**FORM-7**
**[REGULATION-9]**

Quarterly progress report for quarter ending **March of 2024 (Q4)**

| **I. PARTICULARS OF PROJECT** | |
|---|---|
| Project Registration Number | BRERAP14029-1/1055/R-862/2019 |
| Name of Promoter | M/s SHAKUNTALA DEVELOPERD PVT LTD |
| Name of Project/Phase of Registered Project | PALM RAMEKA (Single Phase) |
| Project Address | Plot No: 58 & 59, Aashish Cooperative society, Mohalla: Bhagwatnagar, Mauza: Kumhrar, Kheshra No: 243(P) & 244(P), Khata No: 490 |
| Name of Co-promoter | None |
| Project Registration is valid up to | Original: 14th April, 2023<br>Extended: 14th January, 2024 |
| Starting date of Project (as per PMC commencement of work) | 27 July 2019 |
| Type of Project | Residential |
| Period of validity of map by the Competent Authority | **Original: 3 Years** from Commencement of Work<br>**New: 5 Years** from commencement of Work |

**II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS**

| Building/Block Number | Apartment Type | Carpet Area (SFT) | Built-up Area (SFT) | Total Number of apartments (Sanctioned) | Total Number of Apartments (Booked) | Total Number of Apartments (Sold) |
|---|---|---|---|---|---|---|
| PALM RAMEKA (Single Phase) Builder Share | 3 BHK | 1050 | 1137 | 3 | 3 | NIL |
| | 3 BHK | 1035 | 1174 | 2 | 1 | NIL |
| PALM RAMEKA (Single Phase) Land Owner Share | 3 BHK | 1050 | 1137 | 3 | N/A | N/A |
| | 3 BHK | 1035 | 1174 | 3 | N/A | N/A |

SHAKUNTALA DEVELOPERS PVT.LTD.
Sanjiv Kumar
DIRECTOR

| III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES | | | |
|---|---|---|---|
| Building / Block Number | Total Number of Garages (Sanctioned) | Total Number of Garages (Booked) | Total Number of Garages (Sold) |
| PALM RAMEKA (Single Phase) Builder Share | 7 | 4 | NIL |
| PALM RAMEKA (Single Phase) Land Owner Share | 7 | N/A | N/A |

| 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 | N/A | - | - | - |
| 2. | Fire N.O.C. | N/A | - | - | - |
| 3. | Water Supply Permission | N/A | - | - | - |
| 4. | NOC from Airport Authority of India | N/A | - | - | |
| 5. | Revision of Sanctioned Plan | PMC, Patna | 22/12/2022 | Under Process | **ANNEXURE-A** |
| 6. | Rera Extension | RERA, Bihar | 04/03/2024 | Under Process | |

| V. CONSTRUCTION PROGRESS OF THE PROJECT | | |
|---|---|---|
| **Plan Case No: P/Kumhrar-PRN-G+4/439/2017** | | |
| S. No. | Tasks / Activity | Percentage of Actual Work Done (As on date of the Certificate) |
| 1. | Excavation (if any) | N/A |
| 2. | Basements (if any) | N/A |
| 3. | Podiums (if any) | N/A |
| 4. | Plinth | 100% |



SHAKUNTA DEVELOPERS PVT.LTD.
DIRECTOR

| | | |
|---|---|---|
| 5. | Stilt (Parking) Floor Structure | 100% |
| 6. | Slabs of Super Structure | 100% |
| 7. | Internal walls | 100% |
| | Internal Plaster | 100% |
| | Doors and Windows | 80% |
| | Floorings | 85% |
| 8. | Sanitary piping | 95% |
| | Sanitary Fitting | 0% |
| | Electrical Conduiting | 100% |
| | Electrical Fitting | 90% |
| 9. | Staircase Structure | 100% |
| | Staircase Brickwork | 100% |
| | Staircase Plaster | 100% |
| | Staircase Flooring | 0% |
| | Lifts Well Structure | 100% |
| | Lifts Well Brickwork | 100% |
| | Lifts Well Plaster | 100% |
| | Lobbies Structure at each Floor level | 100% |
| | Lobbies Brickwork at each Floor level | 100% |
| | Lobbies Plaster at each Floor level | 100% |
| | Lobbies Flooring at each Floor level | 0% |
| 10. | External plaster | 100% |
| | External plumbing | 90% |
| | Lift Room | 100% |
| | Overhead Water Tank | 100% |
| | Parapet Walls | 100% |
| | Waterproofing of terraces | 0% |
| 11. | Water pump | 100% |
| | Installation of Lifts | 10% |
| | Electrical Panels | 100% |
| | Power Transformer | 0% |
| | Paving of External areas | 90% |
| | Compound Wall | 100% |
| | Mechanical Equipment, compliance to conditions of environment/CRZ NOC | N/A |
| | Fire Fighting as per CFO NOC | N/A |



