Quarterly Progress Report for Rera, BIHAR
FORM - 7
(Regulation-9)

Quarterly progress report for quarter ending September, 2023

I. Particulars of Project			
Project Registration Number	BRERAP00506-3/977/R-669/2019	Name of Project/Phase of Registered Project	Indralok Garden
Name of Promoter	Indralok Construction		
Name of Co-Promoter	NA	Project Address	Plot no. 724, Sheet no: 32 , Thana no: 137, Mauza: Moharrampur, Patna
Project Registration is valid upto	19.04.2023		
Starting date of Project or phase of the project	19.06.2019		
Type of Project or Phase of the Project	Residential and Commercial Project		
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	Total number of Apartments-	
Single Unit Real Estate Project	1. 1 BHK				1. Booked /Allotted	1
	2. 2 BHK					
	3. 3 BHK	√	14220.00	12	2. Sold	
	4. Shop	√	8795.30	11		
	5. Bunglow					
	6. Plot etc.					

Note: 07 Nos of Flat/Apartment in Builder's Share

III. Disclosure of Sold/Booked Inventory of Garages			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Single Unit Real Estate Project	15	1. Booked/Allotted	1
		2. Sold	

Note: 8 Nos of Garages in Builder's Share

IV. Details of Building Approvals					
Sl.no.	Name of the Approval/NOC.Permission/Certificate	Issuing Authority	Applied Date	Issuance Date	Enclsoed as Annexure No.
1	NOC for Enviroment				
2	Provisional Fire NOC/Clearance	Already Submitted at the time of Registration.			
3	Water Supply Permission				
4	NOC from Airport Authority of India	Already Submitted at the time of Registration.			
5	Sanction of Building Plan	Already Submitted at the time of Registration.			

V. Construction Progress of the Project

1. Plan Case No. P/Mohrampur/PCN/LB+UB+G+4/10/2019

Sl.no.	Task / Activity	Percentage of work done	Remarks
1	Excavation	100%	Overall excavation works completed.
2	Foundation Works	100%	Overall foundation works completed.
3	Lower Basement	95%	Ramp Construction has Completed, Retaining wall construction has completed, RCC Work Completed, waterproofing work has completed, plaster work completed. PCC work Completed. Misc work to be done.
4	Upper Basement	96%	Ramp has been Constructed, RCC Work Completed, Retaining Wall Completed. Plaster Work has been Completed. Misc work to be done.
5	Slabs of structure	100%	Slab casting upto terrace floor completed.
6	Walls	100%	Brickwork has completed.
7	Internal Plaster& Putty	99%	Overall Work has Completed, some repairing work remains.
8	Flooring inside units and common areas	98%	Overall Work has Completed, some repairing work remains.
9	Doors and Window to each of unit and common areas	100%	Overall Work has Completed.
10	Sanitary fittings within the unit including water proofing and plumbing	98%	Overall Work has Completed, some repairing work remains.
11	Electrical fitting within the unit	92%	Overall work has completed. Light and Switch fixing is goning ao.
12	Staircase, lift walls and lobbies at each floor	85%	Staircase structure complete upto terrace floor, lift wall and lobby completed on GF, 1st, 2nd, 3rd and 4th floor. Lobby plaster work has completed.
13	Water tank	100%	Water tank construction work completed.
14	External Plumbing works and completion of terrace with waterproofing of the building if specified.	99%	Overall Work has Completed, some repairing work remains.
15	External Plaster	100%	Overall External plaster has completed.
16	External Paint	75%	External texture work and primer has completed. Painting work going on. Final coat of paint to be done.
16	Installation of lifts, water pumps, firefighting fittings and equipment as per CFO NOC, Electricals fittings to the common areas, Mechanical equipment, compliance to conditions of enviroment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/wing, compound walls and all other requirements as may be required to complete project as per specification in AOS.	70%	Submersible Pump has Installed. Compound wall brick work, erection has been done. Plaster work has completed. Pipeline of fire fighting has installed. Finishing works is going on.

