Quarterly progress report for quarter ending 31 December of 2022

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00308-3/59/R-1357/2022 Corrigendum MEMO No.: RERA/PRO-REG-59/2022/765	Name of Project	The Imperial
Name of Promoter	Mahanagar Infracon Pvt. Ltd.	Project Address	NH – 30, Ram Krishna Nagar, Patna, Bihar - 800027
Name of Co-promoter	None		
Project Registration is valid upto	15.03.2026		
Starting date of Project orPhase of the Project	06.04.2022		
Type of Project or Phase of the Project	1. Residential		
Period of validity of map by the Competent Authority			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		CarpetArea	Total Number of sanctioned apartments	Total Number of Apartments –
1	1. 3 BHK	3	1. 201 – 1060 sft 2. 202 – 997 sft 3. 203 – 1000 sft 4. 204 – 1495 sft 5. 206 – 1059 sft 6. 304 – 1433 sft 7. 403 – 1000 sft 8. 405 – 1067 sft 9. 601 – 1060 sft 10. 603 – 1000 sft 11. 605 – 1067 sft		1. Allotted- 14 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 - 14 2. Sold -	
1	60		

IV. Construction Progress of the Project		
1. Plan Case No.: P/DHELWAN/PCN-1B+G+8/381/2021		
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)	75%
3.	Podiums (if any)	None
4.	Plinth	100%
5.	Stilt Floor	None
6.	Slabs of Super Structure	20%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	No
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	No
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	No

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	No
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	10% One Boring for Fresh Water and one submersible pump installed

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	Yes	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (chamber, Line, Septic Tank, STP)	Yes	0%	
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	N.A.		
9.	Water Conservation / Rain Water Harvesting	Yes	0%	
10.	Fire Protection and Fire Safety Requirements	Yes	0%	

11.	Closed Parking	Yes	50%	
12.	Electrical Meter Room, Sub – Station, Receiving Station	Yes	0%	

VI. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation - Annexed	
	2.	Rear Elevation - Annexed	
	3.	Side Elevation - Annexed	

VII. Financial Progress of the Project		
S. No.(1)	Particulars(2)	Amount (In Rs.) (3)
1.	Project Account No.	922020025268644
2.	Estimated Cost of the Project including land costat the start of the Project	2403.1 Lakhs
3.	Amount received during the Quarter	1,24,25,988/-
4.	Actual Cost Incurred during the Quarter	1,19,06,548/-
5.	Net amount at end of the Quarter	14,14,103/-
6.	Total expenditure on Project **till date**	3,49,70,858/-

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	RERA Conciliation Forum – 453/22
2.	Name of Parties	Sri Sitesh Raman
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	6

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.

13.01.23

Mahanagar Infracon Pvt. Ltd. * PATNA *

Signature of Promoter
Name: Raghav Churiwal
Date: 13.01.2023

FORM NO. 1
[See Regulation 3]

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 "The Imperial " No. of Building(s) - 1 of the Phase- 1 bearing the RERA registration no BRERAP00308-3/59/R-1357/2022 and being developed on the plot bearing CS Plot No- 361(P), Khata No- Thana No- 23, Mauza- Dhelwan, Patna Bye Pass Patna demarcated by its boundaries LAT- 25.5831231 N, Long- 85.1464643 E of the land 2328.04 Sqm. situated at Patna Bye Pass, Near Dhelwan, Village- Dhelwan, Block - Patna Sadar, District- Patna PIN- 800027

Admeasuring- 2238.04 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 "The Imperial" Building(s) - 1 of the Phase of the Project,Situated on the plot 361 (P) , Khata No- 17 Thana No- 23, Mauza- Dhelwan, Patna admeasuring 2328.04 Sqm. sq.mts. area being situated at Patna Bye Pass, Near Dhelwan, Village- Dhelwan, Block - Patna Sadar District- Patna PIN- 800027

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 BRERAP00308-3/59/R-1357/2022 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 1
5.	Number of Slabs of Super Structure	1
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	NO
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	No
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.	No
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	0%	Own Bore well
3	Sewerage (Chamber, lines, Septic Tank, STP)	No	0%	
4	Storm Water Drains	No	0%	
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

SINGHANIA KRISHNA & CO.
Chartered Accountants

Head Off. :
124A, S.K. Puri, Boring Road,
Patna - 800001
Mob. : +91 9304727627
Email : k.s.singhania@gmail.com

Ref No. : .....

