

Quarterly Progress Report for Rera, BIHAR**FORM - 7
(Regulation-9)****Quarterly progress report for quarter ending March, 2023**

I. Particulars of Project			
Project Registration Number	BRERAP00506-1/396/R-198/2018	Name of Project/Phase of Registered Project	Kunti Enclave
Name of Promoter	Indralok Construction		
Name of Co-Promoter	NA	Project Address	Plot no. 1427, Khata no: 457 (P), Thana no: 09, Mauza: Sheikhpura, Shastri Nagar, Patna
Project Registration is valid upto	31.03.2022		
Starting date of Project or phase of the project	30.06.2018		
Type of Project or Phase of the Project	Residential Project		
Period of validity of map by the Competent Authority	3 Years		

II. Disclosure of Sold/Booked Inventory of Apartments						
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total number of Apartments-	
Single Unit Residential Building	1. 1 BHK				1. Booked	3
	2. 2 BHK				/Allotted	
	3. 3 BHK	√	33070.08	30	2. Sold	10
	4. Shop					
	5. Bungalow					
	6. Plot etc.					

Note: 16 Nos of Flat/Apartment in Builder's Share

III. Disclosure of Sold/Booked Inventory of Garages			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Single Unit Residential Building	30	1. Booked/Allotted	3
		2. Sold	10

Note: 16 Nos of Garages in Builder's Share

IV. Details of Building Approvals					
Sl.no.	Name of the Approval/NOC.Permission/Certificate	Issuing Authority	Applied Date	Issuance Date	Enclsod as Annexure No.
1	NOC for Enviroment				
2	Provisional Fire NOC/Clearance	Already Submitted at the time of Registration.			
3	Water Supply Permission				
4	NOC from Airport Authority of India	Already Submitted at the time of Registration.			
5	Sanction of Building Plan	Already Submitted at the time of Registration.			
6	Certificate of Completion	PMC	22.02.2023		Application attached.

V. Construction Progress of the Project**1. Plan Case No. P/Shekhpura/PRN/B+G+6/141/2016**

Sl.no.	Task / Activity	Percentage of work done	Remarks
1	Excavation	100%	Works has been Completed.
2	Foundation Works	100%	Works has been Completed.
3	Basement	100%	Works has been Completed.
4	Slabs of structure	100%	Works has been Completed.
5	Walls	100%	Works has been Completed.
6	Internal Plaster & Putty	100%	Works has been Completed.
7	Flooring inside units and common areas	100%	Works has been Completed.
8	Doors and Window to each of unit and common areas	100%	Works has been Completed.
9	Sanitary fittings within the unit including water proofing and plumbing	100%	Works has been Completed.
10	Electrical fitting within the unit	100%	Works has been Completed.
11	Staircase, lift walls and lobbies at each floor	100%	Works has been Completed.
12	Water tank	100%	Works has been Completed.
13	External Plumbing works and completion of terrace with waterproofing of the building if specified.	100%	Works has been Completed.
14	External Plaster	100%	Works has been Completed.
15	External Paint	100%	Works has been Completed.
16	Installation of lifts, water pumps, firefighting fittings and equipment as per CFO NOC, Electricals fittings to the common areas, Mechanical equipment, compliance to conditions of enviroment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/wing, compound walls and all other requirements as may be required to complete project as per specification in AOS.	100%	Works has been Completed.

VI. Amenities and common area and external infrastructure development works				
Sl.no.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths	No		
2	Water Supply	Yes	100%	Works has been Completed
3	Sewerage (Chamber, Line, Septic, STP)	Yes	100%	Works has been Completed
4	Storm water drains	No		
5	Landscaping & Tree Planting	Yes	100%	Works has been Completed
6	Street Lighting	No		
7	Community Buildings	No		
8	Treatment and Disposal of sewage and sullage water	Yes	100%	Works has been Completed
9	Solid Waste Management & Disposal	No		
10	Water Conservation/Rain Water Harvesting	Yes	100%	Works has been Completed
11	Energy Management	No		
12	Fire Protection and Fire Safety Requirements	Yes	100%	Works has been Completed
13	Closed Parking/Covered Parking	Yes	100%	Works has been Completed
14	Open Parking	No		
15	Electrical Meter Room, Sub Station, Receiving Station	Yes	100%	Works has been Completed

VII. Geo Tagged and Date Photograph of (Each Block) of the Project			
(A)	Sl.no.		
	1	Front Elevation	01.04.2023
	2	Rear Elevation	
	3	Side Elevation	01.04.2023
(B)		Photograph of each floor	01.04.2023

VIII. Financial Progress of the Project		
Sl.no.	Particulars	Amount
1	Project Account No.	00030200001236
2	Estimated Cost of the Project Including land cost at the start of the project	60000000.00
3	Amount received during the Quarter (Including GST)	23929450.00
4	Actual Cost Incurred during the Quarter	9798353.44
5	Net amount at end of the Quarter (Including GST)	81742699.00
6	Total expenditure on Project till date	82088932.40
7	Cumulative fund collected till the end of Quarter in question	
8	Cumulative expenditure done till the end of Quarter in question	

IX. Details of Mortgage of Charge if any Created	
Not Applicable	

X. Miscellaneous		
A	List of Legal Cases (if any)	
1	Case No.	NA
2	Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1	Sale Deed	5
2	Agreement for Sale	0

XI. Percentage of work along with Milestone Chart	
Weather the project in progress is as per time schedule or lagging behind?	
Project has been Completed.	

