FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending January to March 2025

I.PARTICULARSOFPROJECT			
ProjectRegistrationNumber	BRERAP44627-1/1230/R-1103/2021	NameofProject/PhaseofRegisteredProject	R.S ENCLAVE
NameofPromoter	MAA KAUSHLYA HOMES	ProjectAddress	R. S. ENCLAVE 'Manglam Colony, Bailey Road, Saguna, Patna
NameofCo-promoter	RAMESH KUMAR		
ProjectRegistrationisvalidupto	APRIL 2025		
Starting dateof Projector PhaseoftheProject	FEBUARY 2021		
TypeofProjectorPhaseofthePro ject	1. Residential 2. Commercial 3. Residential-cum-Commercial4,Plo Ttedproject	RESIDENTIAL	
Period of validity of map by the Competent Authority	23-08-2027	NAGAR PARISHAD DANAPUR NIZAMAT	

II.DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS					
Building/BlockNumber	ApartmentType		CarpetArea	TotalNumberofsanctioned apartments	Total NumberofApartments–
	1.1BHK - 2.2BHK, - 3.3BHK - 4.Shop - 5.Bungalow - 6.Plotetc. -	2B.H.K 3 B.H.K	793 Sq. ft/flat 872 Sq. ft./flat	1 Apartment No. of flats 32	1.Booked/ Allotted -2 B.H.K –0 3 B.H.K – 1 2.Sold -2 B.H.K -4 3 B.H.K –8

III.DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES			
Building/BlockNumber	Total Number of Sanctioned Garages	TotalNumberofGarages: 1. Booked/Allotted - 2. Sold -	
R.S ENCLAVE	32		

IV.DETAILSOFBUILDINGAPPROVALS

(IfalreadyfiledalongwithRegistrationApplication,thenthereisnoneedofFurther filing)

S.NO.	NameoftheApproval/ N.O.C./Permission/Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed asAnnexure No.

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1.	NOCforEnvironment	NA			
2.	FireN.O.C	YES			
3.	WaterSupply Permission	NA			
4.	NOC from AirportAuthority ofIndia	NA			
5.	OtherApproval(S),if Any,requiredfortheProject				

V.ConstructionProgressoftheProject		
1. Building /Wing /LayoutNumber_____(Tobe added foreachBuilding/Wing)		
S.No.(1)	Tasks/Activity(2)	PercentageofActualWorkDone(AsondateoftheCertificate)(3)
1.	Excavation(ifany)	COMPLETED 100%
2.	Basements(ifany)	NA
3.	Podiums(ifany)	NA
4.	Plinth	COMPLETED 100%
5.	StiltFloor	NA
6.	SlabsofSuperStructure	COMPLETE 100% 4thFloor roof slab casted
7.	Internalwalls,InternalPlaster,Floorings,DoorsandWindowswithinFlats/Premises.	COMPLETED 100% 4thfloor brick completed COMPLETED 100% 4thfloor Internal Plaster completed COMPLETED 100% 4thfloor Flooring completed COMPLETED 100% 4thfloor Doors & Window completed
8.	SanitaryFittingswithintheFlat/Premises,ElectricalFittingswithintheFlat/Premises	COMPLETED 100%4thSanitaryFittingswork is going on COMPLETED 100%4thElectrical Fittingswork is going on
9.	Staircases, Lifts Wells and Lobbies ateachFloorlevel,OverheadandUndergroundWaterTanks.	Completed100%4thStaircase Floor Completed 100%4thLift walls Floor Completed 100% Over Head Water Tank
10.	Externalplumbingandexternalplaster,elevation, completionofterraces with waterproofing of theBuilding/Wing.	Completed100% External Plumbing Completed 100% External Plaster Completed 100%Water Proofing Work

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11.	Installation of Lifts, water pumps,Fire Fighting Fittings andEquipment asper CFONOC,Electricalfittings,Mechanic alEquipment, compliancetoconditionsofenvironme nt/CRZNOC, Finishingtoentrancelobby/s,plinthpro tection,pavingofareasappurtenant toBuilding/Wing,CompoundWalland allotherrequirementsasmyberequired tocompleteproject asperspecificationsinAgreementofSal e. Anyotheractivities.	Completed 100% Installation of Lift Work Completed 100% water pumps,Fire Fighting Fittings andEquipment asper CFONOC,Electricalfittings,Me chanic alEquipment,