SHAKUNTAM DEVELOPERS PVT.LTD.
Sanjay Kumar
DIRECTOR

| VI. | AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS | | | |
|---|---|---|---|---|
| S. No. | Common Areas and Facilities | Proposed (Yes/No) | Percentage of actual Work Done | Details |
| 1. | Internal Roads & Footpaths | NO | | |
| 2. | Water Supply | YES | 100% | Own Boring |
| 3. | a. Sewerage Chambers | YES | 100% | |
| | b. Septic Tank | YES | 100% | |
| 4. | Storm Water Drains | NO | | |
| 5. | Landscaping & Tree Planting | YES | 0% | |
| 6. | Street/Setback Lighting | YES | 95% | |
| 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 | 50% | |
| 11. | Energy Management | NO | | |
| 12. | Fire Protection and Fire Safety Requirements | N/A | | |
| 13. | Closed Parking | YES | 100% | |
| 14. | Open Parking | N/A | | |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | N/A | | |

| VIA. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT |
|---|
| **Not Applicable** |

SHAKUNTALA DEVELOPERS PVT.LTD.

DIRECTOR

| VII. GEO TAGGED AND DATE PHOTOGRAPH OF THE PROJECT | | | |
|---|---|---|---|
| **Photograph of each Elevation** | | | |
| (A) | 1. | Front Elevation | ANNEXURE-B |
| | 2. | Side Elevation (North) | |
| | 3. | Rear Elevation | |
| | 4. | Side Elevation (South) | |
| **Photograph of each floor** | | | |
| (B) | 1. | Stilt (Parking) Floor | ANNEXURE-C |
| | 2. | First Floor | |
| | 3. | Second Floor | |
| | 4. | Third Floor | |
| | 5. | Fourth (TOP) Floor | |
| | 6. | Top Roof | |

| VIII. FINANCIAL PROGRESS OF THE PROJECT | | |
|---|---|---|
| S. No. | Particulars | Amount (In Rs.) |
| 1. | a. Rera Retention (70%) A/C: 634905601048 (ICICI) | Rs. 1,82,307.70/- |
| | b. Rera (30%) A/C: 634905601050 (ICICI) | Rs. 1,20,671.18/- |
| | c. Project Operating A/C: 01862560009384 (HDFC) | Rs. 2,83,058.84/- |
| | d. Opening Balance (1a +1b +1c) | Rs. 5,86,037.72/- |
| 2. | Estimated Cost of the Project including land cost at the start of the Project | |
| | a. Land Cost | Conversion Plot |
| | b. Original Estimated Construction Cost of the Project | Rs. 2,14,00,000.00/- |
| | c. Revised Estimated Construction Cost of the Project (Q1 of FY 2021-22) | Rs. 2,27,22,404.00/- |
| 3. | Amount received during the Quarter from | |
| | a. Director's Loan | Rs. 10,00,000.00/- |
| | b. Booking | Rs. 8,21,500/- |
| | c. Total Amount Received during this Quarter | Rs. 18,52,575.00/- |
| 4. | Actual Cost Incurred during the Quarter | Rs. 22,46,558.70/- |
| 5. | Net amount left for next Quarter at end of the Quarter (1d + 3c - 4) | Rs. 1,92,054.02/- |
| 6. | Total expenditure till the last Quarter (Q3 FY 2023-24) | Rs. 1,51,65,956.00/- |
| 7. | Cumulative fund collected till the end of Q3 (1d+3c+6) | Rs. 1,76,04,568.72/- |
| 8. | Cumulative expenditure done till the end of Q3 (6 + 4) | Rs. 1,74,12,514.70/- |
| 9. | Work Done in Percentage | **76.63%** |



SHAKUNTAM DEVELOPERS PVT.LTD.