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.

FOR INDRALOK CONSTRUCTION
Sanjeev Sharan
PARTNER

Signature of Promoter

Name: Sanjeev Sharan

Date: 24.04.2023



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

From

SRI SANJEEV SARAN
(INDRALOK CONSTRUCTION)
AT - INDRALOK GALAXY
OLD BYEPASS, MAIN ROAD
KANKARBAGH, DIST PATNA - 20

To,

MUNICIPAL COMMISSIONER
PATNA NAGAR NIGAM
PATNA

Sir,

I hereby certify that the development, of erection, re-erection or for material alteration in with respect of Plot No(CS) 1427 Village/ Mohalla - SHEIKHPURA, THANA NO.- 09, KHATA NO.- 457 , TAUZI NO.- 5769 of PATNA MUNICIPAL CORPORATION Municipal Corporations / Municipal Council/ Nagar Panchayats/ Metropolitan area/ Planning Area under N.P.P Planning Authority/ Gram Panchayat areas covered under Development Plan/ Planning Authorities/ or Planning Scheme notified under Bihar Urban Planning and Development Act2012 within the development plan area ofhas been supervised by me and has been completed by the dated 18/12/2022 according to the sanctioned plan case no .- P/SHEKHPURA-PRN-B+G+6/141/2016 DATED 16/08/2017 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.

INDRALOK CONSTRUCTION
Sanjeev Saran
Managing Partner

Signature of Technical Person
Name of the Technical Person

S. K. Anandkar
S. K. Anandkar
ARIS/2019 PMC
CA/2003/30588

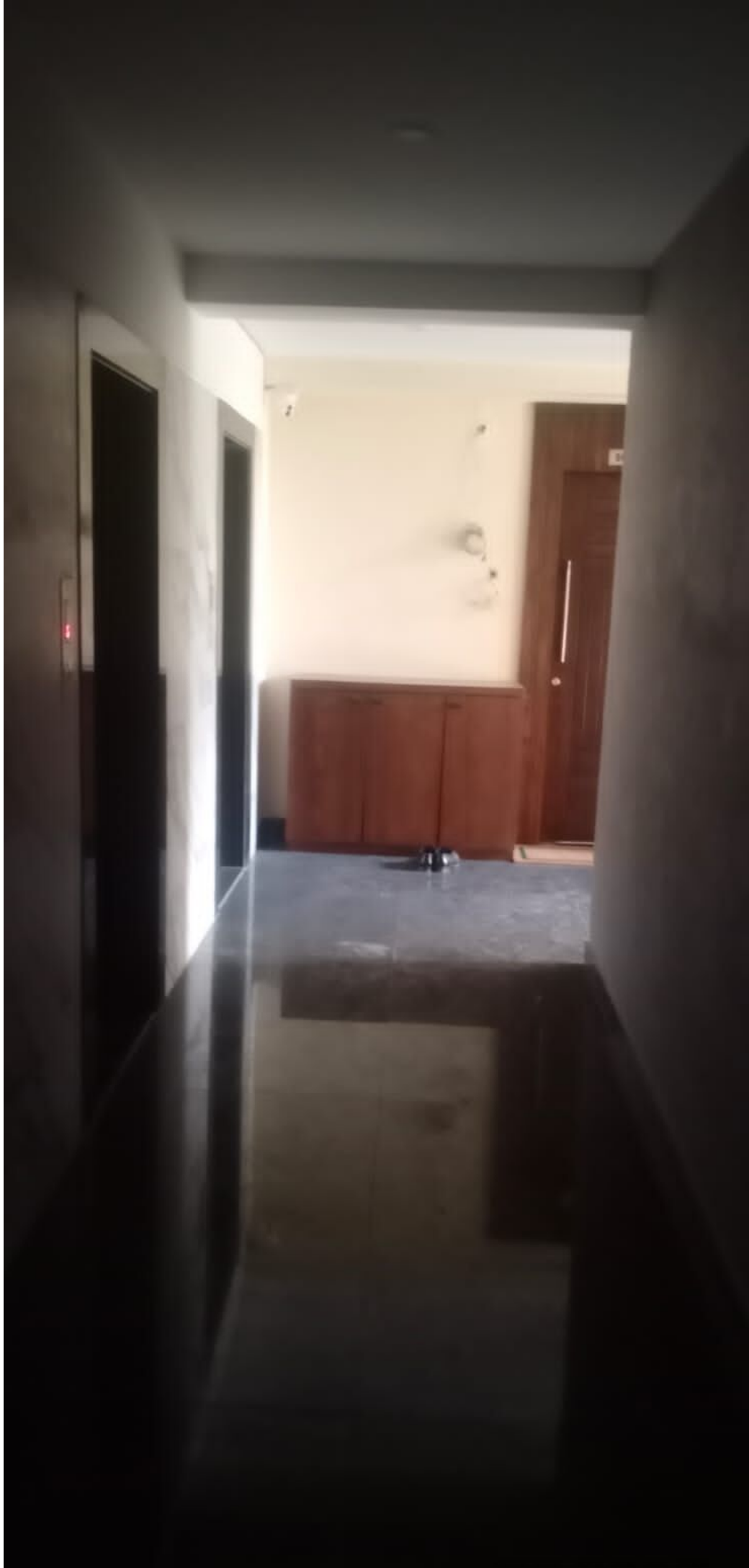
Signature of the Owner(s)