VI. AmenitiesandCommonAreaandExternalInfrastructureDevelopmentWorks)				
S.No.	CommonAreas andFacilities	Proposed(Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NA	NA	
2.	Water Supply	YES	COMPLETED 100%	
3.	Sewerage (Chamber ,Line, Septic Tank, STP)	YES	COMPLETED 100%	
4.	Storm Water Drains	YES	IN CONSTRUCTION STAGE	
5.	Landscaping & Tree Planting	NA	NA	
6.	Street Lighting	NA	NA	
7.	Community Buildings	NA	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	NA	NA	
9.	Solid Waste Management & Disposal	NA	NA	
10.	Water Conservation/Rain Water Harvesting	YES	COMPLETED 100%	
11.	Energy Management	NA	NA	

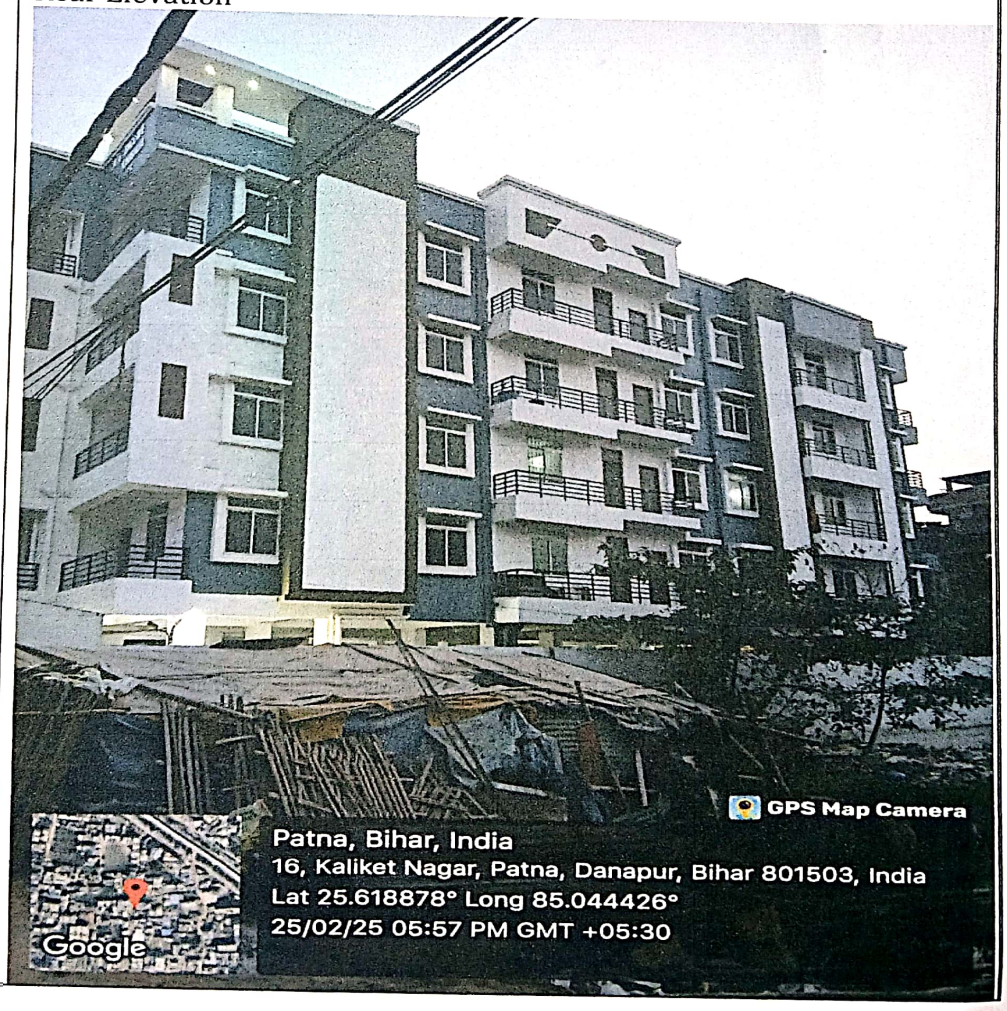
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12.	FireProtectionandFireSafetyRequirements	YES	COMPLETED 100%	
13.	ClosedParking	YES	COMPLETED 100%	
14.	OpenParking	Yes	COMPLETED 100%	
15.	Electrical Meter Room, Sub-Station,ReceivingStation	YES	COMPLETED 100%	
16.	Others (Option to AddMore)			

