

To,

The Authorized representative
Real estate regulatory authority
Patna, Bihar

Subject: Regarding Letter No.: RERA/QPR/02/2022/1596/PATNA, DATE: 21.11.2022.

Sir,

This reference your letter no: RERA/QPR/02/2022/1596/PATNA, DATE: 21.11.2022.

we have already uploaded QPR of 1st qtr but as per your request we are uploading it again as below :

ANNEXURE - A

Quarterly Progress Report for quarter ending JUNE of 2022.

I. PARTICULAR OF PROJECT			
Project Registration Number	RERAP00342-2/850/R-698/2019	Name of Project / Phase of Registered Project	DREAM CITY, PHASE- II
Name of Promoter	Medhatiya Construction Company Pvt Ltd.	Project Address	Mainpura, Patna-1
Project Registration is valid up to	31' December' 2021 But Extended in light of Letter Date: 13/05/2020 (Attached)		
Starting date of Project or Phase of the Project	15/07/2019		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	31' DECEMBER'2021		

II. DISCLOSURE OF SOLD / BOOKED INVENTORY OF APARTMENTS						
Building/Block Number	Apartment Type		Carpet Area	Balcony Area	Total Number of sanctioned Blocks	Total Number of Apartments -
DREAM CITY, PHASE- II, BLOCK - D, BLOCK-E, BLOCK-F	1. 1 BHK	-	360 Sqft	50 Sqft	3 (THREE) Blocks	1. Booked/ Alloted -52 FLATS 2.Sold -
	2. 1 BHK	-	370 Sqft	60 Sqft		
	3. 1 BHK	-	370 Sqft	60 Sqft		
	4. 1 BHK	-	370 Sqft	60 Sqft		
	5. 1 BHK	-	370 Sqft	60 Sqft		
	6. 1 BHK	-	370 Sqft	60 Sqft		

7. 1 BHK	-	370 Sqft	60 Sqft
8. 1 BHK	-	370 Sqft	60 Sqft
9. 1 BHK	-	360 Sqft	50 Sqft
10. 1 BHK	-	370 Sqft	60 Sqft
11. 1 BHK	-	370 Sqft	60 Sqft
12. 1 BHK	-	370 Sqft	60 Sqft
13. 2 BHK	-	630 Sqft	19 Sqft
14. 2 BHK	-	640 Sqft	20 Sqft
15. 2 BHK	-	640 Sqft	20 Sqft
16. 2 BHK	-	687 Sqft	51 Sqft
17. 2 BHK	-	687 Sqft	51 Sqft
18. 2 BHK	-	680 Sqft	51 Sqft
19. 2 BHK	-	687 Sqft	51 Sqft
20. 2 BHK	-	687 Sqft	51 Sqft
21. 2 BHK	-	598 Sqft	19 Sqft
22. 2 BHK	-	635 Sqft	24 Sqft
23. 2 BHK	-	655 Sqft	29 Sqft
24. 2 BHK	-	635 Sqft	24 Sqft
25. 2 BHK	-	655 Sqft	29 Sqft
26. 2 BHK	-	687 Sqft	51 Sqft
27. 2 BHK	-	687 Sqft	51 Sqft
28. 3 BHK	-	963 Sqft	25 Sqft
29. 3 BHK	-	805 Sqft	72 Sqft
30. 3 BHK	-	816 Sqft	35 Sqft
31. 3 BHK	-	1012 Sqft	76 Sqft
32. 3 BHK	-	805 Sqft	72 Sqft
33. 3 BHK	-	806 Sqft	35 Sqft
34. 3 BHK	-	806 Sqft	99 Sqft
35. 3 BHK	-	806 Sqft	99 Sqft
36. 3 BHK	-	719 Sqft	105 Sqft
37. 3 BHK	-	724 Sqft	33 Sqft
38. 3 BHK	-	839 Sqft	84 Sqft
39. 3 BHK	-	880 Sqft	80 Sqft
40. 3 BHK	-	679 Sqft	98 Sqft
41. 3 BHK	-	850 Sqft	80 Sqft
42. 3 BHK	-	888 Sqft	84 Sqft
43. 3 BHK	-	679 Sqft	95 Sqft
44. 3 BHK	-	854 Sqft	86 Sqft
45. 3 BHK	-	888 Sqft	84 Sqft
46. 3 BHK	-	679 Sqft	95 Sqft
47. 3 BHK	-	854 Sqft	86 Sqft
48. 3 BHK	-	888 Sqft	84 Sqft
49. 3 BHK	-	672 Sqft	95 Sqft
50. 3 BHK	-	854 Sqft	87 Sqft
51. 3 BHK	-	816 Sqft	35 Sqft
52. 3 BHK	-	816 Sqft	35 Sqft

