

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending September 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

Saroj Bala

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- 04 (out of 10)
				Percentage of booking - 50%	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 name- Nil

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

The formation of association will be made in November 2024, since the booking is only 50% till 30.09.2024

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 10
		2. Sold	- 4(out of 10)
1	20		

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

For Lovely Rani Constructions Pvt Ltd

Saroj Bala

Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To beaded 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 me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	- Installation of Lifts- 50% - water pumps-100% - Fire Fighting Fittings and Equipment as per CFO NOC-50% - Electrical fittings, Mechanical Equipment compliance to conditions of environment/CRZ NOC-50% - Finishing to entrance lobby-100% - Plinth protection-100% - Paving of areas-100% - Appurtenant to Building/Wing- Compound Wall - 100%	30.10.2024

For Lovely Rani Constructions Pvt Ltd
Saroj Bala

Director



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	50%	30/10/2024
13.	Closed Parking	YES	100%	
14.	Open Parking	n.a	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	50%	30/10/2024
16.	Others (Option to Add More) *Electric Vehicle Charging Point	YES	50%	30/10/2024

For Lovely Rani Constructions Pvt Ltd

Saroj Bala

Date: 30/10/2024



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 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		

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	30/09/2024
	2.	Rear Elevation	30/09/2024
	3.	Side Elevation	30/09/2024
(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.2,59,45,100/-
6.	Actual Cost Incurred during the Quarter	Rs. 1,83,55,461/-
7.	Net amount at end of the Quarter	Rs. 69,965/-
8.	Total expenditure on Project till date	Rs. 9,13,43,107/-
9.	Cumulative fund collected till the end of Quarter in question	Rs. 8,54,65,752/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 10,96,98,568/-

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

For Lovely Rani Constructions Pvt Ltd

Soraj Bal
Director

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	01 during the quarter(July-Sept)
2.	Agreement for Sale	0 during the quarter(July-Sept)
3.	No. of possessions given to allottees	0 during the quarter(July-Sept)
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 30/10/2024 i.e before time		

XIV UNITS ALLOCATION DETAILS				
Total Number of sanctioned Apartments:- 1 BHK -Nil 2 BHK, - Nil 3 BHK-20 4 BHK - Nil Shop -Nil Bungalow -Nil Plot etc-Nils	Details of allotment made so far with Flat number,Bungalow,Plot etc-		Cancellation of flat allotment, If any with Flat number-Nil Bungalow - Nil Plot etc-Nil	
	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 sharan
	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	
For Lovely Rani Constructions Pvt Ltd				
XV. BROCHURE /Prospectus- Enclosed				