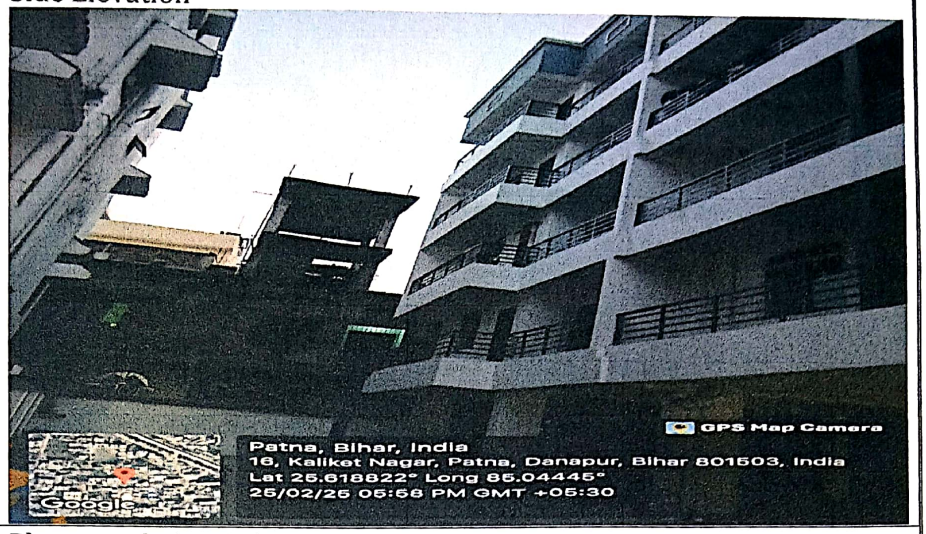
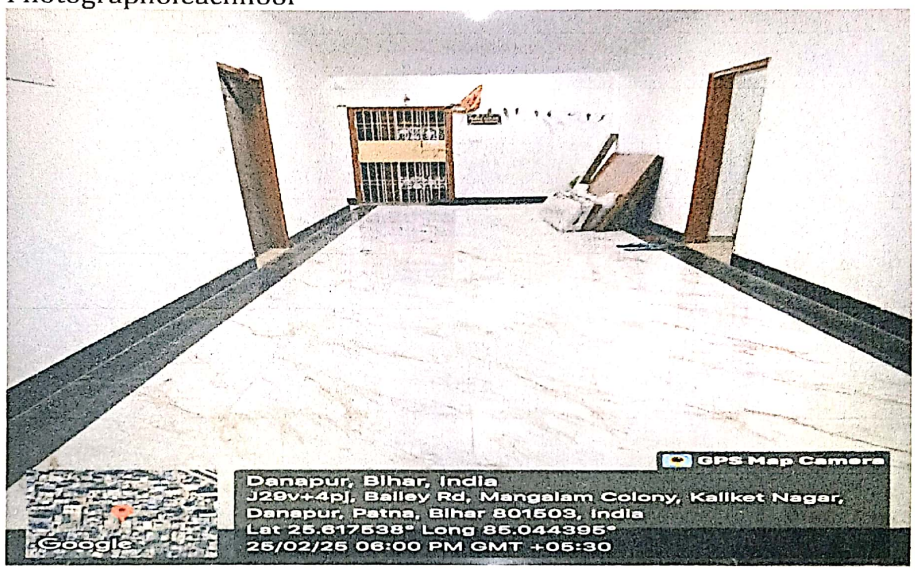
VI.AEXTERNALANDINTERNALDEVELOPMENTWORKSINCASEOFPLOTTEDDEVELOPMENT

		Proposed (Yes/No)	Percentage of actual Work Done(As on date of the Certificate)	Details
1.	Internal Roads & Footpaths	NA	NA	
2.	Water Supply	NA	NA	
3.	Sewerage Chambers Septic Tank	YES	COMPLETED 100%	
4.	Drains	NA	NA	
5.	Parks, Landscaping and Tree Planning	NA	NA	
6.	Street Lighting	NA	NA	
7.	Disposal of sewage & Sullage Water	NA	NA	
8.	Water conservation/Rain Water Harvesting	YES	COMPLETED 100%	
9.	Energy Management	NA	NA	

