FROM, MADHUTECH REALITY PANCHWATI COLONY, MITHANPURA, PORAMNA, PS-MITHANPURA, MUZAFFARPUR, BIHAR-842002. MOB NO-9811791477 EMAIL ID:--madhutech101@gmail.com	**To,** THE REAL ESTATE REGULATORY AUTHORITY, 6TH FLOOR, BIHAR ESTATE BUILDING CONSTRUCTION CORPORATION LIMITED, CAMPUS, HOSPITAL ROAD, SHASTRI NAGAR, PATNA-800023.

SUB:- QUARTERLY PROGRESS REPORT OF THE PROJECT.

NAME OF PROJECT	LAKSHMI SARASWATI KUNJ
REPORT OF QUARTER ENDING	JUNE 2023
RERA REGISTRATION NO	**BRERAP00716-5/84/R-1400/2022**
PROJECT START DATE	08/02/2022
PROJECT DATE OF COMPLETION	02/03/2024
NAME OF COLLABORATOR	NA
NAME OF PROMOTER	MADHUTECH REALITY

Enclosed is Quarterly Progress Report of real estate project as mentioned above to be submitted to the Authority, in compliance of the section 11 of the Real estate (Regulation and Development) act 2016 read with Rule 14 1(d).

Index of the documents is as under:-

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SIGN: Sd/-
NAME: - AMIT KUMAR
PARTNER
ON AND BEHALF OF PROMOTER:-
M/S: - MADHUTECH REALITY
Email ID: - madhutech101@gmail.com

ANNEXURE-A

Quarterly Progress Report for quarter ending **JUNE of 2023.**

I. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP00716-5/84/R-1400/2022**	Name of Project	**LAKSHMI SARASWATI KUNJ**
Name of Promoter	**MADHUTECH REALITY**	Project Address	**MAUZA-SALAHPUR, BUDHAN ALIS ATTARADAH, PARGANA-BISHRA, KHESRA/PLOT NO-348,349, KHATA NO-46,190,WARD NO-31,MAUZA_ATTARADAH..**
Name of Co-promoter	**NA**		
Project Registration is valid up to	**02/03/2024**		
Starting date of Project or Phase of the Project	**08/02/2022**		
Type of Project or Phase of theProject	**3. RESIDENTIALM-COMMERCIAL**		
Period of validity of map by the Competent Authority	**Three Year from Date of Approval 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. Booked/ Allotted- NIL - 2.Sold- NIL
LAKSHMI SARASWATI KUNJ	1.1BHK - 2.2BHK - 3.3BHK - 4.SHOP -	0 3 22 14	0 Sq ft 1995 Sq ft 18084 Sq ft 3082 Sq Ft	39(Thirty Nine)	

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of SanctionedGarages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	NIL -NIL
LAKSHMI SARASWATI KUNJ	35		

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number_____(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)	60
2.	Basements (if any)	NIL
3.	Podiums (if any)	40
4.	Plinth	NIL
5.	Stilt Floor	NIL
6.	Slabs of Super Structure	NIL
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	NIL
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NIL
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NIL
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NIL
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.	NIL

V. 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	YES	0	
2.	Water Supply	YES	0	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	50	
4.	Storm Water Drains	YES	0	
5.	Landscaping & Tree Planting	YES	0	
6.	Street Lighting	YES	0	
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		
13.	Closed Parking	YES		
14.	Open Parking	YES		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		
16.	Others (Option to Add More)	NA		

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars
1.	Front Elevation:- As per Attached Photograph
2.	Rear Elevation:- As per Attached Photograph
3.	Side Elevation:- As per Attached Photograph

VII.	Financial Progress of the Project	
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	120001101661.
2.	Estimated Cost of the Project including land cost at the start of the Quarter	1102.46 Lakhs
3.	Opening Amount at start of Quarter	29188.00
4.	Amount received during the Quarter	2500000.00
5.	Actual Cost Incurred during the Quarter	38,84,124.00
6.	Other Expenses during the Quarter	00.00
6.	Net amount at end of the Quarter	665104.00
7.	Total expenditure on Project **till date**	41790857.00
8.	Details of Mortgage or Charge, if any, created on the Land and the projects	NA

VIII. 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

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true tothe 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.

SIGN:Sd/-
NAME: - AMIT KUMAR
Partner
ON AND BEHALF OF PROMOTER:-
M/S: - MADHUTECH REALITY
Email ID: - madhutech101@gmail.com

FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 15-07-2023

To,
The Madhutech Reality.

Subject: Certificate of percentage of completion of construction work of One No. of Building Wing of the phase of the project "Lakshmi Sarswati kunj" situated on the plot bearing 1351.56 Sqmt demarcated by its boundaries

Latitude:	26.09333	N 26 degree 5 Minute 35.982 Second
Longitude:	85.38937	E 85 degree 23 Minute 21.732 Second

to the West of Division 'Salahpur Budhas alies Attardah', Kachhi pakki, Pargana Bishara, District Muzaffarpur , pin 842002, admeasuring 1351.56Sq.mts.area being Developed by Madhutech Reality".

Sir,

I Sumit Kumar have undertaken assignment as Architect/Licensed surveyor of certificate percentage of completion of Construction work of the Lakshmi Sarswati kunj Building , Single Wing, phase of the project, situated on the plot bearing C.N. No/CTS No/Survey No/ Final plot No 349 & 348 of Division Anchal- Mushari, Village , District Muzaffarpur, Pin 842002, Admeasuring 1351.56 sq.mts. areabeing developed by 'Madhutech Reality'.

1. Following technical professionals are appointed by owner/promoter:-
   (I) Shri Sumit kumar as Architect;

Based on site Inspection, with respect to each 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 "BRERAP00716-5/84/R-1400/2022" 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 phaseis detailed in Table B.

