

Quarterly progress report for quarter ending December of 2022

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00308-2/1030/R-775/2019 Corrigendum MEMO No.: RERA/PRO-REG-59/2022/765	Name of Project	SHAKUNTALA RAMLAKHAN TOWER
Name of Promoter	Mahanagar Infracon Pvt. Ltd.	Project Address	NH – 30, Ranipur, Patna, Bihar - 800007
Name of Co-promoter	None		
Project Registration is valid upto	28.12.2023		
Starting date of Project or Phase of the Project	23.09.2019		
Type of Project or Phase of the Project	1. Residential cum Commercial		
Period of validity of map by the Competent Authority			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpets Area	Total Number of sanctioned apartments	Total Number of Apartments – 60
1	1. 3 BHK 2. 2 BHK	1 1	937 SQFT 816 SQFT		
				60	1. Booked/ Allotted- 18 2. Sold – NIL

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 18 2. Sold -	
1	60		

IV. Construction Progress of the Project1. Plan Case No.: P/Ranipur/PRN/2B+G+8/508/2017

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	None
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.	90%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	80%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	75% External Lines being dropped from the
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V. Amenities and Common Area and External Infrastructure Development Works

S. No.	Common Area and Facilities	Proposed (Yes/No)	Percentage of Actual Work Done (As on date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Road & Footpaths	No		
2.	Water Supply	Yes	100%	
3.	Sewerage (chamber, Line, Septic Tank, STP)	Yes	50%	
4.	Storm Water Drains	No	-	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Community Buildings	No	-	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Fire Protection and Fire Safety Requirements	Yes	40%	Water Tank for Fire Made.
10.	Closed Parking	Yes	65%	

VI. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation - Annexed uploaded on the website	
	2.	Rear Elevation - Annexed uploaded on the website	
	3.	Side Elevation – Annexed uploaded on the website	

VII. Financial Progress of the Project		
S. No.(1)	Particulars(2)	Amount (In Rs.) (3)
1.	Project Account No.	922020024861709
2.	Estimated Cost of the Project including land cost at the start of the Project	1000 Lakhs
3.	Amount received during the Quarter	49,66,901/-
4.	Actual Cost Incurred during the Quarter	53,82,173/-
5.	Net amount at end of the Quarter	978122/-
6.	Total expenditure on Project till date	8,32,90,183/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	NIL

VIII. MISCELLANEOUS

A	List of Legal Cases (if any)	
1.	Case No.	NIL
2.	Name of Parties	NIL
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	2

Undertaking:

I/we 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/we are 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.

Signature of Promoter
Name: Raghav Churiwal
Date: 13.01.23



ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date- 03-01-2023

To,

The Authority,
M/s MAHANAGAR INFRACON PVT LTD,
Patna

Subject: Certificate of Percentage of Work executed in the project

Having "Shakuntala Ram Lakhan Tower (S.R.T.)" No. of Building(s) - 1 of the Phase- 1 bearing the RERA registration no BRERAP00308-2/1030/R-775/2019 and being developed on the plot bearing CS Plot No- 2445 & 2446, Khata No – 278 & 102, Thana No- 19, Mauza- Ranipur , Patna Bye Pass Patna demarcated by its boundaries LAT- 25.5833563 N, Long- 85.2102030 E of the land 2400.50 Sqm. Situated at Patna Bye Pass, Near Ranipur Paijawa, Village- Paijwa, Block - Patna City, District- Patna PIN- 800007
Admeasuring- 2400.50 Sqm. Area being developed by the

Promoter - M/s MAHANAGAR INFRACON PVT LTD,

Sir,

I, Pankaj Kumar Karn have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the "Shakuntala Ram Lakhan Tower (S.R.T.)" Building(s) - 1 of the Phase of the Project, Situated on CS Plot No- 2445 & 2446, Khata No – 278 & 102, Thana No- 19, Mauza- Ranipur , Patna Bye Pass Patna demarcated by its boundaries LAT- 25.5833563 N, Long- 85.2102030 E of the land 2400.50 Sqm. Situated at Patna Bye Pass, Near Ranipur Paijawa, Village- Paijwa, Block - Patna City, District- Patna PIN- 800007.

