FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of 2022 (year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP12015-1/87/R-1396/2022	Name of Project/Phase of Registered Project	Maa Girinandini Enclave
Name of Promoter	NANAK DEVELOPERS	Project Address	Kathalwazi's Darbhanga
Name of Co-promoter	-		
Project Registration is valid up to	15-4-2025		
Starting date of Project or Phase of the Project	16-4-2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project		
Period of validity of map by the Competent Authority	15-4-2025		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -	4 12	686 sq.ft 872 sq.ft	16	1. Booked/ Allotted - 2 2. Sold - NIL

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

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			

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3.	Water Supply Permission	Self Boring	-	-	-
4.	NOC from Airport Authority of India	Head Quarters, Central Air Command IAF, Prayagraj-12	7-1-21	9-8-21	Annexure-1
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)	N/A
3.	Podiums (if any)	-
4.	Plinth	100 %
5.	Stilt Floor	-
6.	Slabs of Super Structure	40 %
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	-
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	-
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	15 %
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	-
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	-

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	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	Yes	-	
2.	Water Supply	Yes	-	
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	No	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	No	-	
9.	Solid Waste Management & Disposal	No	-	
10.	Water Conservation / Rain Water Harvesting	Yes	-	
11.	Energy Management	No	-	
12.	Fire Protection and Fire Safety Requirements	No	-	
13.	Closed Parking	Yes	-	

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

VII.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		Date
	1.	Front Elevation	31.12.2022
	2.	Rear Elevation	31.12.2022

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	3.	Side Elevation	31.12.2022
(B)		Photograph of each floor	

Co-ordinates (Latitude & Longitude) of the Plot:
26.1631163, 85.9042574

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	120000817934
2.	Estimated Cost of the Project including land cost at the start of the Project	Cost of Land - 1,48,75,000/- Cost of Const. - ₹ 3,06,40,000/-
3.	Amount received during the Quarter	₹ 25,43,008/-
4.	Actual Cost Incurred during the Quarter	₹ 29,65,437/-
5.	Net amount at end of the Quarter	₹ -4,22,429/-
6.	Total expenditure on Project **till date**	₹ 69,28,786/-
7.	Cumulative fund collected till the end of Quarter in question	₹ 40,04,461/-
8.	Cumulative expenditure done till the end of Quarter in question	₹ 69,28,786/-

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?

As per time schedule.

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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.

M/s MANAK DEVELOPERS

Harsh Mariwala

Partner

Signature of Promoter

Name: HARSH KUMAR MARIWALA

Date: 15/01/2023

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ANNEXURE - 1

Tele: 0532-2580561-65/5243
Tele/ Fax: 0532-2580029

Head Quarters
Central Air Command
Indian Air Force
Bamrauli,
Prayagraj -12

CAC/S 4905/46/ATS (BM-II)

09 Aug 21

Sri JN Banerjee
At Moh – Kathalbari
Near Durga Mandir
PO-Laibagh, P.S- L.N.M.U
Dist- Darbhanga
Bihar-846004

ISSUE OF NOC FOR CONSTRUCTION OF MULTI-STOREY RESIDENTIAL BUILDING AT MOH-CHAK NARGAUNA, KATHALBARI, THANA-LNMU DARBHANGA, BIHAR BY SRI JN BANERJEE

Sir,

1. Please refer your application on the subject.

2. The application has been examined within provisions mentioned under section 5(2) of Gazette of India GSR 751 (E) read in conjunction with sub section (1) clause (o) & clause (r) of sub section 2 of section 5 read with section 9A of Aircraft Act 1934, Works of Defence Act 1903 and other relevant orders on the subject. Headquarters Central Air Command, Indian Air Force has No Objection for construction of multi-storey residential building at Moh – Chak Nargauna, Kathalbari, Dist – Darbhanga, Bihar by Sri JN Banerjee subject to the following conditions: -

(a) The NOC is for construction of multi-storey residential building at Moh - Chak Nargauna, Kathalbari, Thana-L.N.M.U, Darbhanga, Thana No – 477, Tauzi No- 3331, Holding No-215, Ward No-08 (Old),13 (New), Khesra No-6431, 6438, 6439, 6441, Dist-Darbhanga, Bihar by Sri JN Banerjee and cannot be used as a document for any other purpose/claim whatsoever including ownership of land. No construction is to be undertaken on defence land or in its notified vicinity.

(b) No Objection Certificate to such construction shall also to be obtained by the applicant separately from any other defence establishment in the vicinity of such construction and also from AAI / any other relevant government authorities, if applicable.

(c) Fresh application needs to be submitted in case any kind of change in location (coordinates) or structure as mentioned in the proposal and also for all future constructions at the prescribed area.

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(d) The issue of NOC is further subject to the provisions of Sec 9A of the Indian Aircraft Act 1934 and those of any notifications issued there under from time to time including the Aircraft Rules 1994 (Demolition of Obstruction caused by buildings and trees etc).

(e) The maximum apex height and top elevation of the proposed building shall not exceed **19.90M AGL** and **75.38M AMSL** respectively. No extension or structure, permanent or temporary shall be permitted above the apex point of the cleared height.

(f) The applicant did not mention the use of crane during construction phase and hence Air Force Station Darbhanga retains the rights to restrict the usage of tower cranes on the site above the proposed height.

(g) Standard obstruction lighting as per IS 5613 notification and ICAO standards as stipulated in Annex 14 is to be provided by the applicant on the building and it shall be kept switched 'ON' at all times. Provision shall be made for standby power supply to keep the lights 'ON' during power failure. The applicant shall carryout periodic maintenance of the lights to keep the lights in serviceable and discernible condition.

(h) A proper garbage disposal system in accordance with the provisions of Solid Waste Management Rules, 2016/ Gazette Notification SO 1357(E) (Para 4) or Environment (Protection) Act, 1986 including amendments shall be adhered to by the applicant for the purpose of avoiding bird activity.

(j) Commencement and completion of the construction is to be promptly intimated to **Station Commander, Air Force Station Darbhanga.**

(k) The NOC is valid for **Five years** from the date of its issue. If the high-rise structure / supporting structures / pylons are not constructed and completed within this period, the applicant shall be required to obtain a fresh NOC from Indian Air Force. Request for revalidation of NOC will not be entertained after the expiry of validity period.

(l) The applicant shall obtain necessary security clearance from MHA/IB prior to employing any foreign nationals at the site.

(m) The NOC will be null and void if the construction is found to be in deviation from the submitted proposal and in event of non adherence to the above mentioned conditions.

Yours sincerely,

(SK Singh)
Group Captain
Command ATC Officer

Copy to: Air HQ (VB) (Wg Cdr Ops ATS-IV)

7 C&MU, AF (SATCO)

Internal: C Nav O

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