

FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending June of 2023 (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP33626-1/1025/R-789/2019	Name of Project/Phase of Registered Project	USHA VILLA
Name of Promoter	LOKANKARA INFRASTRUCTURE DEVELOPERS PRIVATE LIMITED	Project Address	Mauza-Nayachak, Azimabad, Sampatichak, Patna
Name of Co-promoter			
Project Registration is valid up to	20-08-2024		
Starting date of Project or Phase of the Project	21-10-2019		
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		3 Years	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments 27	Total Number of Apartments –
AMAN APARTMENT-1	1. 1 BHK	- 3	4034.64		1. Booked/ Allotted -0 Booked
	2. 2 BHK,	- 12	75936.00	2. Sold -	
	3. 3 BHK	- 12	114653.63		
	4. Shop	-			
	5.Bungalow	-			
	6. Plot etc.	-			

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
USHA VILLA-1	27	1. Booked/Allotted	- 0
		2. Sold	- 0

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

V. Construction Progress of the Project

1. Building / Wing / Layout Number _____ (To be added 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)	
3.	Podiums (if any)	
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.	Upcoming Work in Progress
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Upcoming Work in Progress
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Upcoming Work in Progress
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Upcoming Work in Progress

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 may be required to complete project as per specifications in Agreement of Sale.</p> <p>Any other activities.</p>	Upcoming Work in Progress
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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	Yes	Upcoming Work in Progress	
2.	Water Supply	Yes	Upcoming Work in Progress	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	Upcoming Work in Progress	
4.	Storm Water Drains	Yes	Upcoming Work in Progress	
5.	Landscaping & Tree Planting			
6.	Street Lighting			
7.	Community Buildings			
8.	Treatment and Disposal of Sewage and Sullage Water			
9.	Solid Waste Management & Disposal	Yes	Upcoming Work in Progress	
10.	Water Conservation / Rain Water Harvesting			
11.	Energy Management			
12.	Fire Protection and Fire Safety Requirements	Yes	Upcoming Work in Progress	

13.	Closed Parking	Yes	Upcoming Work in Progress	
14.	Open Parking	Yes	Upcoming Work in Progress	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	Upcoming Work in Progress	
16.	Others (Option to Add More)			

VI. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
1.	Internal Roads & Footpaths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Landscaping and Tree Planning			
6.	Street Lighting			
7.	Disposal of sewage & Sullage Water			
8.	Water conservation/ Rain Water Harvesting			
9.	Energy Management			

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

(A)	Sr. No.		
	1.	Front Elevation.	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached

(B)		Photograph of each floor	
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VIII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	334105000605
2.	Estimated Cost of the Project including land cost at the start of the Project	15000000/-
3.	Amount received during the Quarter	Nil/-
4.	Actual Cost Incurred during the Quarter	Nil/-
5.	Net amount at end of the Quarter	2,16,800.74/-
6.	Total expenditure on Project till date	At annual report
7.	Cumulative fund Collected till the end of Quarter in question	In annual report
8.	Cumulative expenditure done till the end of Quarter in question	In annual report

IX. Details of Mortgage or Charge if any created

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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.

LOCKANKARA INFRASTRUCTURE DEVELOPERS PVT. LTD.

Director

Signature of Promoter

Name: Kumar Rajiv

Date: