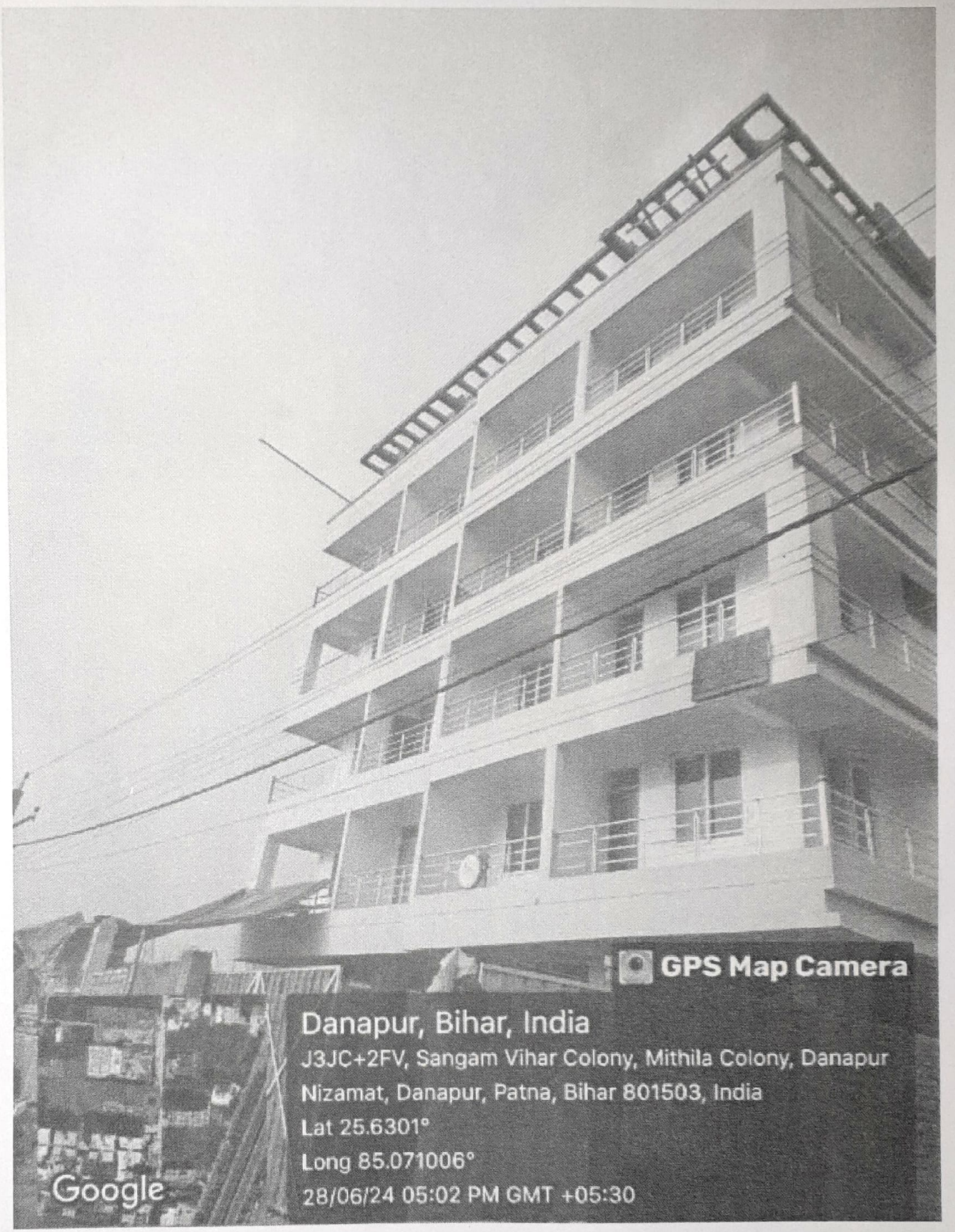
For Lovely Rani Constructions Pvt Ltd

Director



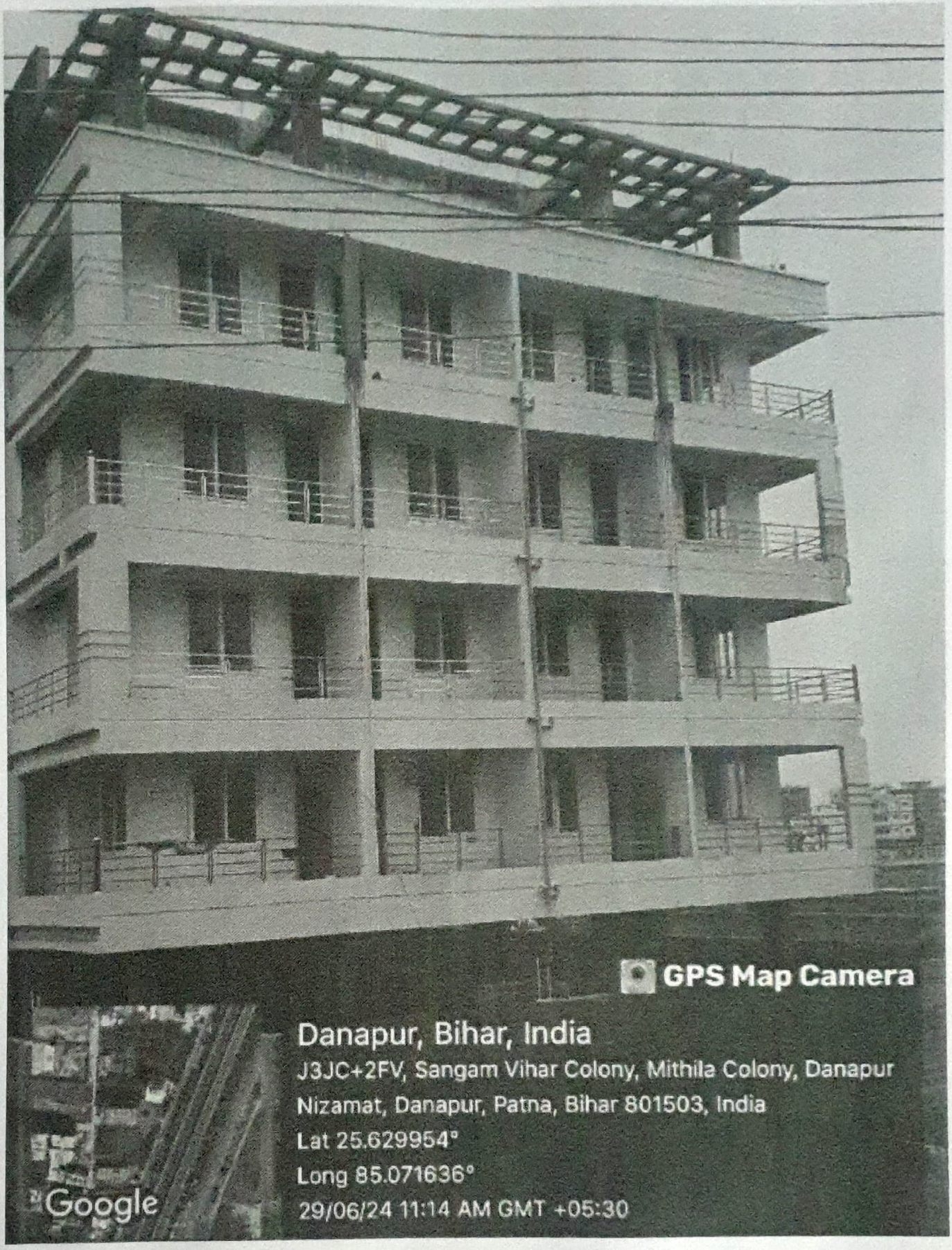
For Lovely Rani Constructions Pvt Ltd

Director



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