DIRECTOR

| IX. | DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED |
|---|---|
| | |
| | **NONE** |

| X. MISCELLANEOUS | | |
|---|---|---|
| **A** | List of Legal Cases (if any): **None** | |
| 1. | Case No. | N/A |
| 2. | Name of Parties | N/A |
| **B** | Sale/Agreement for Sale during the Quarter | |
| 1. | Sale Deed | None |
| 2. | Agreement for Sale | One |

| XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART | |
|---|---|
| Whether the project in progress is as per time schedule or lagging behind? | Progress Report with Mile Stone Attached in **ANNEXURE-D** |

**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.

SHAKUNTAM DEVELOPERS PVT.LTD.
DIRECTOR

(Signature of Promoter)

Name: Sanjiv Kumar

Date:

# ANNEXURE - A

archimetrics

Ar. Ajit Singh
B. Arch (NIT PATNA)
IIA Reg. no. A18539
Reg. no.CA/2012/56055

December 21, 2022

archimetrics
DESIGN CONSULTANCY
Architecture, Interior Designing & Engineering
Phone: 9939604962
Email: ar.ajitsingh@gmail.com

Patna Municipal Corporation
Date 22-12-2022
2022114768

To,
The MUNICIPAL COMMISSIONER
PATNA NAGAR NIGAM
Patna, Bihar.

Subject : REVISION of EXISTING Residential Building (G+4) of **SHAKUNTALA DEVELOPERS PVT LTD., 108, SP VERMA ROAD, PATNA - 01**

Dear sir,
I, Ar. Ajit Singh hereby submitting a copy of submission drawing of G+4 Building of

**DEVELOPERS:-**
**SHAKUNTALA DEVELOPERS PVT LTD.**

**PLOT OWNER :-**
SRI ASHWINI KUMAR
SRI PRABHAT KUMAR
SRI ASHUTOSH KUMAR, S/O LATE NAND KISHORE PRASAD, BHAGWATNAGAR, PATNA

**PLOT DETAIL :-**
**MAUZA - KUMHRAR, THANA NO - 12, SURVEY PLOT NO - 243 (P) & 244(P), BHAGWATNAGAR, PATNA**

We are providing the fire safety equipments which is necessary for the building.
There is need of your guidance and N.O.C. from your department for the safety of the proposed building.

Thanking you.

Ar. Ajit Singh
Empanelment no. – AR-05/15
PATNA NAGAR NIGAM

AJIT SINGH
ARCHITECT
PATNA NAGAR NIGAM
Empanelment No.:AR-05/15

ENCLOSURES:
1). A copy of submission drawings
2). ALL REQUIRED PAPERS
3) DD – ICICI BANK, AMOUNT – 7600 RS ONLY

