FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending 30th June 2024

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN : U70109BR2022PTC056521	Name of Firm	MAHANAGAR INFRACON PVT. LTD. (formerly known as Shree Shyam Infracon)
Firm Address:	401, Hem, Plaza, Fraser Road, Patna, Bihar - 800001		
Total Experience of promoter in Real Estate sector	10 yrs		
Total Experience in Real Estate after Implementation of RERA	8 yrs		
No of Project done Before Implementation of RERA	1. Residential	1	
No of Project done After Implementation of RERA	1. Residential 2. Residential- cum Commercial	1 2	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00308-2/1030/R-775/2019 Corrigendum MEMO No.: RERA/PRO-REG-59/2022/765	Name of Project/Phase of Registered Project	SHAKUNTALA RAMLAKHAN TOWER
Name of Promoter	Mahanagar Infracon Pvt. Ltd.	Project Address	NH – 30, Ranipur, Patna, Bihar - 800007
Name of Co-promoter			
Project Registration is valid up to	28.12.2023 **Extension for 9 months granted by Order No.: 108, Dated-13.12.21(attached)**		
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	31.04.2024		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		CarpetArea	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share –30	Total Number of Apartments in Landowner's share– 30
1	1. 2 BHK- 2. 3 BHK-	2 2	1. 798 sq.ft 2. 816 sq.ft 3. 937 sq.ft 4. 937 sq.ft	60 Flats	1. Booked / Allotted - 24 2. Sold-	3. Booked/ Allotted - N.A Sold - N.A.
					Percentage of booking – 80%	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: 60 1. Booked/Allotted- 24 2. Sold-	
1	88		

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	Not Applicable	N.A.	N.A.	N.A.
2.	Fire N.O.C.	Office of State Fire Officer cum Director Bihar	06.07.2017	09.11.17	
3.	Water Supply Permission	N.A.	N.A.	N.A.	N.A.
4.	NOC from Airport Authority of India	N.A.	N.A.	N.A.	N.A.
5.	Other Approval(s), if any, required for the Project.	N.A.	N.A.	N.A.	N.A.

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P/RANIPUR/PRN/23B+G+8/508/2017

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	-
2.	Basements (if any)	100%	-
3.	Podiums (if any)	N.A.	
4.	Plinth	100%	-
5.	Stilt Floor	N.A.	-
6.	Slabs of Super Structure	100%	-
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	-
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	-
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.	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	90%	30.08.24

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.		

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. 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	NO	-	-
2.	Water Supply	YES	100%	-
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	-
4.	Storm Water Drains	NO	-	-
5.	Landscaping & Tree Planting	YES	100%	-
6.	Street Lighting	YES	100%	-
7.	Community Buildings	NO	-	-
8.	Treatment and Disposal of Sewage and Sullage Water	NO	-	-
9.	Solid Waste Management & Disposal	NO	-	-
10.	Water Conservation / Rain Water Harvesting	YES	100%	-
11.	Energy Management	NO		-

12.	Fire Protection and Fire Safety Requirements	YES	100%	-
13.	Closed Parking	YES	95%	30.08.24
14.	Open Parking	YES	100%	-
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	95%	30.08.24
16.	Others (Option to Add More)	-	-	-

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

IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	ATTACHED ON WEBSITE
	2.	Rear Elevation	ATTACHED ON WEBSITE
	3.	Side Elevation	ATTACHED ON WEBSITE
(B)		Photograph of each floor	

X.	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	-
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	1000 Lakhs
4.	Any Variation in Development Cost which is declared at the start of the Project.	N.A.
5.	Amount received during the Quarter	10,86,750/-
6.	Actual Cost Incurred during the Quarter	9,65,242/-
7.	Net amount at end of the Quarter	5,65,470/-
8.	Total expenditure on Project **till date**	10,51,03,491/-
9.	Cumulative fund collected till the end of Quarter in question	15,52,500/-
10.	Cumulative expenditure done till the end of Quarter in question	17,82,044/- (Own Fund Utilized)

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NO	

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

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: 12.07.2024