Soraj Bala

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

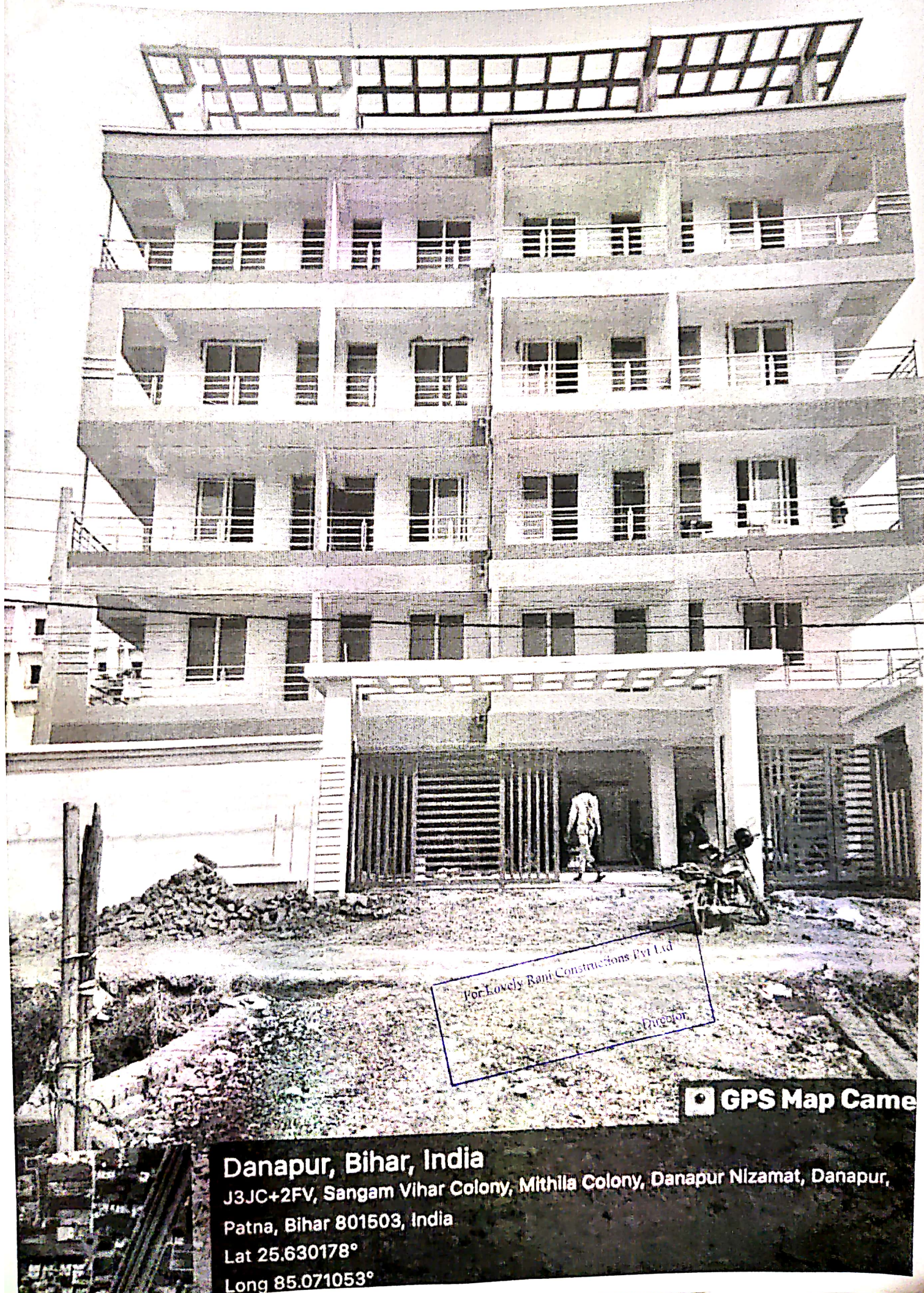
Undertaking:

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.

For Lovely Rani Constructions Pvt Ltd
Sarot Bala
Signature of Promoter Director

Name: *SAROT BALA*

Date: *30/09/2024*



For Lovely Rani Constructions Pvt Ltd

Director

GPS Map Came

Danapur, Bihar, India

J3JC+2FV, Sangam Vihar Colony, Mithila Colony, Danapur Nizamat, Danapur,
Patna, Bihar 801503, India