VI. Amenities and common area and external infrastructure development works

Sl.no.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths	No		
2	Water Supply	Yes	100%	Boring work completed.
3	Sewerage (Chamber, Line, Septic, STP)	Yes	100%	Overall work has Completed.
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	Yes	100%	Overall work has Completed.
9	Solid Waste Management & Disposal	No		
10	Water Conservation/Rain Water Harvesting	Yes	100%	Overall work has Completed.
11	Energy Management	No		
12	Fire Protection and Fire Safety Requirements	Yes	75%	Tank has Completed and Pipe Line work completed, other works is going on.
13	Closed Parking/Covered Parking	Yes	100%	Overall work has Completed.
14	Open Parking	No		
15	Electrical Meter Room, Sub Station, Receiving Station	Yes	85%	Electrical Pannel has completed, Connection work is going on.

VII. Geo Tagged and Date Photograph of (Each Block) of the Project			
(A)	Sl.no.		
	1	Front Elevation	01.10.2023
	2	Rear Elevation	
	3	Side Elevation	01.10.2023
(B)		Photograph of each floor	01.10.2023

VIII. Financial Progress of the Project		
Sl.no.	Particulars	Amount
1	Project Account No.	3713629773
2	Estimated Cost of the Project Including land cost at the start of the project	48120000.00
3	Amount received during the Quarter (Including GST)	0.00
4	Actual Cost Incurred during the Quarter	6399973.53
5	Net amount at end of the Quarter (Including GST)	8600000.00
6	Total expenditure on Project till date	42057399.87
7	Cumulative fund collected till the end of Quarter in question	
8	Cumulative expenditure done till the end of Quarter in question	

Note : Estimated cost of project has exclude of land cost since Development Agreement has excuted with Land Lords.

IX. Details of Mortgage of Charge if any Created
Not Applicable

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	NA
2	Agreement for Sale	NA

XI. Percentage of work along with Milestone Chart
Weather the project in progress is as per time schedule or lagging behind?
Project has lagging behind due to pendemic of covid-19 and lock down, but we are trying our best and will complete the project
up to October or November - 2023. If we have consider 9 months of covid-19 relief, we have almost on our schedule and time.

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.

FOR INDRALOK CONSTRUCTION

PARTNER

Signature of Promoter
Name: Sanjeev Sharan
Date: 18.10.2023

Mob. : 9835473347
E-mail : casushantkumardas@gmail.com
casushant@yahoo.co.in

SUSHANT KUMAR & CO.
(Chartered Accountants)

Office at :
201, R. K. Plaza, Lalji Tola, Rajendra Path
(Behind CDA Building), Patna - 800 001

TO WHOM IT MAY CONCERN

This is to certify that utilization of fund of the project "INDRALOK GARDEN" bearing registration no. BRERAP00506-3/977R-669/2019, project site at Rajendra Path, Opposite CDA Building Patna, (Khesra/Plot no - 724, Mauza – Moharrampur, Sheet No – 32, Thana No. - 137) Sub-division / District-Patna of **M/s Indralok Constructions**, having registered office at R.K. Avenue, Nala Road, Kadamkuan, Patna-800 003 is as below:

S. No.	Particulars	Remarks
1	Project Name	Indralok Garden
2	RERA Registration Number	BRERAP00506-3/977R-669/2019
3	Name of Bank & Account No.	Kotak Mahindra Bank, Gandhi Maidan, Patna, A/c No. 3713629773
4	Total collection of fund/Advance (Incl. GST) from the allotees up to 30-09-2023.	86,00,000.00
5	Total withdrawal from the bank up to 30-09-2023.	85,80,000.00
6	Expenditure done on the project up to 30-09-2023.	4,20,57,399.87
7	Percentage of completion of work done against the withdrawal of 70%	87.44%

This certificate is being issued on the basis of papers/ documents produced before us. Total withdrawal as given above is provided by the management.

For SUSHANT KUMAR & CO.
(Chartered Accountants)

SUSHANT KUMAR & CO. PATNA Chartered Accountants

(SUSHANT KUMAR)
M.NO.-407867
Proprietor

UDIN : 23407867BGZFUZ4330
Place: Patna
Date: - 19-10-2023

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