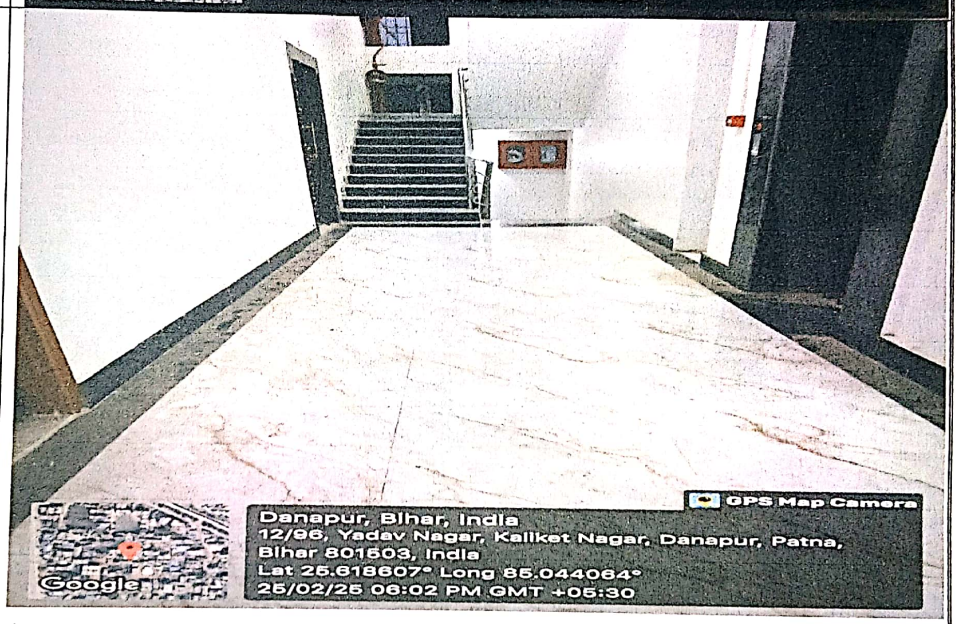
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VII.	GEOTAGGEDANDDATEPHOTOGRAPHOF(EACHBLOCK)OFTHEPROJECT	
(A)	Sr.No.	
	1.	FrontElevation. 
	2.	Rear Elevation 

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	3.	Side Elevation 
B)	1ST FLOOR	Photographofeachfloor 
	2ND FLOOR	

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	3RD FLOOR	
	4th FLOOR	

VIII. FinancialProgressoftheProject		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	ProjectAccountNo.	39090928885
2.	Estimated Cost of the Project including land cost at the start of the Project	1144 (In Lac)

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3.	Amount received during the Quarter	53,00,000/--
4.	Actual Cost Incurred during the Quarter	12,00,000-
5.	Net amount at end of the Quarter	2,43,02,182/-
6.	Total expenditure on Project **till date**	4,40,15,856/-
7.	Cumulative fund Collected till the end of Quarter in question	4,94,73,268//-
8.	CumulativeexpendituredonetilltheendofQuarterinquestion	4,40,15,856/-

IX. DetailsofMortgageorChargeifanycreated

X.MISCELLANEOUS

A	ListofLegalCases(ifany)	
1.	CaseNo.	
2.	NameofParties	
B	Sale/AgreementforSale DuringtheQuarter	
1.	SaleDeed	12
2.	AgreementforSale	1

XI.PERCENTAGEOFWORKALONGWITHMILESTONECHART
Weathertheprojectinprogressisaspertimescheduleorlaggingbehind?

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 here from. I am/we are executing this undertaking to attest to the truth of all the foregoingandtoapprisetheAuthorityofsuchfactsasmentionedaswellasfor whatever other legal purposes this undertaking may serve.

For MAA KAUSHLYA HOMES

PARTNER

Signature of Promoter

Name:

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Date

Above report of work has been done in my knowledge all information provide in annexure "A" is in my knowledge.

14/4/25

K.S Mani
(Architect)

Ar. Kumar Shailendra Mani
BRHDHD/23/CA/99/25181

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FORM-XII
NOTICE (CERTIFICATE) OF COMPLETION
BYE LAWS N0.-15

From

Ar.Kumar Shailendra Mani
Srijan, 3rd Floor, I.G.Complex
West Boring Canal Road, Patna- 01

(Name and address of the applicant in block letters)

TO

Nagar Parishad Danapur Nizamat
Takiyapr, Danapur

Sir,

I hereby certify that the development, of erection, re-erection or for material alteration in with respect of Plot No(CS) 189, Thana No - 23 Katha No - 123 Mauza – Saguna, Mohalla–Mangal Colony, Saguna, Danapur of Nagar Parishad Danapur Nizamat Municipal proportions /Municipal Council/ Nagar Panchayats/ Metropolitan afar/ Planning Area under .....Planning Authority/ Gram Panchayat areas covered under Nagar Parishad Danapur Nizamat Development Plan/ Planning Authorities/ or Planning Scheme notified under Bihar Urban Planning and Development Act 2012 within the development plan area of 3095.99 Sqm has been supervised by me and has been completed by the date 30/12/2024 According to the sanctioned plan (vide No.100/22-23 dated 16/09/2022 and provisions of the Byelaws. Implementation of life safety provisions has been complied as mentioned in Byelaws 16(5). The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strictly, in accordance with the general and detailed specifications.

