FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U70103DL2020PTC370227	Name of Firm	MITHILANGAN DEVELOPERS PRIVATE LIMITED
Firm Address :	A-77,A BLOCK,G/F,PALAM EXTENSION,PART-1,SECTOR-7,RAMPHAL CHOWK,DWARKA,NEW DELHI,SOUTH WEST DELHI-110075		
Total Experience of promoter in Real Estate sector	0 Years		
Total Experience in Real Estate after Implementation of RERA	02 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP130939-3/127/R-1784/2024	Name of Project/Phase of Registered Project	MITHILANGAN PRIME
Name of Promoter	MITHILANGAN DEVELOPERS PRIVATE LIMITED	Project Address	MAUZA- JAGATPUR, P.S- RAHIKA, DIST - MADHUBANI, BIHAR
Name of Co-promoter	N/A		
Project Registration is valid up to	05/06/2029		
Starting date of Project or Phase of the Project	06/12/2024		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	05/06/2029		

Mithilangan Developers Private Limited

Authorized Signatory/Director

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
BLOCK-A	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Hall- 6. Bungalow 7. Plot etc.	04 16 01		FLAT-20 Hall-01	FLAT-20, Hall-01 1. Booked / Allotted -NIL 2. Sold-NIL	3. Booked/ Allotted- Sold -
					Percentage of booking 0%	Percentage of booking
Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
BLOCK-B	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	 06		FLAT-06	FLAT-06 1. Booked / Allotted -NIL 2. Sold-NIL	3. Booked/ Allotted- Sold -
					Percentage of booking 0%	Percentage of booking

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK-A	20	1. Booked/Allotted -	NIL
		2. Sold -	NIL
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK-B	06	1. Booked/Allotted -	NIL
		2. Sold -	NIL

Mithilangan Developers Private Limited

Authorized Signatory/Director

V. 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.	DIRECTOR-CUM-STATE FIRE OFFICER, BIHAR, PATNA		14-03-2024	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. BLOCK-A

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
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% 100% 100% 100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100% 100%	

Mithilangan Developers Private Limited

Authorized Signatory/Director

9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% 100% 80%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% 100% 100% 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	0% 100% 100% 100%	

1. Plan Case No.		BLOCK-B	
S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)		
3.	Podiums (if any)	-	
4.	Plinth	100%	
5.	Stilt Floor		
6.	Slabs of Super Structure	100%	

Mithilangan Developers Private Limited

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7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% 100% 100% 100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100% 100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% 100% 80%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% 100% 100% 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	100% 100% 100%	

VII. 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)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)

Mithilangan Developers Private Limited

Authorized Signatory/Director

1.	Internal Roads & Footpaths	YES	100%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	90%	
4.	Storm Water Drains			
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting			
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	100%	
11.	Energy Management	YES	90%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	100%	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			

Mithilangan Developers Private Limited

Authorized Signatory/Director

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			

IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	755605000384
2.	Estimated Cost of the Project including land cost at the start of the Project	6,09,02,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,71,00,000=00

Mithilangan Developers Private Limited

Authorized Signatory/Director

4.	Any Variation in Development Cost which is declared at the start of the Project .	NO
5.	Amount received during the Quarter	00=00
6.	Actual Cost Incurred during the Quarter	00=00
7.	Net amount at end of the Quarter	00=00
8.	Total expenditure on Project **till date**	00=00
9.	Cumulative fund collected till the end of Quarter in question	00-00
10.	Cumulative expenditure done till the end of Quarter in question	00=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

Mithilangan Developers Private Limited

Authorized Signatory/Director

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1 BHK- 2 BHK -04 3 BHK-22 4 BHK- Hall -01 Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc No Booking	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
XV. BROCHURE /Prospectus		
XVI Grievance Redressal Officer **Name :** AMIT KUMAR MEHTA **Contact No :** 8877222299 **Email id :** mithilangandevelopers@gmail.com **Address :** A-77,A BLOCK,G/F,PALAM EXTENSION,PART-1,SECTOR-7,RAMPHAL CHOWK,DWARKA,NEW DELHI,SOUTH WEST DELHI-110075		

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.

Mithilangan Developers Private Limited

Authorized Signatory/Director

Signature of Promoter

Name: AMIT KUMAR MEHTA

Date: 13/01/25


mithilangan Prime
GPS Map Camera
Jagatpur, Bihar, India
9, Baraiya Tol, Opposite Chaiti Durga Mandir, Jagatpur, Bihar
847213, India
Lat 26.369226° Long 86.058573°
08/01/2025 10:15:56 AM GMT +05:30
Google


mithilangan Prime
1. Project Name : MITHILANGAN PRIME
2. Registration Number : BRERAP130939-3/127/R-1784/2024
3. Registration Date : 06/12/2024
4. QR code generated by Registration :
5. No. of Towers : 02
6. No. of floors (Tower wise) : G+6, G+6
7. Contact Number : 7004815767/9905937745
8. Latitude & Longitude of Project : 26.369577° & 86.05869°
GPS Map Camera
Jagatpur, Bihar, India
9, Baraiya Tol, Opposite Chaiti Durga Mandir, Jagatpur, Bihar 847213, India
Lat 26.369247° Long 86.05856°
08/01/2025 10:15:42 AM GMT +05:30
Google