developed by [Promoter's Name] - **M/s MAHANAGAR INFRACON PVT LTD,**

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s /Shri – "A. R. & Associates" as L.S. / Architect;
- (ii) M/s /Shri/Smt Pratik Kumar Karn as Structural Consultant
- (iii) M/s /Shri/Smt.----- as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s /Shri/Smt----- as Site Supervisor

Based on site Inspection, with respect to reach of the Building/ Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number BRERAP00308-2/1030/R-775/2019 Under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

Building of the Project- The Imperial at Patna Bye Pass, Patna

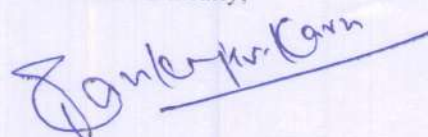
Sr.No.	Tasks/Activity	Percentage of work done
1.	Excavation	Done
2.	Number of basement(s) and Plinth	1
3.	Number of Podiums	NA
4.	Stilt Floor	1
5.	Number of Slabs of Super Structure	9
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	Yes
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	Yes - 75 %
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	Stair case – Casted, Lift well - Casted
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Yes - 75 %
10.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/Completion Certificate.	No

TABLE-B

Internal and External Development Work in respect of the entire Registered Phase.

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-Paths	No	0%	
2	Water Supply	Yes	100%	Own Bore well
3	Sewerage (Chamber, lines, Septic Tank, STP)	No	50%	
4	Storm Water Drains	No	50%	
5	Landscaping & Tree Planting.	No	0%	
6	Street Lighting	No	0%	
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.	No	0%	
11	Energy management	No	0%	
12	Fire protection and fire safety requirements	No	0%	
13	Electrical meter room, sub-station, receiving station.	No	0%	
14	Others (Option to Add more).	No	0%	

Yours Faithfully,



Signature & Name (IN BLOCK LETTERS) of L.S./Architect

Pankaj Kumar Karn

(Registration No./license No-ER/10/2018)

Er. Pankaj Kr. Karn
(Engineer)

EMP No -ER/10/2018

PATNA MUNICIPAL CORPORATION

**SKKSS & Co**

CHARTERED ACCOUNTANTS

Tel : +91 858 597 0043

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skkssco@gmail.com

FORM NO. 3

[See Regulation 3]

**CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**

Cost of Real Estate Project "SHAKUNTALA RAMLAKHAN TOWER"
Bihar RERA Registration Number BRERAP00308-2/1030/R-775/2019

Sr.No.	Particulars	Amount () Estimated Incurred
1.i	Land Cost:	15200000
	a. Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and Authority or State Government or any Statutory Authority.	
	c. Acquisition cost of TDR (if any)	
	d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and	3597113
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	
	f. Under Rehabilitation Scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer. (ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the C.A. Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered). (iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit Accommodation or rent in lieu of Transit	

**DARIYAPUR GOLA ROAD,
MUKHTAR TOLI, NEAR A. K. LAL HOSPITAL
NALA ROAD, PATNA - 800004**



Accommodation, overhead cost, (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation. Sub-Total of Land Cost	18797113
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Sr.No.	Particulars	Amount () Estimated Incurred
I ii	Development Cost/ Cost of Construction :	
	a. (i) Estimated Cost of Construction as certified by Engineer.	100000000
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A.	83290183
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	
	(iii) On site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e., salaries, consultants, fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roadsetc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	
	All costs directly incurred to complete the (i) construction of the entire phase of the project of the project registered.	
	a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	
	b) Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	
	Sub-Total of Development Cost	118797113
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	118797113



3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	102087296
4.	% Completion of Construction Work (As per project Architect's Certificate)	
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	85.93415566
6.	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)	102087296
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	102087296

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount () Estimate Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (Calculated as per the Form IV)	16709817
2.	Balance amount of receivables from sold apartments (As per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	



3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	
5.	Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	

This certificate is being issued for RERA compliance for the Company **[MIPL]** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

**Yours Faithfully,
For SKKSS & Co,
Chartered Accountants**

Shweta Singh



**CA Shweta Singh
Partner
Membership NO. 436021**