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	40
DREAM CITY, PHASE- II, BLOCK -D, BLOCK-E, BLOCK-F	59	1. Booked / Allotted 2. Sold -	

IV. Construction Progress of the Project

1. Building / Wing / Layout Number Block- D +E+ F
(To beaded for each Building / Wing)

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)	N/A
4.	Plinth	N/A
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.	Stairway 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.	<p>Inatallation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipments, compliance to conditions of environment / CRZ NOC, Finishing to enterance lobby/s, plinth protection, paving of areas appurtenant to Building / Wing, Compound Wall and all other requirements as my be required to complete project as per specifications in Agreement of sale.</p> <p>Any other activities.</p>	100%
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V. Amenities and Common Area and External Infrastructure Development Works				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Works Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads 7 & Footpaths		100%	
2.	Water Supply		100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)		100%	
4.	Storm Water Drains		100%	
5.	Landscaping & Tree Planting		100%	
6.	Street Lighting		100%	
7.	Community Buildings		N/A	
8.	Treatment and Disposal of Sewage and Sullage Water		100%	
9.	Solid Waste Management & Disposal		100%	
10.	Water Conservation / Rain Water Harvesting		N/A	

11.	Energy Management		N/A	
12.	Fire Protection and Fire Safety Requirements		100%	
13.	Closed Parking		100%	
14.	Open Parking		N/A	
15.	Electrical Mater Room, Sub - Station, Receiving Station		100%	
16.	Others (Option to Add More)			

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING

S. No.	Particulars	
1.	Front Elevation.	ATTECHED
2.	Rear Elevation .	ATTECHED
3.	Site Elevation.	ATTECHED

VII. Financial Progress of the Project

S.No.	Particular	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	148402000001329
2.	Estimated Cost of the Project including land cost at the start of the start of the Quarter	
3.	Amount received during the Quarter	1,59,73,370/-
4.	Actual Cost during the Quarter	1,12,63,794/-
5.	Net amount at end of the Quarter	1,12,63,794/-
6.	Total expenditure on Project till date	17,97,64,644/-
7.	Details of Mortgage or Charge, if any, created on the Land and the Projects	

VIII. MISCELLANEOUS

A.	List of Legal Cases (if any)	
1.	Case No.	RERA/CC/790/2021
2.	Name of Parties	Birendra Prasad Singh (Land owner)
B.	Sale / Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my / our 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.

Medhatiya Construction Company Pvt. Ltd.
Ranjan Kumar Mertiya
RANJAN KUMAR MERTIYA
Managing Director
(Mg.DIRECTOR)

Signature of Promoter

Name: RANJAN KUMAR MERTIYA

Date: 15.07.2022







No. O-17024/230/2018-Housing-UD/EFS-9056405

Government of India
Ministry of Housing & Urban Affairs
(Housing Section)

Room No. 220, C Wing,
Nirman Bhawan, New Delhi – 110 011

13th May, 2020

OFFICE MEMORANDUM

Subject: Advisory for extension of registration of real estate projects due to 'Force Majeure' under the provisions of Real Estate (Regulation and Development) Act, 2016 (RERA)- regarding.

The undersigned is directed to refer to the above subject and state that in view of the situation created by the pandemic COVID-19 (Corona Virus) and consequent nation-wide lockdown w.e.f. 25th March, 2020, reverse migration of labourers to their native places and break in supply chain of construction material have adversely impacted the construction activities of real estate projects across the country. In consultation with Real Estate Regulatory Authorities of States / UTs, representatives of NAREDCO, CREDAI, FICCI, ASSOCHAM and other stakeholders, it is observed that in such circumstances, work on the real estate projects will take quite some time to restart in full gear.

2. In this regard, an urgent meeting of Central Advisory Council (CAC) was held on 29th April, 2020 over webinar under the chairmanship of Hon'ble Minister of State (I/C) Housing and Urban Affairs, wherein the impact of outbreak of COVID-19 (Corona Virus) on real estate projects was discussed with all the stakeholders including representatives of Homebuyers, Developers, Real Estate Agents, Financial Institutions, Regulatory Authorities, State Governments etc.

3. In this meeting, it was noted that in view of the outbreak of COVID-19 Regulatory Authorities of Maharashtra, Gujarat, Uttar Pradesh and Tamil Nadu have issued orders in their respective States for extension of completion dates for real estate projects registered under the provisions of RERA by 3 to 5 months.

