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MURMURIA & ASSOCIATES
CHARTERED ACCOUNTANTS
E-mail: murmuriaandassociates@gmail.com

ANNEXURE-A

Quarterly Progress Report for quarter ending Jun (2023) (April 2023 to June 2023)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP000427-6/1336/R-1141/2021	Name of Project/Phase of Registered Project	
Name of Promoter	RD ECO DEVELOPERS PVT.LTD	Project Address	
Name of Co-promoter			
Project Registration is valid up to	03/08/2023		
Starting date of Project or Phase of the Project	01/03/2021		
Type of Project or Phase of the Project	RESIDENCIAL	RAM SWAROOP APARTMENT,GOLA ROAD,PATNA	
Period of validity of map by the Competent Authority	Valid 3 Years from approval date @ take also 2 YEARS extension		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Shop\Flat Type		Carpet Area	Total Number of sanctioned FLAT	Total Number of Flats –
RAM SWAROOP	1.FLAT		53,637.90	60	1. Booked/ Allotted 46 2. Sold -1 3. 2% Register-37

Sr. No.	FLAT SHARE DISTRIBUTION BETWEEN LAND OWNER AND DEVELOPER	No of Flats
1	R D ECO DEVELOPERS PVT LTD.	32
2	MAHENDRA SINGH S/o Late RAM SWAROOP SINGH (ARUN SINGH AND NIRANJAN SINGH S/O MAHENDRA SINGH)	10
3	SUNIL KUMAR AND MANOJ SINGH S/O BHAGWAN SINGH	09
4	JANO SINGH S/o Late RAM SWAROOP SINGH(MUNNA SINGH AND PINTU SINGH AND GUDDU SINGH S/O JANO SINGH)	09
	TOTAL	60

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III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	46 1
RAM SWAROOP	89		

Sr. No.	GARAGES SHARE DISTRIBUTION BETWEEN LAND OWNER AND DEVELOPER	No of Flats
1	R D ECO DEVELOPERS PVT LTD.	61
2	MAHENDRA SINGH S/o Late RAM SWAROOP SINGH (ARUN SINGH AND NIRANJAN SINGH S/O MAHENDRA SINGH)	10
3	SUNIL KUMAR AND MANOJ SINGH S/O BHAGWAN SINGH	09
4	JANO SINGH S/o Late RAM SWAROOP SINGH(MUNNA SINGH AND PINTU SINGH AND GUDDU SINGH S/O JANO SINGH)	09

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number- RAM SWAROOP , (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 (pile and pile cap work	100%
2.	Basements (if any)	100%

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3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	80%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	65%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	20%
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 requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%

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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 actualWork Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
01.	Internal Roads & Footpaths	YES	0%	
02.	Water Supply	YES	0%	
03.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
04.	Storm Water Drains	YES	0%	
05.	Landscaping & Tree Planting	YES	0%	
06.	Street Lighting	NO	0%	
07.	Community Buildings	NO	0%	
08.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
09.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	100%	
14.	Open Parking	YES	100%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Ourter Boundary wall of plot.	YES	60%	

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VI.	PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING
S. No.	Particulars
1.	Front Elevation.
2.	Rear Elevation
3.	Side Elevation

VII.	Financial Progress of the Project	
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	379202000000089
2.	Estimated Cost of the Project including land cost atthe start on till date.	
3.	Amount received during the till date.	19,34,02,642.00 /-
4.	Actual Cost Incurred during the till date.	13,15,52,607.00/-
5.	Flat Purchased from Land Owner (Details in Column No IX)	7,68,01,400/-
6.	Net amount balance at till date.	-1,49,51,365.00/-
7.	Total expenditure on Project till date	20,83,35,007.00/-
8.	Details of Mortgage or Charge, if any, created on the Land and the projects	

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VIII. MISCELLANEOUS		
A	List of Legal Cases (if any) NO	
1.	Case No.	NO
2.	Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	0

IX. LAND OWNER SALE FLAT TO DEVELOPERS (DETAILS AS PER BELOW)	
Land Owner Name :- MAHENDRA SINGH S/o Late RAM SWAROOP SINGH (ARUN SINGH AND NIRANJAN SINGH S/O MAHENDRA SINGH)	
Flat No / Garages No = 7 (Flat No – 112 , 202 , 501 , 507 , 508 , 509 , 510) (Area 10094sqf X 2710 per sqf)	Amount :- 2,73,54,740.00
Land Owner Name :- SUNIL KUMAR AND MANOJ SINGH S/O BHAGWAN SINGH	
Flat No / Garages No = 6 (Flat No. – 102 , 109, 211 , 212, 402 , 505) (Area 9185sqf X 2710 per sqf)	Amount :- 2,48,91,350.00
Land Owner Name :- JANO SINGH S/o Late RAM SWAROOP SINGH (MUNNA SINGH AND PIKU SINGH AND GUDDU SINGH S/O JANO SINGH)	
Flat No / Garages No = 6 (Flat No – 105 , 107 , 205 , 311 , 409 , 502) (Area 9061sqf X 2710 per sqf)	Amount :- 2,45,55,310.00

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.

Signature of Promote

Name: PRAMOD KUMAR
Date: 31-07-2023

For R.D. ECO DEVELOPERS PVT. LTD.
Managing Director

MURMURIA & ASSOCIATES * Chartered Accountants * FRN : 316188E

For, MURMURIA & ASSOCIATES
(Chartered Accountants)
FRN – 316188E

Sunil Murmuria

(SUNIL MURMURIA)
PROPRIETOR
M.No. : 052943

UDIN: 23052943BGVLAA5769

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