Lat 25.630178°

Long 85.071053°





For Lovely Ram Gopal Mishra Pvt Ltd

GPS Map Came

Danapur, Bihar, India

J3JC+2FV, Sangam Vihar Colony, Mithila Colony, Danapur Nizamat, Danapur,

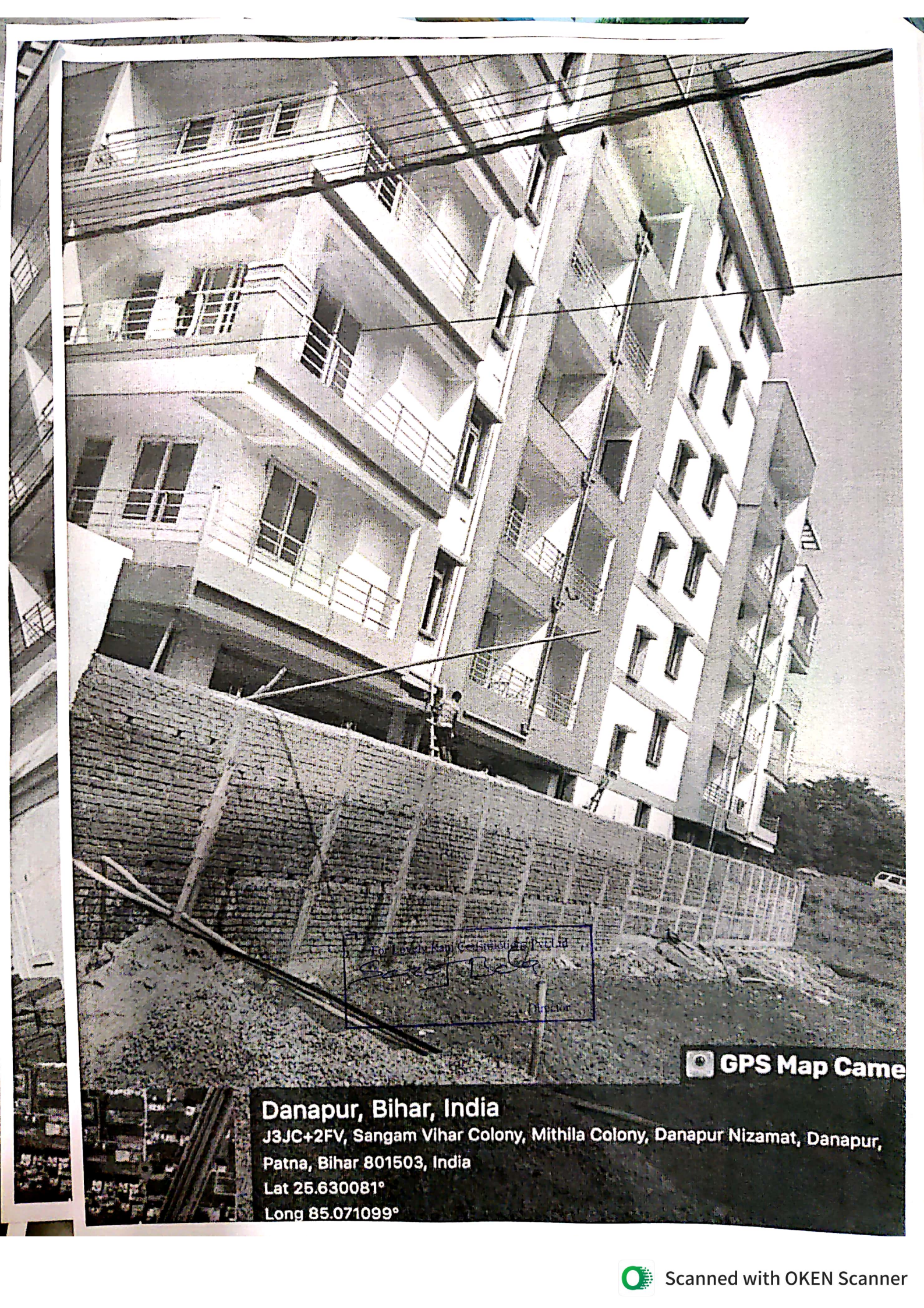
Patna, Bihar 801503, India

Lat 25.630086°

Long 85.071833°



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For Lovely Kapi Construction Pvt Ltd
Sangam Vihar Colony
Mithila Colony
Danapur Nizamat
Patna, Bihar 801503, India

GPS Map Came

Danapur, Bihar, India
J3JC+2FV, Sangam Vihar Colony, Mithila Colony, Danapur Nizamat, Danapur,
Patna, Bihar 801503, India
Lat 25.630081°
Long 85.071099°

