To,

The In charge

Monitor wing,

RERA Bihar

Sub: - Regarding letter No. RERA/TE/QPR/75/2022 1614 dated 21.11.2023 the explanation of circumstances under which we have not submitted quarterly progress report of our project **SUJATA KUTIR** bearing registration No. BRERAP00306-2/304/R-915/2020.

Sir,

We here by submitting the following reasons.

That we have already send reply of letter no. RERA/QPR/02/2022-915 dated 14.07.2022 on dated 26.07.2022 to email id rerabihar@gmail.com.

That we have already send reply regarding lapsed registration of letter no. RERA/TE/QPR/75/2022-160 dated 07.02.2023 on dated 27.02.23 to email id monitor.rera@gmail.com.

That we have already send reply of letter no. RERA/Monitoring/G-16/2023-1480 dated 10.10.2023 on dated 12.10.2023 to email id monitor.rera@gmail.com

That the registration period of our project Sujata Kutir was valid till 08.11.2021 including nine months of grace period given by authority owing to coved-19 pandemic.

That the map of our project Sujata Kutir was sanctioned in the year March 2017 but due to water logging in the plot and adjacent plots the work of foundation of building was not done in 2017.

That the foundation work has been done up to march 2018 and floor of basement has also been done. The columns of the basement floor (80%) has been done but meanwhile wife of the land owner (Mr. Baban Kumar) has started hindrance on site saying that she herself along with their minor four children have share in land which was registered in two development agreement by her late mother in low along with her husband and by her husband alone as the karta of the family.

She filled a case in the court of SDM Danapur under section 144 CRPC in june 2018, but before that the local P.S. stops the working on the site. She also filed title petition suit in court of sub judge Danapur bearing No. 87/2018 on dated 26.02.18.

That the SDM Danapur ordered to start the matter under section 145 CRPC with maintaining status quo on site, but we have move for revision in the court of district judge Patna which is pending in the court.

That the sub judge I Danapur has passed an injunction for working on site for that we have moved to Hon' High court Patna for quassing the order of sub judge I Danapur, the matter is in waiting for hearing.

Under these above mentioned circumstances we have not submitted Quarterly Progress report of the project Sujata Kutir.

Thanking you.

Kutir Housing Developers & Consultants Pvt. Ltd

Patna

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th& 6th Floor, Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar, Patna-800023, Bihar.

Letter No:- RERA/TE/QPR/75/2022...1614..... Dated:- 21/11/2023

To,
Shri ASHOK KUMAR SINHA
KUTIR HOUSING DEVELOPERS & CONSULTANTS PVT. LTD.
Project Name – **SUJATA KUTIR**
Registration No- **BRERAP00306-2/304/R-915/2020**
13/1, ANANDPURI, WEST BORING CANAL ROAD ,PATNA, BIHAR, PIN-800001
Phone No – 9334102353
E-Mail- kutirhousing@gmail.com

Sub: Regarding non-submission of Quarterly Progress Reports of registered project SUJATA KUTIR.

Sir,

I am directed to inform you that your project **SUJATA KUTIR** has been registered vide registration no. **BRERAP00306-2/304/R-915/2020** with the Authority.

You have not uploaded any Quarterly Progress Report on your web page for the above mentioned project in accordance with section 11 of Real Estate (Regulation and Development) Act, 2016; and Rule 16 of Bihar Real Estate (Regulation and Development) Rules, 2017. Further, you are directed to upload the quarterly progress reports of above mentioned quarters in the **prescribed proforma** immediately.

Earlier the Authority had issued a reminder notice regarding non payment of penalty of Rs. 1,00,000/- vide letter no. **RERA/Monitoring/G-16/2023-1480** dated **10/10/2023.**

In addition to the above mentioned notice, I am also directed to inform you that from July-September, 2022 quarter onwards, non- submission of QPR would attract penalty as per Regulation 8A.