FORM No. 1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date-11.01.2025

To,

MITHILANGAN DEVELOPERS PVT.LTD.,

Director SRI AMIT KUMAR MEHTA

At – A-77,ABLOCK,G/G,PALAM EXTENSION , PART-1,SECTOR-,
RAMPHAL CHOWK,DWARKA, NEW DELHI,SOUTH WEST DELHI-110075

Subject: Certificate of Percentage of Completion of Construction Work of **" MITHILANGAN PRIME"** No. of Building(s)/ **02** Wing(s) of the ..... Phase of the Project Registration No- **BRERAP130939-3/127/R-1784/2024** situated on- Jagatpur, Anchal-Rahika, Madhubani, Bihar, the Plot bearing **Khata No. 466,463** , Plot No. 3820(o),6802, 6803 (N) , demarcated by its boundaries (Latitude and longitude of the end points) **26°36'95.77,86°05'86.90''** to the **North, 26°36'91.64, 86°05'85.70''** to the **South , 26°36'95.13, 86°05'90.04''** to the **East , 26°37'11.77,86°05'86.91''** to the **West** ,Division- **JAGATPUR** , Village- **JAGATPUR,** Block- **JAGATPUR,** District- **MADHUBANI** , admeasuring **3317.00** sq. mts area being developed by the Promoter **MITHILANGAN DEVELOPERS PVT.LTD.,**

Sir ,

I **Rohit Kumar** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the " **MITHILANGAN PRIME"** Building(s)/ 02 Wing(s) of the .....Phase of the Project, situated on Jagatpur, Anchal-Rahika, Madhubani, Bihar ,the Plot bearing **Khata No. 466,463** , Plot No. 3820(o),6802, 6803 (N),Division- **JAGATPUR** , Village-**JAGATPUR,** Block-**JAGATPUR,** District- **MADHUBANI** admeasuring **3317.00** sq. mts. area being developed by the Promoter **MITHILANGAN DEVELOPERS PVT.LTD.,**

Following technical professionals are appointed by Owner/ Promoter:
Shri **Rohit Kumar** as L.S./Architect;
Shri **Shailesh Ranjan** as Structural Consultant
Shri ..... as Mechanical/ Electrical / Plumbing Consultant (MEP)
Shri ..... as Site Supervisor

Based on Site inspection, with respect to each of the Building/ Wing of the aforesaid Real Estate Project , I certify that as on the date of this certificate, the Percentage of Work done for each of the building/ Wing of the Real Estate Project as registered vide number - **BRERAP130939-3/127/R-1784/2024** under Bihar RERA is as per table A herein below. The Percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Rohit Kumar

ROHIT KUMAR
(Architect)
CoA No.-CA/2020/125292

TABLE-A

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	**100%**
2	Number of Basement(s) and Plinth	**100%**
3	Number of Podiums	**N/A,**
4	Stilt Floor	**100%**
5	Number of Slabs of Super Structure	**06- 100%**
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	**100%**
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	**100%**
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	**100%**
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**100%**
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 may be required to obtain Occupation/ Completion Certificate.	**100%**

Rohit Kumar

ROHIT KUMAR
(Architect)
CoA No.-CA/2020/125292

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-paths.	**Yes**	**100%**	
2	Water Supply	**Yes**	**100%**	
3	Sewerage (chamber, lines, Septic Tank, STP)	**Yes**	**100%**	
4	Storm Water Drains	**Yes**	**100%**	
5	Landscaping & Tree Planting.	**Yes**	**95%**	Work is in progress
6	Street Lighting	**Yes**	**100%**	
7	Community Buildings	**Yes**	**95%**	Work is in progress
8	Treatment and disposal of sewage and sullage water	**Yes**	**95%**	Work is in progress
9	Solid Waste management & Disposal.	**NO**	**0%**	Not required
10	Water conservation, Rain water harvesting.	**Yes**	**95%**	Work is in progress
11	Energy management	**Yes**	**95%**	Work is in progress
12	Fire protection and fire safety requirements	**YES**	**100%**	Work is completed
13	Electrical meter room, Sub-Station, receiving station.	**Yes**	**100%**	Work is completed
14	Others (Option to Add more).			

Yours Faithfully,

Rohit Kumar

ROHIT KUMAR
(Architect)
CoA No.-CA/2020/125292

Signature & Name (IN BLOCK LETTERS) of L.S./ Architect

(Registration No./License No-CA/2020/125292)