FORM-7 [REGULATION-9]

Quarterly Progress Report for the Quarter ending 31st March/30th June/30th Sept. /31st December of 2025 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/ Registration no. of the Partnership firm/LLP Identification number/Any other	BRERAP/2015-1/87/R-1396/2022	Name of the Promoter's Entity NANAK DEVELOPERS	Remarks
Address of the Promoter's Entity :	Mirzapur Chowk, Darbhanga		
Total Experience of the Promoter in Real Estate Sector (In completed years)	3 years		
Total Experience in Real Estate Sector after commencement of RERA. (In completed years)	3 years		
No. of Projects done before commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NONE	
No. of Project done after commencement of RERA	✓ 1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	ONLY ONE ONGOING PROJECT	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP/2015-1/87/R-1396/2022	Name of Project	MAA GIRINANDINI ENCLAVE
Name of Promoter	HARSH KR. MARIWALA	Project Address	KATHALWARI, DARBHANGA
Project Registration is valid upto			
Starting date of Project			
Type of Project	✓ 1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project		
Name of the Competent Authority which sanctioned the project map	DARBHANGA MUNICIPAL CORPORATION, DARBHANGA		
Period of validity of map as granted by the Competent Authority concerned	15-4-2025		

III. DISCLOSURE OF BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Total Number of sanctioned apartments/ unit-wise	Total Number of Apartments in Promoter's share –	Total Number of Apartments in Promoter's share –	Total Number of Apartments in Landowner's share	Total Number of Apartments in Landowner's share
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	1-BHK						
	2-BHK	686	4	2	2	1	1
	3-BHK	872	22	6	5	NIL	NIL
	4-BHK and over						
	shop						
	Office Space						
	Bunglow						
	Plots (In case of plots specific area of plot must be mentioned)						
		Total Carpet Area		% of total units	% of total units	% of total units	% of total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

The details of the Association of Allottees need to be provided in the proforma of Association of Allottees attached with this Form.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO. /OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allotees	(B) Cancelled by Promoters
Flat No. /Plot no. /Shop No./Etc. :	Flat No. /Plot no. /Shop No./Etc. :
*whether notice and reminder of cancellation was served to the Promoter by Allottee/s Yes/No	*Whether notices and reminder of cancellation has been served to the Allottees by serving Yes/No

VI. DISCLOSURE OF BOOKED INVENTORY OF GARAGES/PARKING SPACE		
Building Wise /Block Number	Total Number of Sanctioned Garages/ Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted
	16	7

VII. DETAILS OF BUILDING APPROVALS					
S.No.	Name of the Approval/ N.O.C./Permission/ Certificate	Issuing Authority	Validity up to		Attach Copy
1.	Environment Clearance	N/A			
2.	Fire N.O.C.	N/A			
3.	Airport Authority of India N.O.C.	Yes			Attached Earlier
4.	Water Supply Permission	Self Boring			
5.	Other Approval(s), if any, Required for the Project.	-			

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately			
S.No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yy) Format
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	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	100%	✓

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 water proofing of the Building/Wing.	100%	✓
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	90%	30-4-2025
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	-	-
13.	Finishing to entrance lobby/s plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	70%	30-4-2025
14.	Overall Percentage of Actual Work Done and final completion date	80%	30-6-2025

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA

S. No.	Common Areas and Facilities	Proposed(Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	80%	30-06-2025
2.	Water Supply	Yes	90%	"
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	✓
4.	Storm Water Drains	Yes	100%	✓
5.	Landscaping & Tree Planting	Yes	20%	30-6-2025
6.	Street Lighting	Yes	70%	"

7.	Community Buildings	-	-	-
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	100%	✓
9.	Solid Waste Management & Disposal	Yes	100%	✓
10.	Water Conservation/Rain Water Harvesting	Yes	100%	✓
11.	Energy Management	-	-	-
12.	Fire Protection and Fire Safety Requirements	Yes	50%	30-6-2025
13.	Closed Parking	Yes	80%	"
14.	Open Parking	-	-	-
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	70%	30-6-2025
16.	Others (Option to Add More)	-	-	-
17	Overall Percentage of Actual Work Done and final completion date		80%	30-6-2025

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			

6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

XI. FINANCIAL PROGRESS OF THE PROJECT

Particulars	Amount (In Rs.)
Project Account No.	12000017934
Estimated Cost of the Project including Land Cost at the start of the Project	₹4,55,15,000 /-
Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	₹3,06,40,000 /-
Any Variation in Development Cost which is declared at the start of the Project.	-
Amount received during the Quarter	₹70,55,000 /-
Actual Cost Incurred during the Quarter	₹25,52,672 /-
Net amount at end of the Quarter	₹45,02,328 /-
Total expenditure on Project till date	₹2,51,93,189 /-
Cumulative fund collected till the end of Quarter in question	₹2,70,27,890 /-
Cumulative expenditure done till the end of Quarter in question	₹2,51,93,189 /-
Percentage of Expenditure incurred of the total Estimated development cost of the project.	93 %

XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.			
(A)	Sr.No.		
(A) By Bank (B) By Lender etc	1.	Photographs showing Front Elevation	✓
	2.	Photographs showing Rear Elevation	✓
	3.	Photographs showing Side Elevation (Both sides)	✓
	4.	Photograph of each floor showing the progress of interior works	✓
	5.	Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)	✓
B.	Sr No		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	✓

XIV. MISCELLANEOUS	
A	List of Legal Cases (if any) – Against Project / Promoter
1.	(a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)
2.	No. of Execution Cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)
3.	No. of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)
4.	No. of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties

	Order Passed, if Yes , Whether complied (Yes/No)

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Whether the project is in progress as per time schedule or lagging behind? Yes/No
b. If yes, whether it would be completed on the completion date fixed as per RC.. Yes/No
c. If No, then Reason for delay:

XVI. BROCHURE /Prospectus: Copy of the brochure/prospectus to be uploaded

XVII.Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance

Name : HARSH KUMAR MARIWALA
Contact No : +91- 9939481885
Email id : harsh.mariwala@gmail.com
Address : Mirzapur Chowk, Darbhanga

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed.I am/we are executing this undertaking to attest to the truth of all the foregoing information and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

M/s NANAK DEVELOPERS
Harsh Mariwala
Partner
Signature of Promoter

Name: HARSH KUMAR MARIWALA

Date: 14-01-2025

(फार्म 8)
[विनियमन-32]
निष्पादन प्रपत्र