

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending June of 2023-2024 (year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP20350-1/1091/R-913/2020	Name of Project/Phase of Registered Project	Leela Apartment
Name of Promoter	Shubham Raj Construction Pvt.Ltd	Project Address	Akharapar,Devi Astha,Beur,Patna(khesra/plot no-647(p),651(p),1298(p),khata no-49,59, Thana no-33,Mauza-Beur,Patna
Name of Co-promoter	NA		
Project Registration is valid up to	10/10/2022		
Starting date of Project or Phase of the Project	19/02/2020		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Residential	
Period of validity of map by the Competent Authority	Till 19/07/2022 (Applied for extension of map)		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
1	1. 1 BHK -				1. Booked/ Allotted -
	2. 2 BHK, -				2nos.
	3. 3 BHK -	1	826 sft	1 Apt.having	
	4. 4 BHK -	1	1186 sft	(24) Flats	
	5. Shop -				2. Sold - NIL
	6. Bungalow -				
	7. Plot etc. -				

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	-
1	24	2. Sold	-
			2

SHUBHAM RAJ CONSTRUCTION PVT. LTD.
Sunita Kauri
Managing Director

IV. 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	Already Filed with Application			
2.	Fire N.O.C.	Already Filed with Application			
3.	Water Supply Permission	Already Filed with Application			
4.	NOC from Airport Authority of India	Already Filed with Application			
5.	Other Approval(s), if any, required for the Project.				

V. CONSTRUCTION PROGRESS OF THE PROJECT		
1. Plan Case No. <u>P/Beur-PRN-B+G+3/06/2018</u> (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)	No
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.	45%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	30%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%

SHUBHAM RAJ CONSTRUCTION PVT. LTD.

Sunita Kumar
Managing Director

11.	<p>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 requirements as me be required to complete project as per Specifications in Agreement of Sale.</p> <p>Any other activities.</p>	0%
-----	---	----

SHUBHAM RAJ CONSTRUCTION PVT. LTD.
Sunita Kuni
 Managing Director

VI. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Yes	10%	Submersible installed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	20%	
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	No		
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	No		
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	0%	
13.	Closed Parking	Yes	100%	

SHUBHAM RAJ CONSTRUCTION PVT. LTD.

Sunita Kuwari
Managing Director

14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	Electrical Panel Area Only
16.	Others (Option to Add More)			

VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE

0

F PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths	Not Applicable for this project	Not Applicable for this project	
2.	Water Supply	Not Applicable for this project	Not Applicable for this project	
3.	Sewerage Chambers Septic Tank	Not Applicable for this project	Not Applicable for this project	
4.	Drains	Not Applicable for this project	Not Applicable for this project	
5.	Parks, Land Scaping and Tree Planting	Not Applicable for this project	Not Applicable for this project	
6.	Street Lighting	Not Applicable for this project	Not Applicable for this project	
7.	Disposal of sewage & sullage water	Not Applicable for this project	Not Applicable for this project	
8.	Water conservation/Rain Water Harvesting	Not Applicable for this project	Not Applicable for this project	
9.	Energy Management	Not Applicable for this project	Not Applicable for this project	

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

(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)	4.	Photograph Of each floor	

SHUBHAM RAJ CONSTRUCTION PVT. LTD.

Sunita Kaur
Managing Director

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	A/c No- 133305001813
2.	Estimated Cost of the Project including land cost at the start of the Project	Est.Dev.Cost- 4,29,20,000/- Est.Land Cost- 4,39,20,000/-
3.	Amount received during the Quarter	10,00,000/-
4.	Actual Cost Incurred during the Quarter	20,85,268/-
5.	Net amount at end of the Quarter	44,516.60
6.	Total expenditure on Project till date	1,61,19,757/-
7.	Cumulative fund collected till the end of Quarter in question	43,01,000/-
8.	Cumulative expenditure done till the end of Quarter in question	1,61,19,757/-

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	
There is no mortgage or charge created	

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	NA
2.	Agreement for Sale	NA

SHUBHAM RAJ CONSTRUCTION PVT. LTD.
Sunita Kuni
 Managing Director

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?
Due date of project completion is 10/10/2022,due to COVID-19 The Rera authority extended the project in general.

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.

SHUBHAM RAJ CONSTRUCTION PVT. LTD.

Managing Director

Signature of Promoter

Name: Sunita Kumari

Date:17/07/2023