The penalty for non-submission of above mentioned quarters from 22-08-2022 to 16/11/2023 is **₹ 4,52,000/-(Rupees four lakhs fifty two thousand only)** which has calculated at the rate of **₹ 1000/-** per day. If you would further delay in uploading the QPR, then you would be charged **₹ 1000/-** for every day of default till QPR is not uploaded on the web page.

The total penalty imposed on you till 16/11/2023 is **₹ 4,52,000/- + ₹ 1,00,000 = ₹ 5,52,000/- (Rupees five lakhs fifty two thousand only).** Kindly ensure that the entire penalty amount is deposited with the Authority within two weeks from the date of issue of this notice.

Please send your reply to monitor.rera@gmail.com regarding the compliance at your end.

Yours sincerely

16/11/23

(Authorised Signatory)

12/10/2023

To,

The In charge

Compliance wing,

RERA Bihar

Sub: - Regarding the explanation of circumstances under which we have not submitted quarterly progress report of our project **SUJATA KUTIR** bearing registration No. BRERAP00306-2/304/R-915/2020.

Sir,

We here by submitting the following reasons.

That the we are already send reply of letter no. RERA/QPR/02/2022-915 dt 14.07.2022 on dated 26.07.2022 to email id rerabihar@gmail.com.

That the map of our project Sujata Kutir was sanctioned in the year March 2017 but due to water logging in the plot and adjacent plots the work of foundation of building was not done in 2017.

That the foundation work has been done up to march 2018 and floor of basement has also been done. The columns of the basement floor (80%) has been done but meanwhile wife of the land owner (Mr. Baban Kumar) has started hindrance on site saying that she herself along with their minor four children have share in land which was registered in two development agreement by her late mother in low along with her husband and by her husband alone as the karta of the family.

She filled a case in the court of SDM Danapur under section 144 CRPC in june 2018, but before that the local P.S. stops the working on the site. She also filed title petition suit in court of sub judge Danapur bearing No. 87/2018 on dated 26.02.18.

That the SDM Danapur ordered to start the matter under section 145 CRPC with maintaining status quo on site, but we have move for revision in the court of district judge Patna which is pending in the court.

That the sub judge I Danapur has passed an injunction for working on site for that we have moved to Hon' High court Patna for quassing the order of sub judge I Danapur, the matter is in waiting for hearing.

Under these above mentioned circumstances we have not submitted Quarterly Progress report of the project Sujata Kutir.

Thanking you.

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th & 6th Floor, Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar, Patna-800023, Bihar.

Letter No:-RERA/Monitoring/G-16/2023-1480 Date:- 10/10/2023

To,
Shri ASHOK KUMAR SINHA
KUTIR HOUSING DEVELOPERS & CONSULTANTS PVT. LTD.
Project Name – **SUJATA KUTIR**
Registration No- **BRERAP00306-2/304/R-915/2020**
13/1, ANANDPURI, WEST BORING CANAL ROAD ,PATNA, BIHAR, PIN-800001
Phone No – 9334102353
E-Mail- kutirhousing@gmail.com

Sub: Reminder regarding non-payment of penalty which was imposed on your project **SUJATA KUTIR** bearing registration no **BRERAP00306-2/304/R-915/2020**

Ref: RERA/QPR/02/2022-915, dated:- 14-07-2022.

Sir,

With reference to above-mentioned letter, I am directed to inform you that the Authority had imposed the penalty of **Rs. 1,00,000/-** vide letter no. RERA/QPR/02/2022-915 regarding non-Submission of QPRs of your project **"SUJATA KUTIR"**

However, till now you have neither uploaded the Quarterly progress report nor paid the penalty amount which was imposed on you.

You are, therefore, requested to upload the Quarterly progress report on the web page of the project and deposit the penalty amount online in the account of RERA, Bihar immediately; failing which penal action under Section 40(1) of the Real Estate (Regulation and Development) Act, 2016 and Rule 25 of Bihar (Regulation and Development) Rules, 2017 would be initiated to recover the said penalty amount.

Please inform about compliance at your end by email to monitor.rera@gmail.com

Attachment: As referred above.

Yours sincerely

(Authorised Signatory)

27/02/2023

To,

The In charge

Compliance wing,

RERA Bihar

Subject: - regarding the explanation of circumstances under which we have not submitted for extension of the completion date of registration.