I/We hereby also enclose the plan and documents as required under these Byelaws and request to issue the occupancy permission for the said building and premises.

Signature of Architect

Kumar Shailendra Mani
BR/UDHD/23/CA/99/25181

Signature of the Owner(s)

For MAA KAUSHLYA HOMES

PARTNER

Address: Patna

Date:- 31-12-2024

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M R K ASSOCIATES
CHARTERED ACCOUNTANTS

C/o : J P M ACADEMY
Indira Nagar, Road No.-1
G.P.O. Patna-800 001
Mobile : 9431011270, 9431067485
E-mail : mrk26ca@gmail.com

Date 14:04:2025

CERTIFICATE

(To whom it may concern)

This is to certify that **MAA KAUSHLYA HOMES**, registered office at Behind Bishweshwari Bhawan, Block C 503,Devi Mandir Road, Ram Govind Enclave, Punaichak, Patna -800023 has received on account of **R S ENCLAVE** project and spent amount thereon, as stated below, during the period from 1st of January, 2023 to 31st of March, 2025.

NAME OF PROJECT : -	**R S ENCLAVE**
REGISTRATION NO.: -	**BRERAP44627-1/1230/R-1143/2021**

SL.NO.	DETAILS	AMOUNT	PERIOD
1	OPENING BALANCE	232,02,182.00	01-01-2025
2	CLOSSING BALANCE	243,02,182.00	31-03-2025
3	FUND RECEIVED	53,00,000.00	01-01-2025 to 31-03-2025
4	TOTAL COST INCURRED	243,02,182.00	01-01-2025 to 31-03-2025
5	LIST, NUMBER AND TYPE OF APARTMENT BOOKED	Flat No.201, st Floor (3BHK) Flat No.105, 1st floor (3BHK) Flat No.108, 1st floor (3BHK) Flat No.203, 2st floor (3BHK) Flat No.107, 1st floor (3BHK) Flat No.204, 2st floor (3BHK) Flat No. 307 3rd floor(3BHK) Flat No. 308 3rd floor(3BHK) Flat No.302, 3rd floor (2BHK) Flat No.106, 1st floor (2BHK) Flat No. 402 4th floor (2 BHK) Flat No. 202 2nd floor (2 BHK)	01-01-2025 to 31-03-2025
6	Modification amendment or revision, if any issued by the competent authority with regard to any sanctioned plans, layout plans, specifications, license, permit, or approval for the project	N/A	
7	STATUS OF PROJECT & WORK COMPLETION %	100 % Complete	01-01-2025 to 31-03-2025
8	BOOKED FLAT DETAILS WITH CARPET AREA	Flat No.201, Carpet Area -893 Sq. ft Flat No.105, Carpet Area -875 Sq. ft Flat No.108, Carpet Area -793 Sq. ft Flat No.203, Carpet Area -875 Sq. ft Flat No.302, Carpet Area -643 sq. ft Flat No.106, Carpet Area- 620 sq. ft Flat No.107, 1st floor (3BHK)-1099 sq.ft Flat No.204, 2st floor (3BHK)- 1040 sq.ft Flat No. 307 3rd floor(3BHK)- 1099 sq. ft Flat No. 308 3rd floor(3BHK)- 861 sq.ft Flat No. 402 4th floor (2 BHK)- 643 sq.ft Flat No. 202 2nd floor (2 BHK)- 643 sq.ft	01-01-2023 to 31-03-2023
9	PHYSICAL WORK REPORT(INTERNAL & EXTERNAL)	100 % complete.	01-01-2025 to 31-03-2025

Further certified that the firm has no separate account for the project. All expenses have been done either through firms account or through partners personal account and credit purchases from its suppliers for the project.

Also certified that the above certificate is being issued at the request of the Managing Partner of the Company based on the books of accounts and other relevant papers produced before us for the purpose.

Patna,
Dated : 14/04/2025

MRK ASSOCIATES PATNA CHARTERED ACCOUNTANTS

FOR : M R K ASSOCIATES
Chartered Accountants

(SATISH KUMAR)
PARTNER
MN- 075486
UDIN- 25075486BMLKVL1074

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