Date : .....

FORM NO. 3
[See Regulation 3]

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

Cost of Real Estate Project "THE IMPERIAL"
Bihar RERA Registration Number BRERAP00308-3/59/R-1357/2022

Sr.No.	Particulars	Amount ( ) Estimated Incurred
1.i	Land Cost: a. Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	20,00,000.00
	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	31,46,035.86
	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	

SINGHANIA KRISHNA & CO. * PATNA * CHARTERED ACCOUNTANTS *

	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**	51,46,035.86

Sr.No.	Particulars	Amount ( ) Estimated Incurred
I ii	**Development Cost/ Cost of Construction :**	
	a. (i) Estimated Cost of Construction as certified by Engineer.	24,03,24,316.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A.	3,49,70,858.85
	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	
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	24,54,70,351.86



3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	4,01,16,894.71
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 %)	16.34
6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)**	**4,01,16,894.71**
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	1,33,26,066.73
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.	**2,67,90,827.98**

(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)	20,53,53,457.15
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)	9,22,07,102.00

SINGHANIA KRISHNA & CO. * CHARTERED ACCOUNTANTS * PATNA

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	15,36,42,574.70
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	24,58,49,676.70
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, SINGHANIA KRISHNA AND CO.
CHARTERED ACCOUNTANTS
F. R. N. 016094C

SINGHANIA KRISHNA & CO. * CHARTERED ACCOUNTANTS * PATNA

CA KRISHNA SINGHANIA
PARTNER
M. NO. 414238
UDIN : 23414238BGVUKV2847

Date : 12/01/2023
Place: Patna

Annexure A Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project Sold Inventory					
Sr. No.	Flat No.	Carpet Area (in sq. mts)	Unit Consideration as per	Received Amount	Balance Receivable
1	603	92.90226682	72,08,500.00	4,76,190.00	67,32,310.00
2	206	98.38350056	62,20,000.00	2,38,095.00	59,81,905.00
3	302	92.62356001	82,98,170.00	31,83,883.00	51,14,287.00
4	601	98.47640282	75,00,000.00	19,04,762.00	55,95,238.00
5	403	92.90226682	95,00,000.00	4,76,190.00	90,23,810.00
6	402	92.62356001	89,48,170.00	35,79,268.00	53,68,902.00
7	202	92.62356001	59,38,800.00	4,76,190.00	54,62,610.00
8	201	98.47640282	69,07,920.00	4,76,190.00	64,31,730.00
9	204	138.8888889	90,28,075.00	10,47,619.00	79,80,456.00
10	203	92.90226682	65,63,200.00	9,52,382.00	56,10,818.00
11	606	98.38350056	62,97,750.00	4,76,190.00	58,21,560.00
12	605	99.12671869	81,00,000.00	20,95,334.00	60,04,666.00
13	304	133.1289483	96,55,000.00	20,00,000.00	76,55,000.00
14	405	99.12671869	99,00,000.00	4,76,190.00	94,23,810.00
		(I)	11,00,65,585.00	1,78,58,483.00	9,22,07,102.00

(Unsold Inventory Valuation) Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial premises Rs. _____per sq.mts.				MVR
Sr. No.	Flat No.	Carpet Area	Unit Consideration as per Read Reckoner	
1	205	99.13	68,03,928.23	6,376.69
2	207	100.61	69,05,955.27	
3	208	95.69	65,67,990.70	
4	301	98.48	67,59,291.40	
5	303	92.90	63,76,690.00	
6	401	98.48	67,59,291.40	
7	404	138.89	95,33,151.55	
8	406	98.38	67,52,914.71	
9	407	100.61	69,05,955.27	
10	408	95.69	65,67,990.70	
11	508	95.69	65,67,990.70	
12	602	92.62	63,57,559.93	
13	604	138.89	95,33,151.55	
14	607	100.61	69,05,955.27	
15	608	95.69	65,67,990.70	
16	801	98.48	67,59,291.40	
17	802	92.62	63,57,559.93	
18	G-01	272.34	3,46,59,916.01	11,823.27
		(II)	153642574.7	
TOTAL Receivables 31.12.22 (I+II)			263708159.7	