REDMI NOTE 8
AI QUAD CAMERA

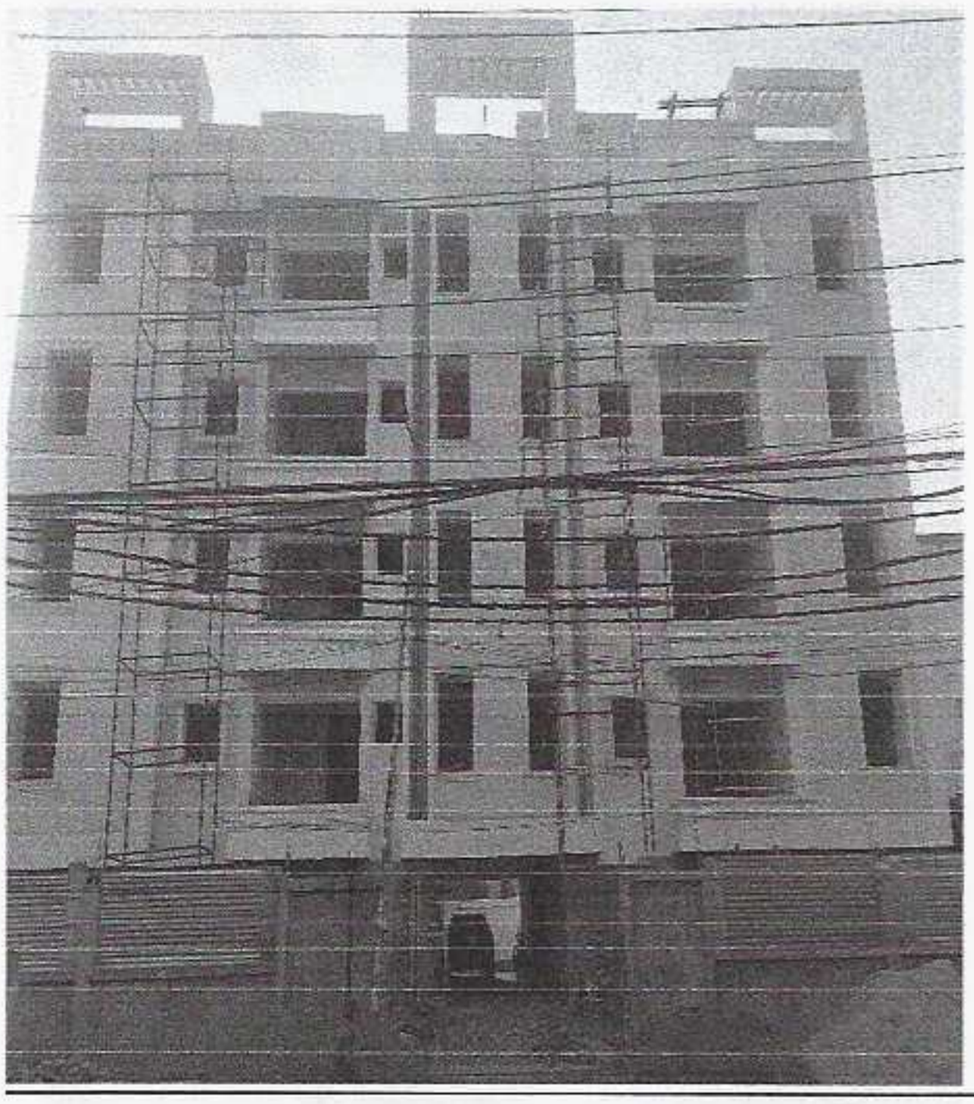