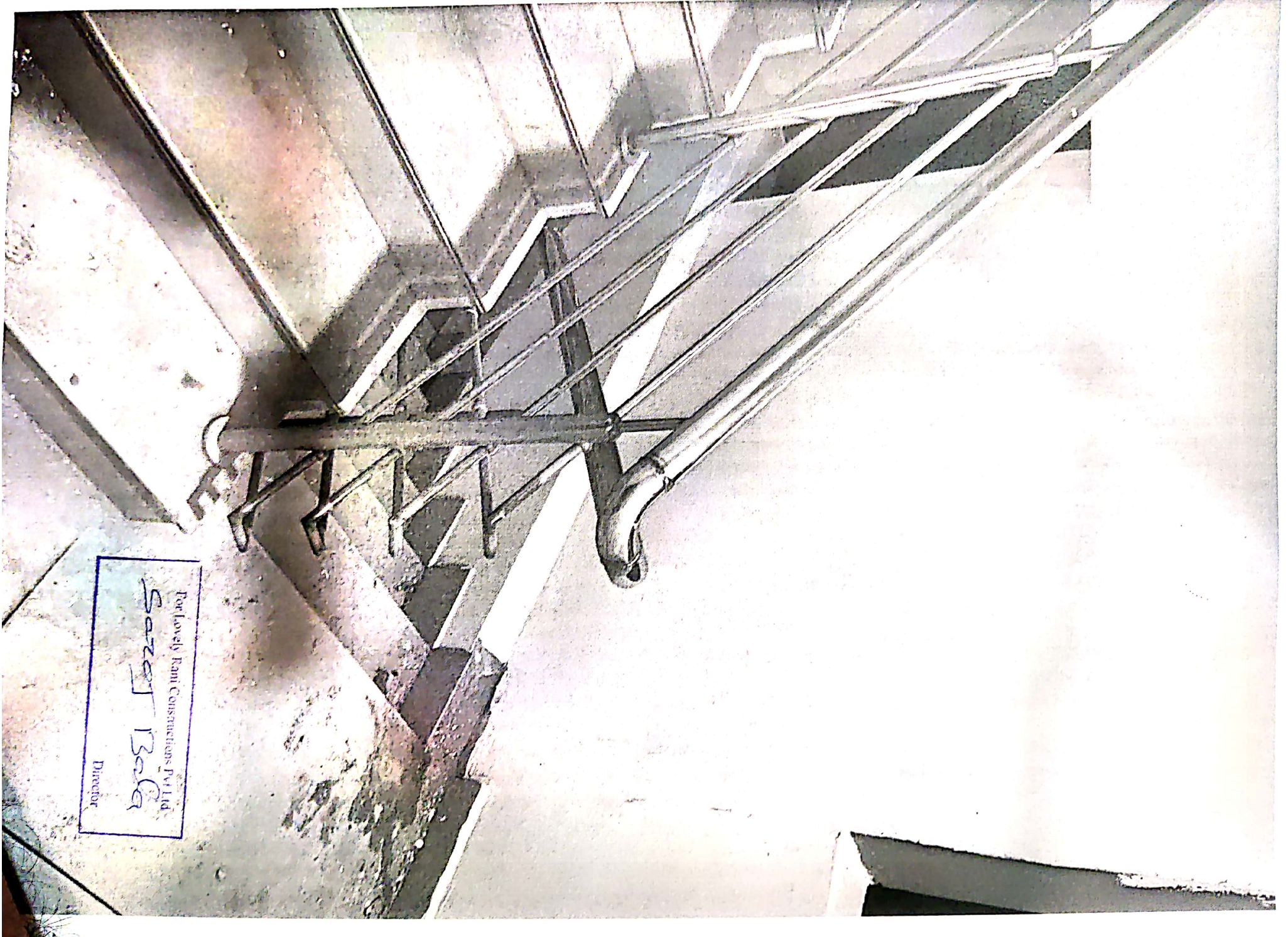


For Lovely Rani Constructions Pvt Ltd

Saroj Bala

Director





For: Lovely Ram Construction Pvt Ltd
Sazaj Bala
Director





For Lovely Rapi Construction Pvt Ltd
Saroj Bela