Sir,

We here by submitting the following reasons.

That the map of our project Sujata Kutir was sanctioned in the year 2017 but due to water logging in the plot and adjacent plots the work of foundation of building was not done in 2017.

That the foundation work has been done up to March 2018 and floor of basement has also been done. The Coloum of the basement floor (80%) has been done but meanwhile wife of the Land owner (Mr Baban Kumar) has started hindrance on site saying that she herself along with their minor four children have share in land which was registered in two development agreement by her late mother in law along with her husband and by her husband alone as the karta of the family.

She filled a case in the court of SDM Danapur under section 144 CRPC in June 2018, but before that the local p.s stops the working on the site. She also filed title petition suit in court of sub judge Danapur bearing no. 87/2018 on dated 26.02.2018.

That the SDM Danapur ordered to start the matter under section 145 CRPC with maintaining status quo on site, but we have move for revision in the court of district judge Patna which is pending in the court.

That the sub judge I danapur has passed an injunction for working on site for that we have moved to Hon' High court Patna for quassing the order of sub judge I danapur, the matter is in waiting for hearing.

Under these above mentioned circumstances we have not submitted for extension of registration of the project sujata kutir.

Thanking You.

Director,

Kutir Housing Developers & Consultants Pvt.Ltd.

Patna

भू-सम्पदा विनियामक प्राधिकरण, बिहार
(Real Estate Regulatory Authority, Bihar)
चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन परिसर,
शास्त्री नगर, पटना – 800023

Letter No. :- RERA/TE/BPR/75/2022-160 Patna, Date:- 07/02/2023

To,

Shri Ashok Kumar Sinha

Director,

Kutir Housing Developers & Consultants Pvt Ltd

Email id: kutirhousing@gmail.com

Sub: Regarding lapsed registration of project Sujata Kutir

Sir

On the basis of available documents, the registration period of your project was valid till 8.11.2021 including nine months of grace period given by the Authority owing to Covid-19 pandemic.

It appears that you have neither applied for extension of registration of the project nor submitted completion certificate in case the project has been completed.

Section 8 of the Real Estate (Regulation and Development) Act, 2016, explains the action to be taken in respect of project, whose registration has lapsed.

The Authority issued Order (No. 111, dated 26.10.2022) regarding online arrangement to submit the applications for extension of the completion dates of registration of projects whose registration had lapsed. The last date of this amnesty scheme too has lapsed.

You are, therefore, requested to explain the circumstances under which the application for extension of registration was not submitted during the amnesty period.

Please send your reply by email to monitor.rera@gmail.com.

Thanking You

Sanjeev 7/2/23

In-charge

Compliance Wing,

RERA, Bihar

Patna

Date :- 26.07.2022

प्रेषक :-

Kulir Housing Developers & Consultants Pvt. Ltd.
13/1, Anandpuri, West Boring Canal Road
Patna - 800001

सेवा में :-

प्राधिकृत पदाधिकारी
भू-सम्पदा विनियामक प्राधिकरण
बिहार, पटना।

विषय :- Letter No RERA/[redacted]QPR/02/2022/915/Patna, Dated 14.07.22 एवं Project: Sujata Kulir का Quarterly Progress Report के सम्बन्ध में।

महाशय :- उपर्युक्त विषय में कहना है कि निर्माण स्थल पर अभी कुछ अधुरा पीलर खड़ा है क्योंकि जमीन मालीक पनि पत्नी के आपस विवाद के चलते न्यायालय अनुमण्डल पदाधिकारी, दानापुर द्वारा धारा 144 एवं 145 लगा हुआ है जिसका वाद संख्या 326(M)/2019 विवेद कारण निर्माण कार्य बाधित है।

संलग्न :- छाया प्रति आदेश न्यायालय अनुमण्डल पदाधिकारी, दानापुर

अपका विश्वासी
[redacted]
For Kulir Housing Developers & Consultants Pvt. Ltd.
13/1, Anandpuri, West Boring Canal Road, Patna-1

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th& 6thFloor, Bihar State Building Construction Corporation Campus
Hospital Road, Shastri Nagar, Patna- 800023, Bihar.