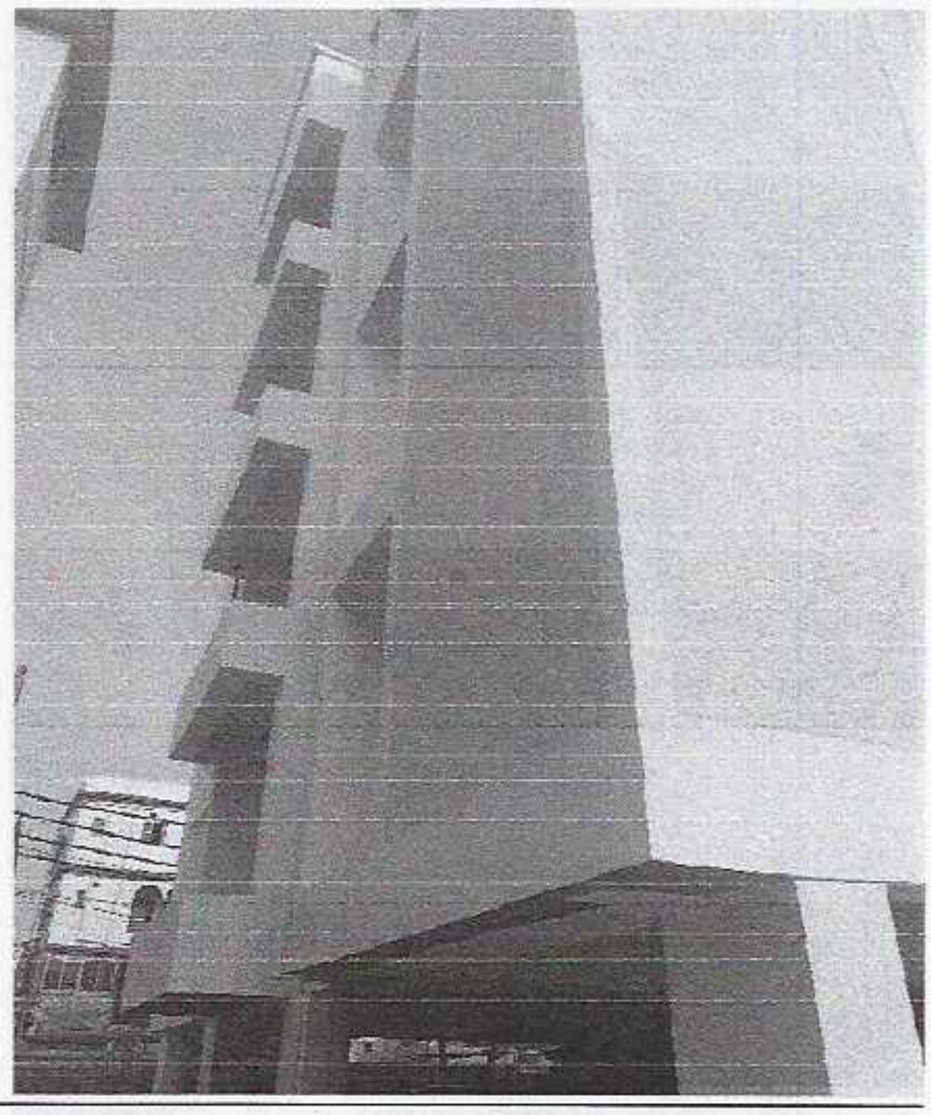
SHAKUNTALA DEVELOPERS PVT.LTD.
Sanjiv Kumar
DIRECTOR