Table A

Building/Wing Number Single (to be prepared separately for each Building/Wing of the project)

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	One number of Basement(s) and plinth	65%
3	_____number of podiums	Nil
4	Stilt Floor	90%
5	five number of slabs of super structure	100%
6	Internal walls, Internal plaster, Floorings within Flats/premises, Doors and windows to each of the Flat/ premises	15%
7	Sanitary fittings within the flat/premises, Electrical fittings within the flat/premises	Nil
8	Staircases, Lifts walls and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground water Tanks	60%
9	The external plumbing and external plaster, Elevation, completion of terraces with Waterproofing of the Building/Wing	NIL
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, 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	NIL

TABLE-B

Internal & External Development works in respect of the entire registeredphase

S.No	Common areas and facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1.	Internal Roads & Foothpaths	Yes	30%	Work in progress
2.	Water Supply	YES	15%	Work in progress
3.	Sewarage (chamber, lines, septic tank, STP)	YES	0%	
4.	Storm water drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
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	YES	0%	
11.	Energy management	NO		
12.	Fire protection and fire safely requirements	YES	0%	
13.	Electrical meter room, sub-station, receiving station	YES	0%	
14	Others (Option to add more)			

Yours Faithfully

AR. SUMIT KUMAR
COA
ARCHITECTS

Signature & name (IN BLOCK LETTERS) of Architect License No CA/2017/82513

FORM-2|see Regulation 3|

ENGINEER'S CERTIFICATE

Date: 15-07-2023

To,

The Madhutech Reality.

Subject: Certificate of cost Incurred for Development of Lakshmi Sarswati kunj for Construction of Residential cum commercial building Single Wing of theBRERAP00716-5/84/R-1400/2022 situated on the plot bearing C.N. No/CTS No/Survey No/Final plot no. 348,349, Khata No 46, 190 ward 31, Mauza – Attardah.

Demarcated by its boundaries (latitude and longitude of the end points)

Latitude: 26.09333 N 26 degree 5 Minute 35.982 Second

Longitude: 85.38937 E 85 degree 23 Minute 21.732 Second

Salahpur Budhas alies Attardah', Kachhi pakki, Pargana Bishara, District Muzaffarpur, Pin 842002, admeasuring 1351.56 Sqmt area being Developed by Madhutech Reality.

Ref:BRERA Registration Number BRERAP00716-5/84/R-1400/2022

Sir,

I Ajit Singh have undertaken assignment of certified estimated cost for the subject Real Estate Project proposed to be registered under BIHARRERA, being

Lakshmi Sarswati kunj Building Single Wing of the Madhutech Reality. Single phase situated on the plot bearing C.N. No/CTS No/Survey No/Final plot no348,349, Khata No 46, 190 ward 31, Mauza – Attardah.
Muzaffarpur Division , village Salahpur Budhan Alias Attardah, Pargana Bishra, _ District Muzaffarpur, Pin 842002, admeasuring 1351.56_sq.mts.area being developed by 'Madhutech Reality'.

1. Following technical professionals are appointed by owner/promoter:-

   (I) Shri Ajit Singh as Structural Consultant

2. We have estimated the cost of the completion to obtain occupation certificate/completion certificate, of the civil, MEP and Allied works, of the Building(s) of the project, our estimated cost calculations are based on the Drawings/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated "A b h i s h e k k u m a r" quantity Surveyor* appointed by Developer/Engineer and the assumption of the cost of material, labor and other inputs made by Developer and the site inspection carried out by us.

3. We estimate Total Estimated cost of completion of the building(s) of the aforesaid project under reference as Rs 1102.46 Lakh (Total of table A and B). The estimated total cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building(s) from the 'Muzaffarpur Municipal Corporation' being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. 417.00 Lakh(Totalof table A and B). The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.

5. The balance cost of completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain occupation certificate/ completion certificate from 'Muzaffarpur Municipal Corporation'(planning Authority) is estimated at Rs. 1102.46 Lakh.

6. I certify that the cost of the Civil, MEP and Allied works for the aforesaid project as completed on the date of this certificate is as given in table A and B below:

TABLE- A

Building/Wing bearing Number 01 or Lakshmi Sarswati kunj

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the building/wing as on 27-05-2022 date of Registration is	Rs. 1102.46 Lakh
2	Cost incurred as on 30-06-2023 (based on the Estimated cost)	Rs. 417.00 Lakh
3	Work done in percentage (as percentage of the estimated cost)	38%
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 685.46 Lakh
5	Cost incurred on Additional/Extra item as on 30-06-2023 not included in the Estimated cost (Annexure-A)	NIL

TABLE- B
(To be prepared for the entire registered Phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the Internal and External Development works including amenities and Facilities in the layout as on 27-05-2022 date of Registration is	Rs. 1102.46 Lakh
2	Cost incurred as on 21-05-2023 (based on the Estimated cost)	Rs. 417.00 Lakh
3	Work done in percentage (as percentage of the estimated cost)	38%
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 685.46 Lakh
5	Cost incurred on Additional/Extra item as on 21-05-2023 not included in the Estimated cost (Annexure-A)	NIL

Yours Faithfully

16/8/23

Signature of Engineer

License No .....

Er. Ajit Singh
Consultant Engg. (B.Tech Civil)
Enr. No.-72LBTC E27985675

*** Note**

1. The scope of work is to complete entire Real Estate project as per drawing approved from time to time so as to obtain Occupation Certificate/Completion Certificate.

2. (*) Quantity survey can be done by officer of Engineer or can be done by an independent Quantity surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred/to be incurred.

5. All components of work with specification are indicative and not exhaustive.