

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending **MARCH** of **2024**

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00041-5/68/R-1394/2022	Name of Project/Phase of Registered Project	LOTUS PLAZA
Name of Promoter	SANJAY KUMAR SINHA	Project Address	GOLA ROAD, PATNA
Name of Co-promoter			
Project Registration is valid up to	15.03.2027		
Starting date of Project or Phase of the Project	12.05.2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Residential Cum Commercial	
Period of validity of map by the Competent Authority	12.02.2025		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
BLOCK-A (COMMERCIAL)	1. 1 BHK -	3 BHK		BLOCK-A 13 UNITS BLOCK-B 48 FLATS	1. Booked/ Allotted- 22 2. Sold -
BLOCK-B (RESIDENTIAL)	2. 2 BHK, -				
	3. 3 BHK -				
	4. Shop -				
	5. Bungalow -				
	6. Plot etc. -				

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	-
	48 GARAGE	2. Sold	-
			22

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	SEIAA BIHAR		03.08.2022	F.NO.- SIA/8(a)/2030/2022 (Attached)
2.	Fire N.O.C.	FIRE OFFICER , BIHAR		24.12.2021	FILE NO.- 36/1783/2021 (Attached)

3.	Water Supply Permission				
4.	NOC from Airport Authority of India	AAI		19.05.2022	PATN/EAST/B/042822/668822(Attached)
5.	Other Approval(s), if any, required for the Project.				

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. **103/21-22** (To be filled 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)	80%
2.	Basements (if any)	75%
3.	Podiums (if any)	NA
4.	Plinth	80%
5.	Stilt Floor	YES
6.	Slabs of Super Structure	12 TH FLOOR OUT OF 12 TH FLOOR(BLOCK-B)
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	UNDER PROGRESS
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NOT DONE
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NOT DONE
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NOT DONE
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	NOT DONE

	<p>requirements as me be required to complete project as per Specifications in Agreement of Sale.</p> <p>Any other activities.</p>	
--	--	--

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	UNDER PROGRESS	
2.	Water Supply	YES	25%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES		
4.	Storm Water Drains	YES		
5.	Landscaping & Tree Planting	YES		
6.	Street Lighting	YES		
7.	Community Buildings	YES		
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	YES	UNDER PROGRESS	

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

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	NA		
2.	Water Supply	NA		
3.	Sewerage Chambers Septic Tank	NA		
4.	Drains	NA		
5.	Parks, Land Scaping and Tree Planting	NA		
6.	Street Lighting	NA		
7.	Disposal of sewage & sullage water	NA		
8.	Water conservation/Rain Water Harvesting	NA		
9.	Energy Management	NA		

VII. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	ATTACHED
	2.	Rear Elevation	ATTACHED

	3.	Side Elevation	ATTACHED
(B)		Photograph of each floor	

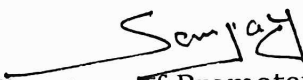
VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	529601010036924
2.	Estimated Cost of the Project including land cost at the start of the Project	205040000.00
3.	Amount received during the Quarter	11300000.00
4.	Actual Cost Incurred during the Quarter	39894040.00
5.	Net amount at end of the Quarter	2661614.00
6.	Total expenditure on Project till date	108279154.00
7.	Cumulative fund collected till the end of Quarter in question	
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.
2.	Name of Parties
B	Sale/Agreement for Sale during the Quarter
1.	Sale Deed
2.	Agreement for Sale
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: SANJAY KUMAR SINHA

Date: 13.04.2024