## ANNEXURE – B

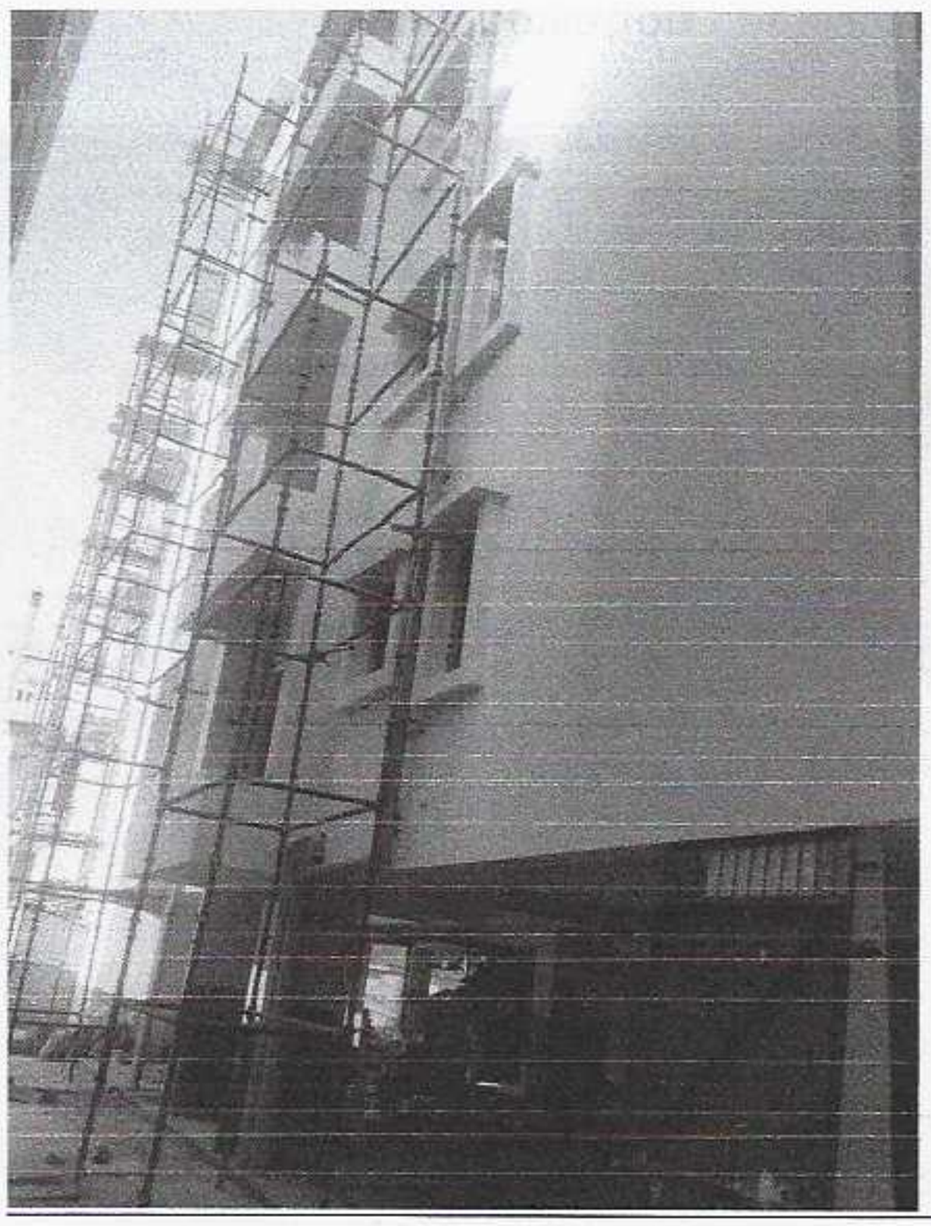
Front Elevation



Side Elevation (North)



Rear Elevation



Side Elevation (South)





SHAKUNTAM DEVELOPERS PVT.LTD.

