FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending September of 2023

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00308-3/59/R-1357/2022 Corrigendum MEMO No.: RERA/PRO-REG-59/2022/196	Name of Project/Phase of Registered Project	The Imperial
Name of Promoter	MAHANAGAR INFRACON PVT LTD	Project Address	NH- 30, East Ram Krishna Nagar, Patna, Bihar - 800027
Name of Co-promoter	-		
Project Registration is valid up to	15.03.2026		
Starting date of Project or Phase of the Project	06.04.2022		
Type of Project or Phase of the Project	1. Residential		
Period of validity of map by the Competent Authority	31.01.2027		

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 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -			1. Booked/ Allotted - 16 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 60 1. Booked/Allotted - 16	
	60	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	N.A	N.A.	N.A.	N.A.
2.	Fire N.O.C.	Office of State Fire Officer cum Director Bihar	10.02.2021	07.04.21 via Letter - 875	

3.	Water Supply Permission	N.A.	N.A.	N.A.	N.A.
4.	NOC from Airport Authority of India	N.A.	N.A.	N.A.	N.A.
5.	Other Approval(s), if any, required for the Project.	N.A.	N.A.	N.A.	N.A.

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P/DHELWAN/PCN – 1B + G + 8/381/2021

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)	75%
3.	Podiums (if any)	N.A.
4.	Plinth	100%
5.	Stilt Floor	N.A.
6.	Slabs of Super Structure	75%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	35% Internal Brickwork done. (till 4th Floor), Door Frame fitting till First Floor.
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10% Electrical & Plumbing Internal pipes being put.
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	No
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	No
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	10% One boring for fresh water and one submersible pump installed.

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

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	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	NO	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	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	50%	

14.	Open Parking	YES	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	-	-	

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)		Photograph of each floor	

VIII.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	41536166531
2.	Estimated Cost of the Project including land cost at the start of the Project	2403.1 Lakhs
3.	Amount received during the Quarter	59,74,324/-
4.	Actual Cost Incurred during the Quarter	68,84,824/-
5.	Net amount at end of the Quarter	5,54,324/-
6.	Total expenditure on Project **till date**	9,11,95,113.77/-
7.	Cumulative fund collected till the end of Quarter in question (Collection A/c of the Project)	85,34,747/-
8.	Cumulative expenditure done till the end of Quarter in question. (Own fund utilized)	1,31,07,498/-

IX.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
YES, Term Loan facility is availed by SBI, SME Patna, Dakbunglow.	

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	01
XI.	PERCENTAGE OF WORK ALONG WITH MILESTONE CHART	
	Weather the project in progress is as per time schedule or lagging behind? --- NO.	

Undertaking:

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 fact as mentioned as well as for whatsoever other legal purposes this undertaking may serve.

Signature of Promoter:

Name: RAGHAV CHURIWAL

Date:12.10.23

FORM NO. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date- **06.10.2023**

To,

The Authority,

M/s MAHANAGAR INFRACON PVT LTD,

Patna

Subject: Certificate of Percentage of Work executed in the project

"The Imperial" having No. of Building(s) – 1 of the Phase- 1 bearing the registration no. **BRERAP00308-3/59/R-1357/2022** and being developed on the Plot bearing CS No – 361(P), Khata No- 17, Thana No – 23, Mauza – DHELWAN, Patna Bye Pass, Patna demarcated by its boundaries LAT – 25.5831231 N, LONG – 85.1464643 E of the land-2328.04 SQM, situated at Patna Bye Pass, Near Dhelwan, Village – DHELWAN Block – PATNA SADAR, District – Patna , PIN – 800027