Director

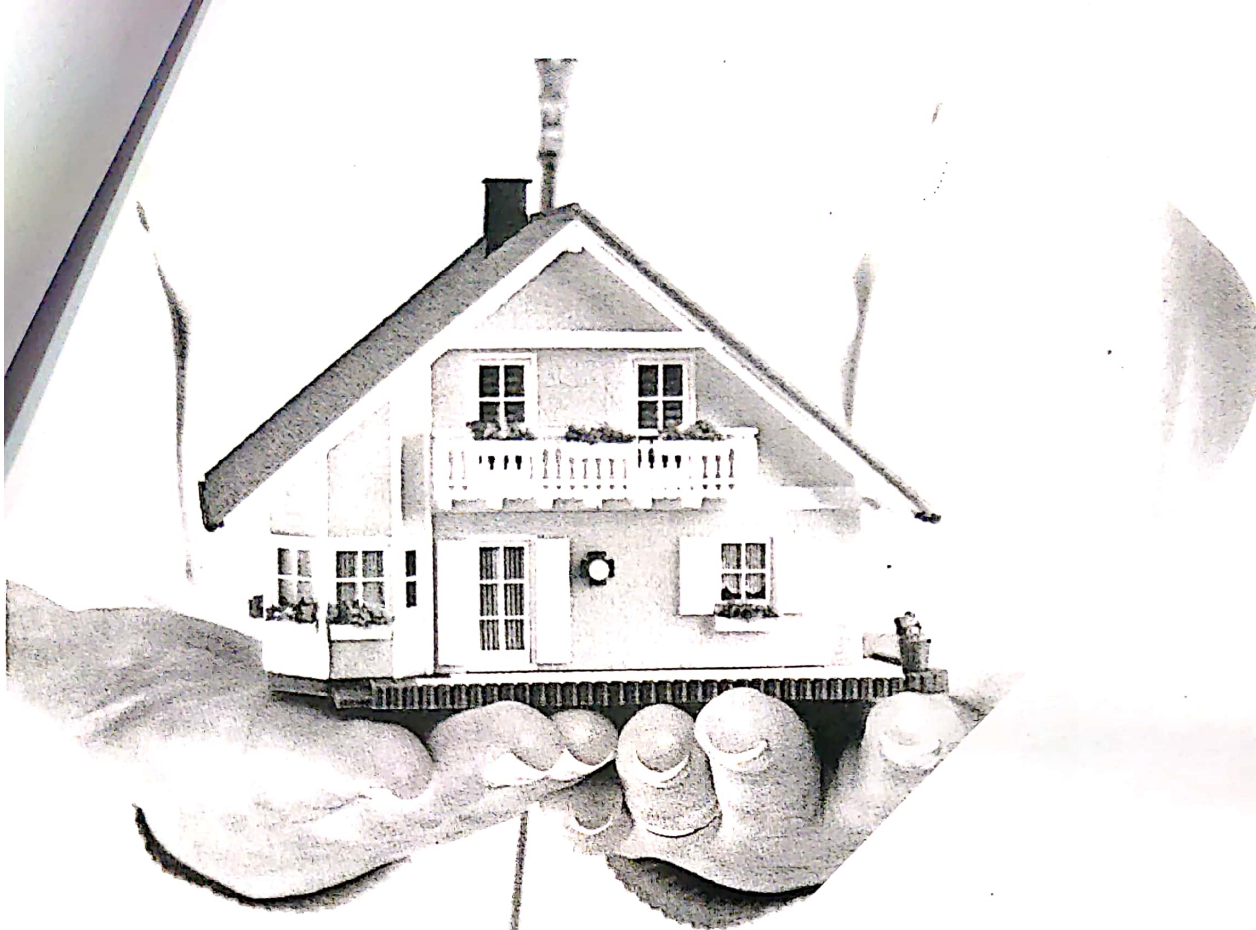
THE **JAYANT** *Residency*

A Premium Residential Space by Lovely Rani Constructions (P) Ltd.
at Paili Path, Opp. Pillar No.- 254, Digha AIIMS Road, Patna