Sanjiv Kumar

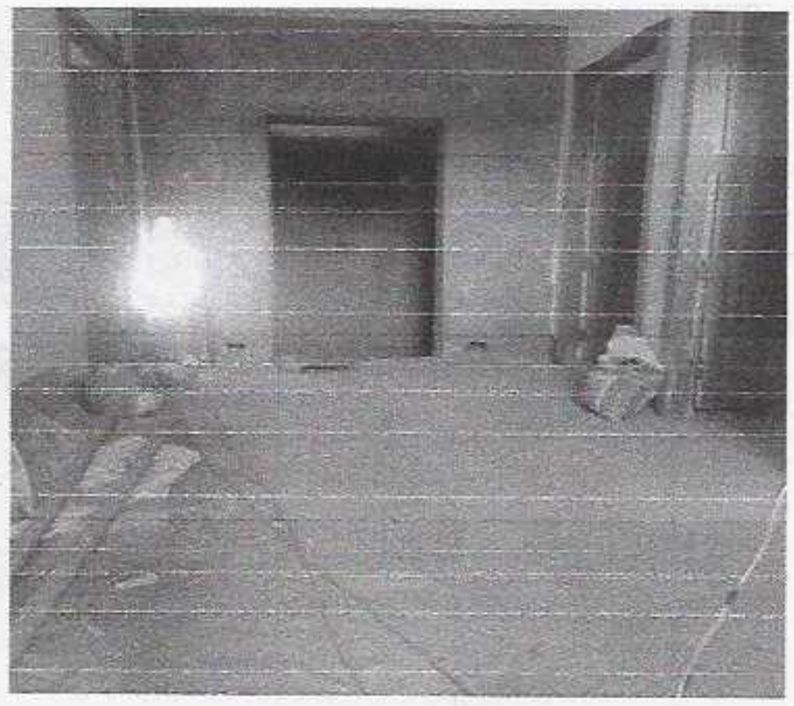
DIRECTOR

## ANNEXURE – C

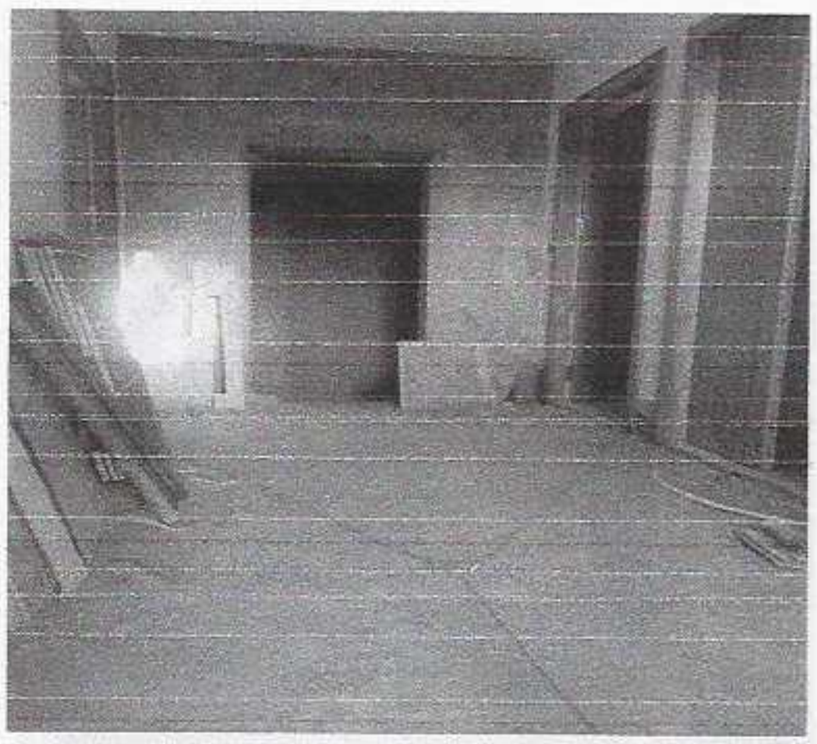
Ground Floor (Parking)



