LIVE LIFE WITH LOVE

LEMONS INFRASTRUCTURE CORPORATION LTD
CIN-U45201BR2012PLC017975/NSDL ISIN - INEOD4001018
Add- 301 ,DEVENDRA PLAZA, ROADNO-03
MAHESH NAGAR, PATNA. PIN -800023
Mobile - 9430043232 , Toll Free- 1800 - 345 - 6193
mail- info@lemonsinfra.com / www.lemonsinfra.com

Date: Ref.No.:

"Cover letter of "QPR"

Ref No. LPC-03-23-24

Date: 12/01/24

To,
The Chairman
Real Estate Regulatory Authority,
6th floor, Bihar State Building Construction Corporation Campus,
Hospital Road , Hathikhana, Rajbansi Nagar, Patna, Bihar 800012

Subject: Submission of **Financial Quarterly Progress Report** for the quarter ended December, 2023 of project: **LEMONS PIOUS CITY, Vaishali.**

Ref.:- RERA Registration No. **BRERAP00807-1/129/R-1438/2022**, Project name: **"Lemons Pious City"** at Konhara Ghat Road, Chakwara near Ramchaura Mandir, Hajipur, vaishali.

Sir,

This is in continuation of our letter, vide our letter No. LPC-03-23-24 dated: 12-01-2024 containing Quarterly Progress Report for the Quarter ended in December, 2023, as per Real Estate Regulatory Authority, Bihar, chapter (IV) Rule 16 (D) accordance with Regulation 8A Of Bihar RERA (General) Regulations,2021.

Financial Progress Report of the project : "Lemons Pious City" for the same quarter vide item no. **LPC-03-23-24** of the given QPR format is submitted herewith.

It is, however, important to note that the above –mentioned report with necessary enclosures and photographs has already been uploaded on the RERA website. If further required any clarification or details then please contact or mail us, we will provide documents for the same.

Thanks & Regards,

For Lemons Infrastructure Corporation Ltd.
For Lemons Infrastructure Corporation Limited

Director

Amrendra Prasad Singh
(Director)

Encl.:
Financial Progress Report
Photograph attached in RERA website

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending December of 2023

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00807-1/129/R-1438/2022	Name of Project/Phase of Registered Project	Lemons Pious City
Name of Promoter	Lemons Infrastructure Corporation Ltd	Project Address	Lemons Pious City, Konhara Ghat Road, Chakwara Near Ramchaura Mandir, Hajipur, Vaishali
Name of Co-promoter			
Project Registration is valid up to	15-07-2027		
Starting date of Project or Phase of the Project	15-07-2022		
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	17-06-2022	17-06-2022 I.e. five year	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
BL SINGH BLOCK (BLOCK -A)	1. 1 BHK 2. 2 BHK 3. 3 BHK	12+4(EWS) 30+7(LIG) 24	6353 sq.ft. 26207 sq.ft. 22632 sq.ft.	160	1. Booked/ Allotted-18 2. Sold-0
RL SINGH BLOCK (BLOCK-B)	1. 1 BHK 2. 2 BHK 3. 3 BHK	12+2(EWS) 30 24	5626 sq.ft. 21216 sq.ft. 22632 sq.ft.		
JANTA(BLOCK-C)	1. 1 BHK 2. 2 BHK	9 6	2955 sq.ft. 3498 sq.ft.		
	Shop Bungalow Plot/ Kids Play school	0 0 1	1500 approx sq.ft.		

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Lemons Pious City	110 car parking+ 57 motorcycle parking	1. Booked/Allotted -	Car- 9 Motorcycle- 9
		2. Sold -	0

LEMONS INFRASTRUCTURE CORPORATION LTD. PATNA

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

V. CONSTRUCTION PROGRESS OF THE PROJECT		
1. Plan Case No. 40/2022 dated 17-06-2022 (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)	R. L Singh (Block- 'B'), Complete 100% & B.L Singh (Block- 'A'), Complete 100%
2.	Basements (if any)	R.L Singh (Block- 'B'), Complete 100% & B.L Singh (Block- 'A'), Complete 20%
3.	Podiums (if any)	Not yet started
4.	Plinth	Not yet started
5.	Stilt Floor	R.L Singh (BLOCK-'B') Column Done
6.	Slabs of Super Structure	Not yet started
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Not yet started
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not yet started
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% at Basement Floor in Staircase & Lift
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	One submersible for R.L Singh (Block- 'B') installed and full basement area structure done withwaterproofing'

LEMONS INFRASTRUCTURE CORPORATION LTD. PATNA

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 me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	Installed water pumps for R.L Singh (Block- 'B') and completed structure at basement with Lift & Stair of R.L Singh (Block- 'B')

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	Not yet started	
2.	Water Supply	Yes	Install Water Pump For R.L Singh Block- "B"	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	Not yet started	
4.	Storm Water Drains	No	-	
5.	Landscaping & Tree Planting	Yes	Not yet started	
6.	Street Lighting	Yes	Not yet started	
7.	Community Buildings	Yes	Not yet started	
8.	Treatment and Disposal of Sewage and Sullage Water	No	-	
9.	Solid Waste Management & Disposal	No	-	
10.	Water Conservation / Rain Water Harvesting	Yes	Not yet started	
11.	Energy Management	No	-	
12.	Fire Protection and Fire Safety Requirements	Yes	Not yet started	