Letter No:- RERA/QPR/02/2022/ ~~459~~ 915 / Patna. **Dated:-** 14/7/22

To,

Mr. Ashok Kumar Sinha (Director) ,
Kutir Housing Developers & Consultants Pvt. Ltd.,
Project Name- **SUJATA KUTIR,**
Registration No.- **BRERAP00306-2/304/R-915/2020,**
Address - 13/1, Anandpuri, West Boring canal Rroad, Patna-800001,
Phone No.- 9334102353,
E-mail- kutirhousing@gmail.com,

Sub: Regarding submission of Quarterly Progress Report in accordance with section 11 of RERA Act, 2016 and Rule 16 of Bihar Real Estate (Regulation & Development) Rules, 2017.

Dear Sir,

I am directed to inform you that your project **SUJATA KUTIR** has been registered by RERA vide registration no. **BRERAP00306-2/304/R-915/2020** with the Authority.

Your attention is drawn to the instructions in the above registration certificate.

On perusal of your web page its appears that you have not submitted the required information with regard to your project, in accordance with section 11 of RERA Act, 2016 and Rule 16 of Bihar Real Estate (Regulation & Development) Rules, 2017.

A direction in this regard has already been issued vide letter dated 29.09.2021 by RERA.

You have failed to upload updated Quarterly Progress Report on your web page for the project **SUJATA KUTIR** hence, a penalty of **Rs. 1,00,000/- (Rupees One Lakh only)** is being imposed upon you to be deposited with the Authority within a fortnight.

Further you are directed to upload the updated status of the project in prescribed proforma immediately.

Yours Sincerely

14-7-2022

(Authorised Signatory)

