FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending December of 2023

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00308-2/1030/R-775/2019 Corrigendum MEMO No.: RERA/PRO-REG-59/2022/765	Name of Project/Phase of Registered Project	SHAKUNTALA RAMLAKHAN TOWER
Name of Promoter	Mahanagar Infracon Pvt. Ltd.	Project Address	NH – 30, Ranipur, Patna, Bihar - 800007
Name of Co-promoter	None		
Project Registration is valid up to	28.12.2023 **Extension for 9 months granted by Order No.: 108, Dated-13.12.21(attached)**		
Starting date of Project or Phase of the Project	23.09.2019		
Type of Project or Phase of the Project	1. Residential cum Commercial		
Period of validity of map by the Competent Authority	31.04.2024		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Unit Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments – 60 1. Allotted - 20
1	2 BHK -	1	816 sqft		

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 60 1. Booked/Allotted – 20 2. Sold - 0	
1	88		

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	Not Applicable	NA	NA	NA
2.	Fire N.O.C.	Office of State Fire Officer cum Director Bihar	06.07.2017	09.11.17	

3.	Water Supply Permission	NA	NA	NA	NA
4.	NOC from Airport Authority of India	Not Applicable	NA	NA	NA
5.	Other Approval(s), if any, required for the Project.	NIL	NIL	NIL	NIL

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P/Ranipur/PRN/2B+G+8/508/2017

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)	100%
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	95%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%
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.	75%

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	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	80%	
4.	Storm Water Drains	NO	-	
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	100%	
11.	Energy Management	NO	-	
12.	Fire Protection and Fire Safety Requirements	YES	80%	
13.	Closed Parking	YES	95%	

14.	Open Parking	YES	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	80%	
16.	Others (Option to Add More)	-	-	

VII.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Attached on website
	2.	Rear Elevation	Attached on website
	3.	Side Elevation	Attached on website

VIII.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	922020024861709
2.	Estimated Cost of the Project including land cost at the start of the Project	1000 Lakhs
3.	Amount received during the Quarter	32,35,000/-
4.	Actual Cost Incurred during the Quarter	53,87,222/-
5.	Net amount at end of the Quarter	11,09,493/-
6.	Total expenditure on Project **till date**	10,12,98,262.69/-

IX.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
	No

X.	MISCELLANEOUS	
A	List of Legal Cases (if any)	
1.	Case No.	NIL
2.	Name of Parties	NIL
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	01

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.

Mahanagar Infracon Pvt. Ltd. PATNA

Signature of Promoter

Name: Raghav Churiwal

Date: 11.01.24

भू–सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)
चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना–800023

O.O No:- 108 Patna, dated:- 13.12.2021

Office Order

The Real Estate Regulatory Authority (RERA), Bihar had issued an office order on April 5, 2020 that projects whose completion date, revised completion date, or extended completion date falls between 15th March and 31st December, 2020, the period of validity for registration and completion of such projects is extended by Six Months.

Meanwhile, the Urban Development and Housing Department, government of Bihar, issued a letter (Patrank-08/Na.Vi Vividh-Bhawan Nirman-CREDAI-15/2021/596 dated 17.11.2021), in the light of advisory issued by the Ministry of Housing and Urban Affairs, due to Covid Pandemic and after deliberations at the department level, stating that it has been decided that in case of approved maps, the commencement of project, Completion of projects, payment schedule of development charges and no-objection certificate from various agencies whose validity is ending on March 25, 2020 or after that, Nine Month extension would be given. This will come into force with immediate effect.

In the light of the decision taken by the State Government and office order issued by the Authority on 05/04/2020 the Authority (RERA, Bihar) has decided that projects whose completion date, revised completion date or extended completion date falls on March 15, 2020 or after that, the period of validity for registration is extended by Nine Months.

This issues with the approval of Competent Authority.

Sd/-
Secretary
RERA, Bihar

Memo No:- RERA/Autho.meeting/52/2021/480 Patna, dated:- 13.12.2021

Copy to:-

1. CREDAI, Bihar, Patna
2. Members, RERA, Bihar
3. P.S. to Chairman, RERA, Bihar
4. Senior Legal Consultant, RERA, Bihar
5. Secretary/OSD/Media Consultant, RERA, Bihar
6. All the personnel Concerned, RERA, Bihar

for information and needful please.

R/3/13/12/21

Secretary
RERA, Bihar