LEMONS INFRASTRUCTURE CORPORATION LTD. PATNA

13.	Closed Parking	Yes	Complete basement floor of R.L Singh (Block 'B')	
14.	Open Parking	Yes	Not yet started	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	Not yet started	Fitted at every floor at side wall of Lift shaft
16.	Others (Option to Add More)	Yes	Not yet started	

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	No	-	NA
2.	Water Supply	No	-	NA
3.	Sewerage Chambers Septic Tank	No	-	NA
4	Drains	No	-	NA
5.	Parks, Land Scaping and Tree Planting	No	-	NA
6.	Street Lighting	No	-	NA
7.	Disposal of sewage & sullage water	No	-	NA
8.	Water conservation/Rain Water Harvesting	No	-	NA
9.	Energy Management	No	-	NA

VII.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Attached with Geo tagging
	2.	Rear Elevation	Attached with Geo tagging

LEMON INFRASTRUCTURE CORPORATION LTD. PATNA

	3.	Side Elevation	Not applicable
(B)		Photograph of each floor	Not applicable

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	040405009926
2.	Estimated Cost of the Project including land cost at the start of the Project	28,26,50,000.00
3.	Amount received during the Quarter	40,72,624.00
4.	Actual Cost Incurred during the Quarter	39,79,788.84
5.	Net amount at end of the Quarter	3,24,845.74
6.	Total expenditure on Project **till date**	2,47,44,380.99
7.	Cumulative fund collected till the end of Quarter in question	2,42,09,567.19
8.	Cumulative expenditure done till the end of Quarter in question	2,88,19,788.70

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
Collected as loan from Director and Shareholder - Rs. 40,75,407.71

X. 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	Zero
2.	Agreement for Sale	Eighteen
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Whether the project in progress is as per time schedule or lagging behind? - NO		

LEMON INFRASTRUCTURE CORPORATION LTD. PATNA

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 Lemons Infrastructure Corporation Ltd.

Director

Signature of Promoter

Name:AMRENDRA PRASAD SINGH

Date:12-01-2024

Developer:-

LEMONS INFRASTRUCTURE CORPORATION LTD

Flat no :- 301,Devandra plaza,Maheshnagar,
Patna-800023
Bihar

Project:-

LEMONS PIOUS CITY

At Konhara ghat road,Chakwara near Ramchaura Mandir,
Hajipur, Vaishali

Front Gate View Of Lemons Pious City



B.L Singh Block - "A"



LEMONS PIOUS CITY

Developer:-

LEMONS INFRASTRUCTURE CORPORATION LTD

Flat no :- 301,Devandra plaza,Maheshnagar,
Patna-800023
Bihar

Project:-

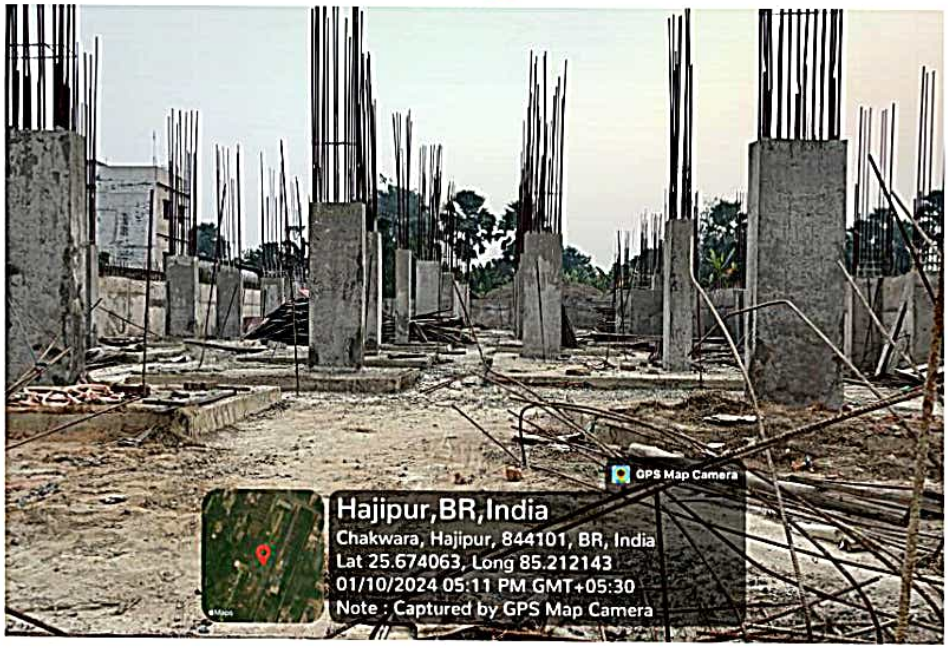
LEMONS PIOUS CITY

At Konhara ghat road,Chakwara near Ramchaura Mandir,
Hajipur, Vaishali

R.L Singh Block 'B' Rear View



R.L Singh Block 'B' Front View



LEMONS PIOUS CITY