RERA NO: BRERAPOO892-2/97/R-1408/2022
BUILDING PLAN CASE NO: 100/21-22 Approved by Nager Parisad Danapur Nizamat





ABOUT US

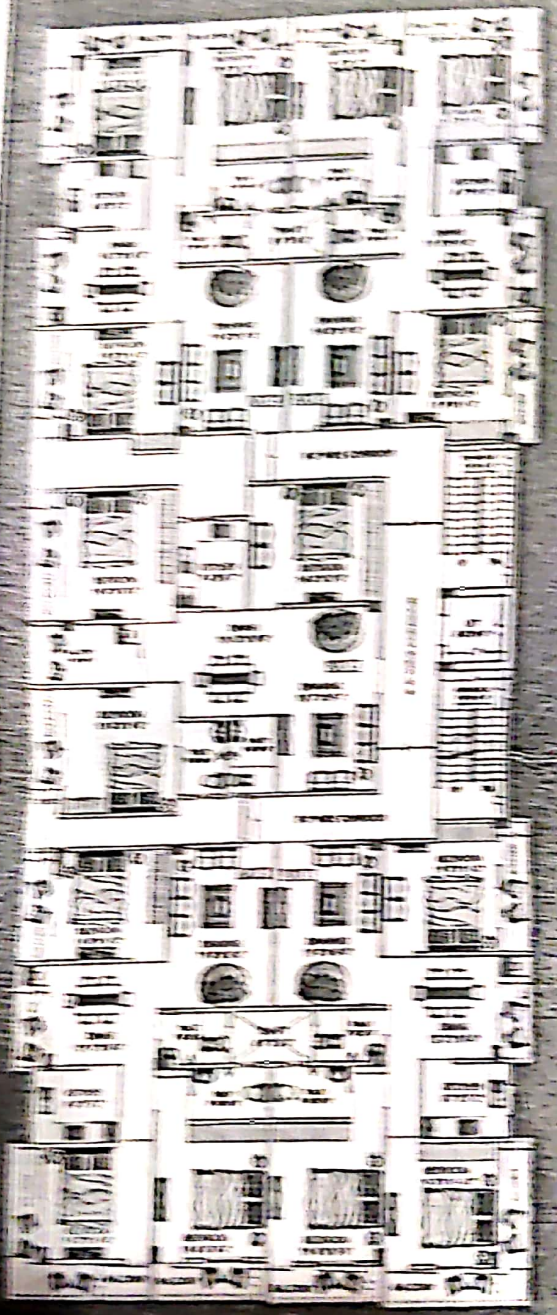
Lovely Rani Constructions (P) Ltd. provides class of engineering in construction services. We emphasis on Quality with standards using the innovation of engineering.

INCORPORATED IN 2010

The company is engaged in Civil Engineering projects, Housing, real estate development, colonization etc. Its now also expanding into civil engineering projects with various departments like PWD, CPWD, and other Public sector companies.

The company has already launched in a big way to expend its area of operation and to capitalize on the enormous goodwill that it enjoys amongst its customers and has entered into development agreement with various property owners in Patna.

1" = 20' 0" 1/4" = 10' 0"



AREA CALCULATION

FL. NO.	TYPE	FLOOR AREA (SQ. FT.)	PERIMETER AREA (SQ. FT.)	NET AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
01	300HK	916.00	201.50	101.50	1561.50
02	300HK	916.00	195.50	116.50	1515.00
03	300HK	1001.00	147.50	100.50	1564.00
04	300HK	914.00	182.00	116.50	1519.00
05	300HK	932.00	188.00	117.00	1573.00