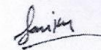
4. Section 6 of RERA, 2016 provides for 'extension of registration of real estate project' on account of 'force majeure', which includes any calamity caused by nature affecting the regular development of the real estate projects. It is quite evident that current pandemic caused by nature is adversely affecting regular development of real estate projects. Hence, it attracts invoking the provision of 'force majeure'.

5. In order to safeguard the interest of all stakeholders including home buyers, CAC after detailed deliberations made unanimous recommendation to invoke the '*force majeure*' clause by Real Estate Regulatory Authorities to extend the registration of projects registered under RERA. It also recommended to make this simple so that it gets implemented easily.

6. Ministry has examined the said recommendation of CAC and accordingly advises all States/Union Territories and their Real Estate Regulatory Authorities that in order to avoid submission of separate application for extension of each project and orders thereon, Regulatory Authorities may, in pursuance of section 37 of RERA read with other enabling provisions, in their respective jurisdictions issue following orders/directions to the effect that 'notwithstanding anything contained to the contrary and by virtue of powers conferred under section 37 read with section 34(f) of the RERA, the registration or extension thereto under Section 5, 6, 7(3) of the RERA or Rules thereunder, all registered projects under jurisdiction of Regulatory Authority for which the completion date or revised completion date or extended completion date as per registration expires on or after 25th March, 2020':

- (i) Regulatory Authorities may issue suitable orders/ directions to extend the registration and completion date or revised completion date or extended completion date automatically by 6 months due to outbreak of COVID-19 (Corona Virus), which is a calamity caused by nature and is adversely affecting regular development of real estate projects by invoking *force majeure* clause;
- (ii) Regulatory Authorities may, on their own discretion, consider to further extend the date of completion as per registration for another period upto 3 months, if the situation in their respective State or any part thereof, for reasons to be recorded in writing, needs special consideration of invoking '*force majeure*' in view of current pandemic;
- (iii) Regulatory Authorities may issue fresh 'Project Registration Certificates' with revised timeline in each such registered real estate project at the earliest; and
- (iv) Regulatory Authorities may extend concurrently the timelines of all statutory compliances in accordance with the provisions of RERA and the rules and regulations made thereunder.

7. This issues with the approval of the competent authority.



(Sailesh Jogiani)

Under Secretary (Housing)

Tel: 2306 2252

All Chief Secretaries and
All Principal Secretaries, (Housing)
All Chairmen, Real Estate Regulatory Authorities.
All Chairmen, Real Estate Appellate Tribunal.

FORM -XII
NOTICE (CERTIFICATE) OF COMPLETION
BYE LAWS NO.:-15

From:
MEDHATIYA CONSTRUCTION COMPANY PVT LTD.
GROUND FLOOR, VASUDEO CITY, BENIBABU BAGICHA
RAJENDRA PATH, PATNA- 800001
Phone no.0612-2320100, Email-qcpatna@gmail.com

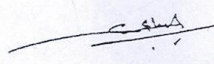


To:
THE COMMISSIONER
PATNA MUNICIPAL CORPORATION
PATNA-800001 (BIHAR)

Sir,

I hereby certify that the development, of Plot No. 2157, 2158, 2158 & 2159, Khata No. 428, 455, 454/441, 478 Tauzi No- 5026, Thana -02, Thana code- 231, Zone - 04, Mauza- Mainpura, Thana - Patliputra, Anchal- Patna Sadar, Patna Municipal Corporation covered under Development Plan/ Planning Authorities/ or Planning Scheme notified under Bihar Urban Planning and Development Act 2012 within the development plan area of DREAM CITY, PHASE -2 has been supervised by me and has been completed by the date: 27/ 2/2021 according to the sanctioned plan (Vide No. 11/MANPURA/PRN/B+G+4-043/12, Dated 12/12/2012), Rera No. -BRERAP00342-02/850/R-698/2019, Dated: 15/07/2019 and provisions of the Byelaws. Implementation of life safety provisions has been complied as mentioned in Byelaws 16(5). The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strictly, in accordance with the general and detailed specifications.

I/We hereby also enclose the plan and documents as required under these Byelaws and request to issue the occupancy permission for the said building and premises.


Name and Signature of Technical Person

(SOORAJ BHARTI)
Medhatiya Construction Company Pvt. Ltd.

Ranjana Kuma Mediya

Managing Director
Name and Signature of the Owner

(RANJANA KUMAR MERTIYA)

Phone no.0612-2320100,
Email-qcpatna@gmail.com

Place: Patna
Date: 28/12/2021