Admeasuring – 2328.04 Sqm, Area being developed by the

PROMOTER - **M/s MAHANAGAR INFRACON PVT LTD,**

Sir,

I, Pankaj Kumar Karn have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the "The Imperial" Building(s) - 1 of the Phase – 1 of the Project,Situated on the plot bearing C.S. No. – 361 (P) Khata No. – 17, Thana No. – 23, Mauza – DHELWAN, Patna admeasuring – 2328 sq.mts. area being situated at Patna Bye Pass, Near Dhelwan, Village – DHELWAN Block – PATNA SADAR, District – Patna , PIN – 800027

developed by – M/s Mahanagar Infracon Pvt Ltd,

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s "A.R.& ASSOCIATES" as L.S. / Architect;
   (ii) M/s PRATIK KUMAR KARN as Structural Consultant
   (iii) M/s /Shri/Smt.---------- as Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) M/s /Shri/Smt.---------- as Site Supervisor

Based on site Inspection, with respect to reach 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 **BRERAP00308-3/59/R-1357/2022** 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 phase is detailed in Table B.

TABLE-A

Building of the Project – The Imperial

Sr.No.	Tasks/Activity	Percentage of work done
1.	Excavation	Done
2.	Number of basement(s) and Plinth	1
3.	Number of Podiums	N.A.
4.	Stilt Floor	1
5.	Number of Slabs of Super Structure	6
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	Fourth Floor Brickwork partially complete. First Floor door frame fitting done.
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	Internal Plumbing pipes and fitting work started. Internal Electrical conduit work started.
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	Stair Case – Casting up to 6th floor complete, Lift Well - Casted
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	No
10.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, 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.	No

TABLE-B

Internal and External Development Work in respect of the entire Registered Phase.

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-Paths	No	-	
2	Water Supply	YES	0%	Own Bore Well
3	Sewerage (Chamber, lines, Septic Tank, STP)	YES	0%	
4	Storm Water Drains	NO	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 safety requirements	YES	0%	
13	Electrical meter room, sub-station, receiving station.	YES	0%	
14	Others (Option to Add more).			

Yours Faithfully,

ER. PANKAJ KUMAR KARN
(Registration No. – ER/10/2018)

Er. Pankaj Kr. Karn
(Engineer)
EMP No.-ER/10/2018
PATNA MUNICIPAL CORPORATION

SKKSS & Co
CHARTERED ACCOUNTANTS
F.R.N.- 023814C

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FORM NO. 3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

Cost of Real Estate Project "THE IMPERIAL"

Sr.No.	Particulars	Amount ( ) Estimated Incurred
1.i	Land Cost: a. Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	20,00,000.00
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and Authority or State Government or any Statutory Authority.	
	c. Acquisition cost of TDR (if any)	
	d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc,; and	31,46,035.86
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	
	f. Under Rehabilitation Scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer. (ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the C.A.	
	Accommodation, overhead cost, (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation. **Sub-Total of Land Cost**	51,46,035.86

Sr.No.	Particulars	Amount ( ) Estimated Incurred
I ii	**Development Cost/ Cost of Construction :**	
	a. (i) Estimated Cost of Construction as certified by Engineer.	24,03,24,316.00

DARIYAPUR GOLA ROAD,
MUKHTAR TOLI, NEAR A.K. LAL HOSPITAL
NALA ROAD, PATNA - 800004

SKKSS & Co. CA PATNA Chartered Accountants

Shweta Singh
MNO-436021

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	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A.	8,60,49,077.91
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	
	(iii) On site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e., salaries, consultants, fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roadsetc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	
	All costs directly incurred to complete the (i) construction of the entire phase of the project of the project registered.	
	a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	
	b) Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	
	Sub-Total of Development Cost	
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	24,54,70,351.86
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	9,11,95,113.77
4.	% Completion of Construction Work (As per project Architect's Certificate)	
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	37.15
6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)**	**9,11,95,113.77**
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	3,61,48,607.73

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8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	**5,50,46,506.04**

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount ( ) Estimate Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (Calculated as per the Form IV)	15,42,75,238.09
2.	Balance amount of receivables from sold apartments (As per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	7,34,24,856.25
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	14,00,87,351.50
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	21,35,12,207.75
5.	Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	

This certificate is being issued for RERA compliance for the Company [**MIPL**] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

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