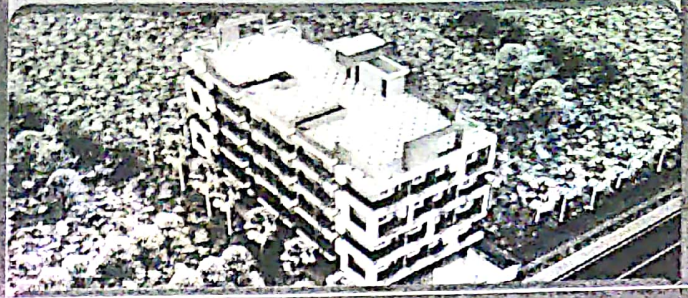
400 West Road

Payment Plan



At the Time of Booking	10%
After Plinth Work	10%
1st Floor Casting	10%
2nd Floor Casting	10%
3rd Floor Casting	10%
4th Floor Casting	10%
At time of Plaster Work	10%
At time of Electrical Fittings	5%
At Time of Tiles Fitting	10%
At Time of Sanitary Fitting	10%
At time of Registry	5%

Project Details:



Name of Project:- Jayant Residency
Name of Developer:- Lovely Rani construction (P) Ltd.
Project Registration No.: BRERAP00892-2/97/R-1408/2022
Rera website:- www.nagarseva.bihar.gov.in/rerabihar
Date of commencement of the Project- 10.06.2022
Date of completion of the Project- 30.04.2026
Registered office - 301 Rajkrishana Apartment,
 East Boring Canal Road Patna-800 001
M - 7004621694, 9525037890
Email ID : lovelyraniconstruction@gmail.com
Website : www.lovelyconstructions.com

Project approved By RERA & Danapur Municipal Corporation.

Specifications, Amenities, Facilities Part of Apartment/Flat



Doors :	TATA Parives (Main Door) & Push Door in Other Rooms
Windows :	UPVC Window with glass
Floor :	Vitrified Tiles (600mmx1200mm) / AGL / Somany / Johson
Kitchen :	Green/Black Marbles Working Station, Steel sink
Bathroom :	7ft Height Wall Tiles, Indian & Western Commod
Electrical Fitting :	I.S.I Marked wires, Cables & Switches, Havells / Anchor.
Wall :	Putty inside wall (JK Wall Putty).

Common Amenities, Facilities Part of Apartment/Flat



Foundation :	R.C.C Pile Foundations as per design of Structural Engineer
Structure :	R.C.C. Frame Structure
Roof :	R.C.C
Brick :	1st Quality Brick
Plaster :	Cement Plaster on Both side of brick
Wall :	Weather coated paint outer wall (Asian)
Generator :	30KVA Sound proof D.G
Lift :	ISI Marked (Ocean Elevator)
Intercomm :	Connection in each flat
CCTV :	Cover Common Areas / CP Plus

Specification

FLOORING

Vitrified tiles 600mm x 1200mm in drawing / dining / bedrooms and kitchen. Anti-Skid ceramic tiles in toilet and balcony. (Company: Johnson, JGL).

DOOR / WINDOWS

Uth Prayesh Entrance Doors / Other Doors shall be With Plysh of Green Ply with Door skin. UPVC window with grill & glass.

EXTERNAL WALL FACADE

Exterior in superior paints finish. (Asian)

KITCHEN

Granite top working platform, Stainless steel sink with Hot & Cold Tap, Ceramic Glazed tiles above working platform.

TOILET

Anti-Skid Ceramic Floor Tiles, Ceramic Tiles up to floor level on the wall. Hardware / Jarjar fittings.

SUPER STRUCTURE

Earthquake - resistant RCC frame structure, TATA Steel, LIME, Mavoto cement, 1st Class Bricks, Chips & Sand.

ELECTRICAL

Concealed electrification with fire retardant cable of Havells & Anchor. Modular Switches of ISI Mark, Provision for adequate light, power point, TV and telephone point in living room and master bedrooms.

INSIDE WALL FINISH

Inside wall finish inside wall with J.K. Wall Putty.

EXTRA FACILITY

Lift & Generator, 24/7 Solid Intercom, CCTV Camera etc.

FIRE FIGHTING

Building shall be Fire Resistant.

PARKING

High Quality Parking Tiles

CEILING

Gypsum False Ceiling in Drawing / Dining Area with Lights.

SECURITY

Godrej Door Cameraman Main Gate of All Flats.

PLAY AREA FOR CHILDREN

Swing, See-Saw, Slider etc.

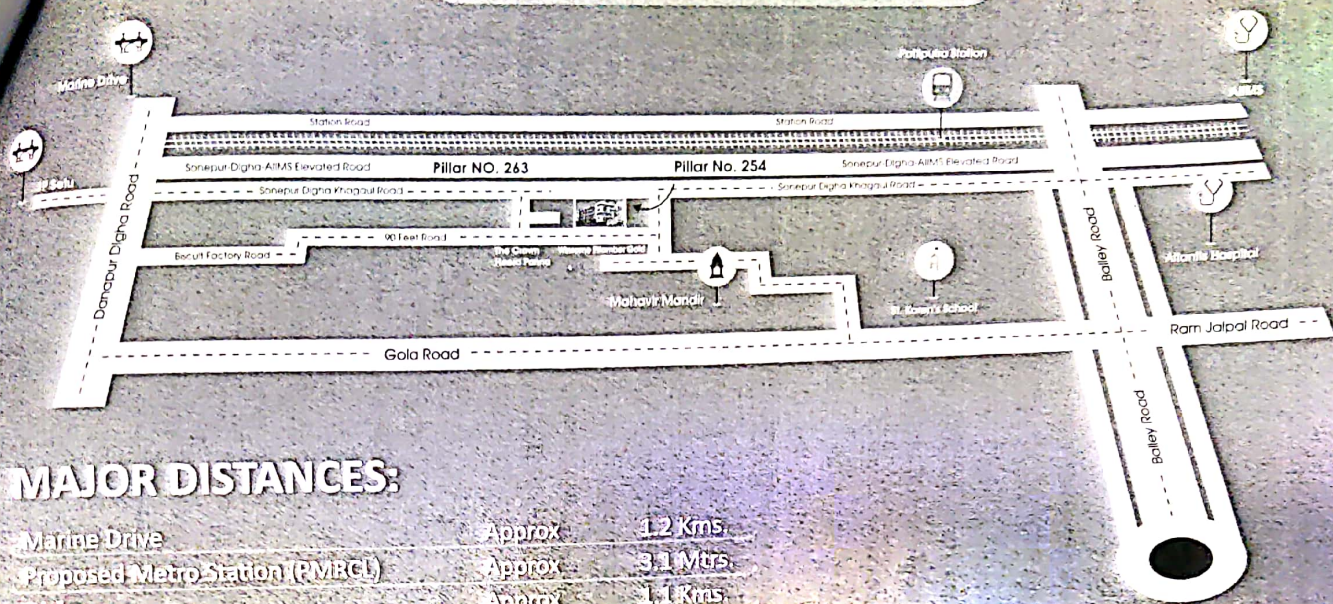
TEMPLE

Hindu temple Area for worship & Peace.



* Proposed Swimming Pool & Gym on Terrace Floor - II After Approved of NPDN

Location Map



MAJOR DISTANCES:

Marine Drive	Approx	1.2 Kms
Proposed Metro Station (PMRCL)	Approx	3.1 Mts
Digha	Approx	1.1 Kms
Bailey Road	Approx	3.0 Kms
St. Karen's School	Approx	1.8 Kms
Jai Prakash Narayan Airport (Patna)	Approx	8.3 Kms
Danapur Junction, Patna	Approx	7.2 Kms
Patna Railway Station	Approx	12.2 Kms
Patliputra Station	Approx	3.1 Kms
Chhapra	Approx	60 Kms
Silwan	Approx	120 Kms
Muzaffarpur	Approx	80 Kms
AIMS	Approx	9.9 Kms
Lovelys J.M. Complex	Approx	3.3 Kms



Organisation



College



Railway Station



Hospital



Bus Depot



School



Metro Station



M/s Lovely Rani Constructions (P) Ltd.

Regd. Office : 301 Rajkrishna Apartment, East Boring Canal Road, Patna - 800 001
 Mob. : 7903075588 / 9431012078 | Email Id : lovelyraniconstruction@gmail.com
 Website : www.lovelyconstructions.com