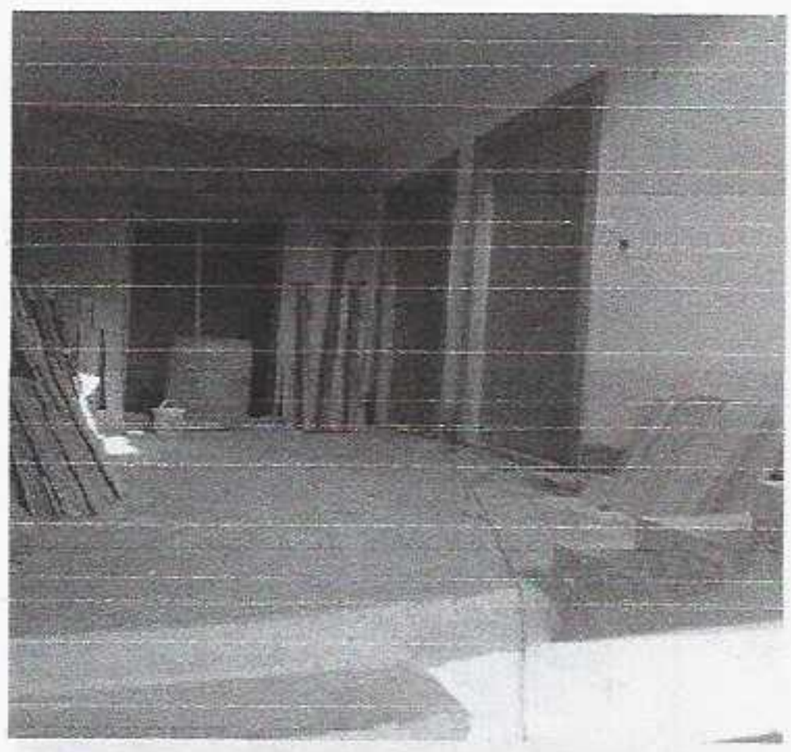
First Floor



Second Floor



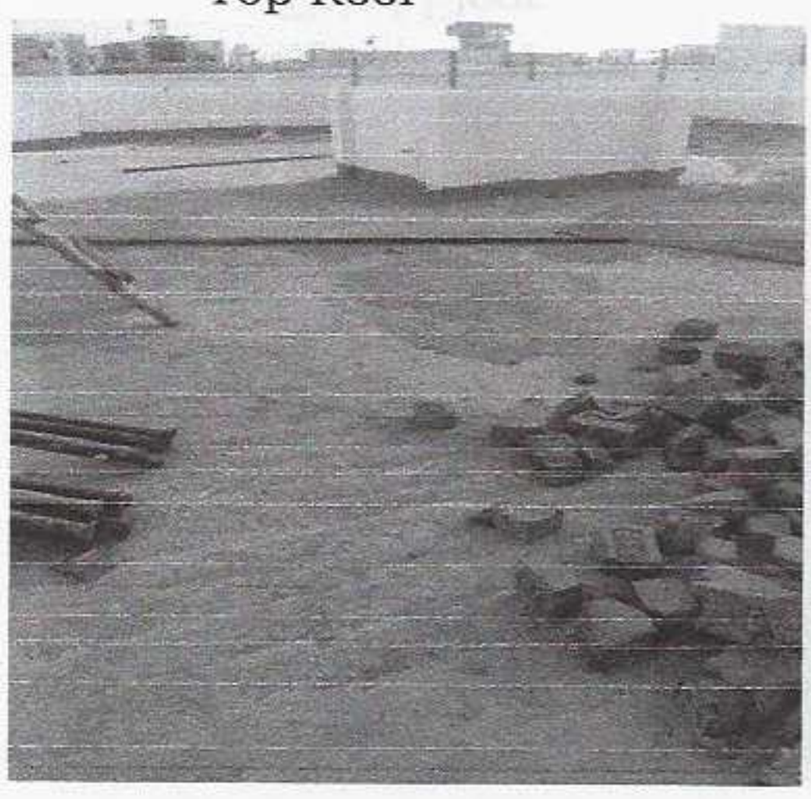
Third Floor



Fourth Floor



Top Roof





SHAKUNTAM DEVELOPERS PVT.LTD.

DIRECTOR

## ANNEXURE – D

| S. No. | Slabs | Start Date | End Date | Progress | Lagging (YES/NO) | Remarks |
|---|---|---|---|---|---|---|
| 01. | Water Boring, Compound Wall except Front & Temporary Shade | 15 Mar 19 | 30 Jun 19 | 100% | | |
| 02. | Plinth | 15 Jan 21 | 31 Aug 21 | 100% | | |
| 03. | Structure of all Floors | 01 Feb 22 | 15 Sep 23 | 100% | | |
| 04. | Brickwork of all Floors | 01 Oct 22 | 30 Sep 23 | 100% | | |
| 05. | Plumbing & Electrical piping | 01 Feb 23 | 30 Nov 23 | 100% | | |
| 06. | Internal Plaster of Parking | 01 Jan 23 | 30 Nov 23 | 100% | | |
| 07. | Internal Plaster of rest floors | 01 Jun 23 | 31 Oct 23 | 100% | | |
| 08. | External Plasters of all floors | 01 May 23 | 30 Nov 23 | 100% | | |
| 09. | Internal & External Wall Putty | 01 Jul 23 | 30 JUN 24 | 100% | YES | |
| 10. | Flooring and Tiling of all Floors | 01 Jul 23 | 30 JUN 24 | 90% | YES | |
| 11. | Electrical & plumbing fittings | 01 Nov 23 | 30 OCT 24 | 0% | YES | |
| 12. | External Electrical Work | 01 Dec 23 | 30 OCT 24 | 80% | YES | |
| 13. | Internal Painting | 01 July 23 | 30 OCT 24 | 40% | YES | |
| 14. | External Painting | 01 Nov 23 | 30 OCT 24 | 20% | YES | |
| 15. | Compound Wall (Front) | 01 Jul 23 | 31 DEC 23 | 100% | | |
| 16. | External Civil works | 01 Dec 23 | 30 JUN 24 | 95% | YES | |
| 17. | Tree Planting | 15 Dec 23 | 30 JUN24 | 0% | YES | |
| 18. | Final Finish & Handover | 15 Dee 23 | 31 DEC 24 | 0% | YES | |

SHAKUNTAL DEVELOPERS PVT.LTD

DIRECTOR