आदेश पत्रक

न्यायालय अनुमण्डल दण्डाधिकारी, दानापुर।

वाद संख्या 328 (एम)/2018

ममता देवी बनाम कुटीर हाउसिंग डेवलपर्स एण्ड कन्सलटेन्ट प्राईवेट लिमिटेड

द0 प्र0 सं0 की धारा 144 के अधीन

आदेश की क्रम सं0 और तारीख	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पर की गई कार्यवाई के बारे में टिप्पणी तारीख सहित
26.07.2019	यह कार्यवाही थानाध्यक्ष दानापुर के अप्रा0 सं0 02/19 दिनांक 19/02/19 द्वारा प्राप्त प्रतिवेदन के आलोक में दिनांक 28/05/19 को प्रारम्भ किया गया है। यह मामला जमीनी विवाद से सम्बंधित है। विवादित भूमि मौजा–दानापुर शहजादपुर स्थित थाना संख्या 21 खाता संख्या 118, प्लॉट संख्या 1166 एराजी 10 कट्ठा 10 धूर है जिसकी चौहद्दी निम्नवत है उत्तर – चन्देश्वर महतो दक्षिण – सड़क पूर्व – भागवत प्रसाद पश्चिम– राज रंजन सिंह वगै0 थानाध्यक्ष दानापुर ने प्रतिवेदित किया है कि प्रथम पक्ष का कहना है कि मेरा यह ससुराल की जमीन है जिसमें द्वितीय पक्ष बिल्डिंग निर्माण कर रहा है जबकि द्वितीय पक्ष का कहना है कि बबन कुमार से एग्रीमेन्ट कराकर ये निर्माण कार्य करा रहे है, एग्रीमेन्ट के अनुसार अपने हिस्से की फ्लैट भी आवेदिका के पति बबन कुमार द्वारा बिक्री किया जा रहा है और उनकी पत्नि द्वारा उक्त भू–खण्ड पर विवाद खड़ा किया जा रहा है। द्वितीय पक्ष द्वारा उक्त भू–खण्ड पर निर्माण कार्य कराया जा रहा है और प्रथम पक्ष द्वारा रोक लगाया जा रहा है जिसको लेकर दोनो पक्षों में तनाव है कभी भी विधि–व्यवस्था की समस्या उत्पन्न हो सकती है।" अंचलाधिकारी दानापुर ने भी प्रतिवेदित किया है कि "आवेदिका का मौजा दानापुर थाना न0 21 में जमाबंदी सं0 10883/1 पर बबन कुमार पिता स्व0 नन्द किशोर प्रसाद साकिन सुल्तानपुर मठ के पास दानापुर, पटना के नाम से खाता सं0 118 खेसरा सं0 1166 में रकबा 37. 5 डि0 जमीन की जमाबंदी वर्तमान मे कायम है। आवेदिका का कहना है कि मेरे पति बबन कुमार द्वारा जमीन कुटीर हाउसिंग डेवलपर्स एण्ड कन्सलटेन्ट प्राईवेट लिमिटेड प्रबंध निदेशक आलोक कुमार सिन्हा पिता स्व0 रामाशंकर सहाय निवासी 13/1 आनंदपुरी बोरिंग कैनाल रोड, श्रीकृष्णापुरी, पटना के हाथो उन्नयन मनाहक्ष कर हस्तांतरित किया गया है वर्तमान में जमीन पर निर्माण कार्य नही चल रहा है।" थानाध्यक्ष दानापुर के प्रतिवेदन से संतुष्ट होकर विवादित जमीन पर धारा 144 द0प्र0स0 की कार्यवाही प्रारम्भ कर दोनो पक्षों को विवादित भूमि पर जाने से रोका गया। साथ कारण–पृच्छा की मांग की गयी कि क्यों नही निर्गत निषेधाज्ञा आदेश आपके विरुद्ध बहाल रखा जाए? नोटिस प्राप्ति के पश्चात दोनो पक्ष न्यायालय में उपस्थित होकर अपने–अपने दावे के समर्थन में कारण–पृच्छा तथा कागजात दाखिल किए है। दोनो पक्षों के विद्वान अधिवक्ताओं का बहस भी सुना। प्रथम पक्ष का कथन है कि उसका पति बबन कुमार शराबी व्यक्ति है जो असमाजिक तत्वों के साथ रहता है। प्रथम पक्ष को अपने पति से चार संतान है। प्रथम पक्ष का पति अपने हिस्सा से बहुत अधिक सम्पत्ति बिक्री कर चुका है। द्वितीय पक्ष ने विवादित सम्पत्ति के संबंध में दो विकास कार्य एकरारनामा प्रथम पक्ष के पति बबन कुमार से निष्पादित करवाया है जो कि जाली व बनावटी है। बबन कुमार को विकास कार्य एकरारनामा निष्पादित करने का कोई अधिकार नही है क्योंकि वह अपने हिस्से से अधिक सम्पत्ति बिक्री कर चुका है। प्रथम पक्ष व उसके प्रत्येक	

संतान को पुर्वजों की सम्पत्ति में हिस्सा है। द्वितीय पक्ष द्वारा निर्मित जाली व बनावटी कागजात को स्वत्व वाद संख्या 87/18 में चैलेन्ज किया गया है। इन्होंने विवादित जमीन पर अपना दावा बताते हुए अपने पक्ष में निर्गत निषेधाज्ञा आदेश वापस लेने तथा द्वितीय पक्ष के विरूद्ध बहाल रखने का अनुरोध किये है।

प्रथम पक्ष की ओर से निम्नलिखित कागजातों की छाया प्रति दाखिल किया गया है:—

1. बटँवारा यानी तकसीमनामा दिनांक—19.08.1994 की छाया—प्रति
2. वर्ष 2008—2009 व वर्ष 2015—2016 का भालगुजारी रसीद की छाया प्रति
3. प्लॉट नं0 1185 पर किये जा रहे कार्य के चित्र की छाया प्रति

द्वितीय पक्ष का कथन है कि आवेदिका ने स्वत्व बटँवारा वाद संख्या 87/18 श्रीमान सब—जज प्रथम दानापुर न्यायालय में दाखिल की है जिसमें आवेदिका ने अपने पति को प्रतिवादी संख्या—01 व द्वितीय संख्या को प्रतिवादी संख्या—02 बनायी है। प्रतिवादी संख्या 01 और 02 स्वत्व बटँवारा वाद में उपस्थित होकर अपना लिखित कथन दाखिल कर चुके है। आवेदिका द्वारा वर्तमान कार्यवाही में जो आरोप अपने पति और द्वितीय पक्ष पर लगाया है वही आरोप आवेदिका ने स्वत्व बटँवारा वाद में भी लगाया है जो गलत है। द्वितीय पक्ष का यह भी कहना है कि उपरोक्त तथ्यों के आलोक में वर्तमान कार्यवाही समाप्त किये जाने योग्य है।

उभय पक्ष के विद्वान अधिवक्ताओं को सुना। अभिलेख में उपलब्ध पुलिस प्रतिवेदन व अंचलाधिकारी का प्रतिवेदन एवं अन्य कागजात का अवलोकन किया। अवलोकन से प्रतीत होता है कि विवादित भूमि आवेदिका की ससुराल की खानदानी सम्पत्ति है। स्थल निरीक्षण के क्रम में पाया गया कि वाद में वर्णित विवादित भूमि पर अर्द्धनिर्मित पिलर किया हुआ है, पुछ—ताछ में पता चला कि आवेदिका ममता देवी के पति एवं सास के द्वारा उक्त विवादित भूमि कुटीर हाउसिंग डेवलपर्स एण्ड कन्सलटेन्ट प्राईवेट लिमिटेड को कन्वरसन (Conversion) पर दिया गया है। उभय पक्ष के बीच में वर्तमान में लोक प्रशान्ति विक्षुब्ध होने की आशंका है। साथ ही किसी संपुष्ट निर्णय पर पहुँचने के लिए और कागजातों के अवलोकन की आवश्यकता है। इस परिप्रेक्ष्य में विवाद की जटिलता को देखते हुए वर्तमान कार्यवाही को धारा 145 दं0प्र0सं0 में परिवर्तित किया जाता है। उक्त विवादित प्लॉट पर वर्तमान में स्थिति यथावत रहेगी।
उभय पक्ष को नोटिस निर्गत करें।

2250-2251
14.10.19

लेखापित एवं संशोधित

अनुमण्डल दण्डाधिकारी,
दानापुर
25/7/19

अनुमण्डल दण्डाधिकारी,
दानापुर
25/7/19

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of _____ (year)

I. PARTICULARS OF PROJECT			
Project Registration Number BRERAP00306-2/304/R-915/2020		Name of Project/Phase of Registered Project	Sujata Kutir
Name of Promoter Ashok Kumar Sinha		Project Address Gola Road, Danapur, Patna	
Name of Co-promoter			
Project Registration is valid up to	08/02/2021		
Starting date of Project or Phase of the Project			
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	8.02.2022		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments
1	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -			Total Number of Apartments – 1 1. Booked/ Allotted - 00 2. Sold - 00

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 -	00 00

IV. DETAILS OF BUILDING APPROVALS (If already filed along with the 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. Plan Case No. _____ (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)	100%
2.	Basements (if any)	50%
3.	Podiums (if any)	00%
4.	Plinth	00%
5.	Stilt Floor	
6.	Slabs of Super Structure	00%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	00%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%
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	00%

	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	No		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	No		
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	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	No		
13.	Closed Parking	No		

14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to Add More)	No		

VI	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
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	
	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.	
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Amount received during the Quarter	Nill
4.	Actual Cost Incurred during the Quarter	Nill
5.	Net amount at end of the Quarter	Nill
6.	Total expenditure on Project **till date**	40 Lakhs till 2018
7.	Cumulative fund collected till the end of Quarter in question	Nill
8.	Cumulative expenditure done till the end of Quarter in question	

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	87/2018
2.	Name of Parties	Anurag Kuma and Others for Land dispute
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	Nil
2.	Agreement for Sale	Nil

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 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 Promoter

Name: Ashok Kumar Sinha

Date: 30.11.2023