Address: Old byepass

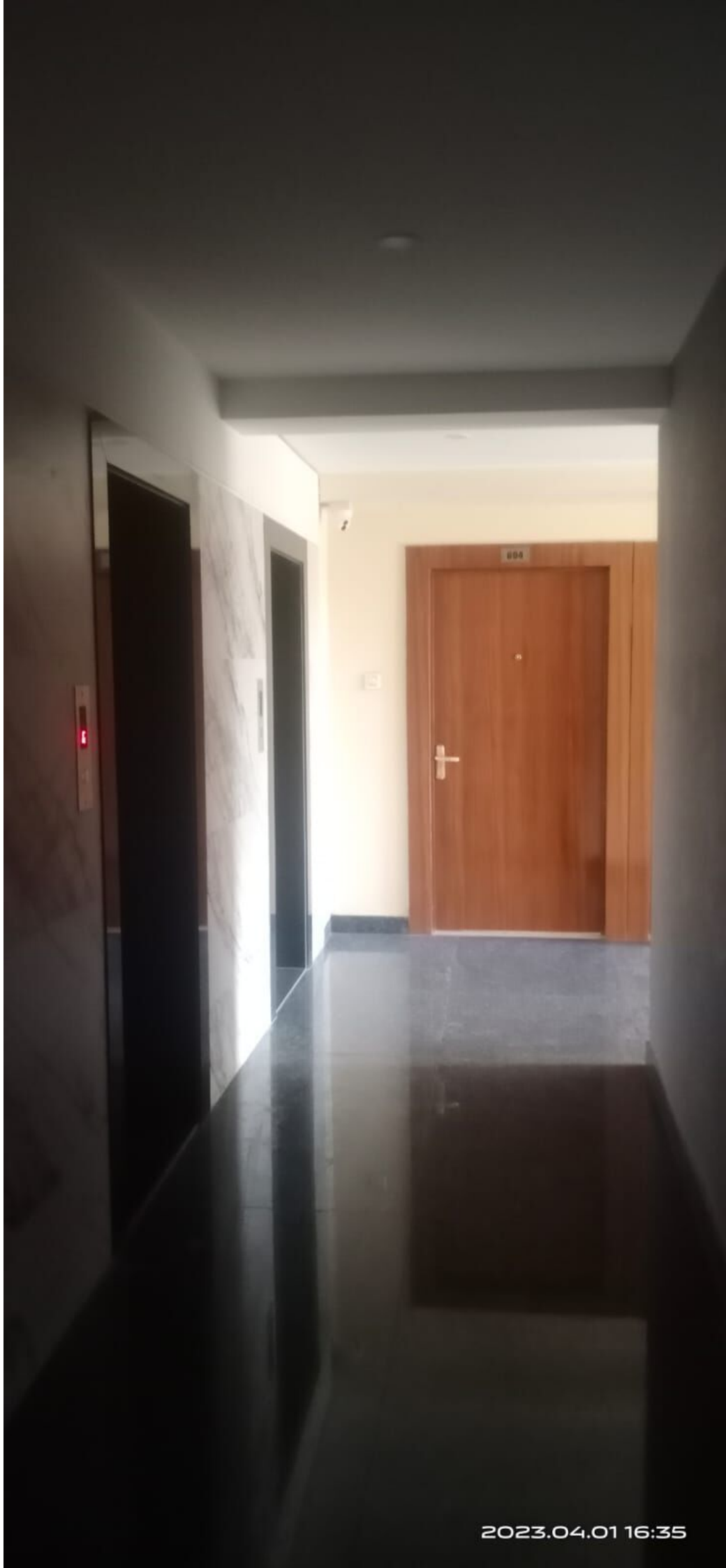
Date:..... Kankarbagh
Patna - 20

Sanjeev Saran
Name of the Owner(s)





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