FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Registration no. of the Partnership firm/LLP Identification number/Any other	U45500BR2018PTC039780	Name of the Promoter's Entity MBR NIWAS PRIVATE LIMITED	Remarks
Address of the Promoter's Entity :	FLAT NO. 401, SARASWATI ENCLAVE VIJAY SINGH YADAV PATH , DANAPUR KHAGAUL, Bihar, India - 801105		
Total Experience of the promoter in Real Estate sector (In Completed years)			
Total Experience in Real Estate Sector after Commencement of RERA (In Completed years)			
No of Projects done before Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP13208-1/ 110/R-1425/2022	Name of Project	ASHOK NIBHA ABHISHEK APARTMENT
Name of Promoter	MBR NIWAS PRIVATE LIMITED	Project Address	BANK COLONY, GOLA ROAD, MAUZA- DANAPUR SHAHJADPUR, PATNA COLONY ROAD, PATNA
Project Registration is valid up to	15-06-2026		
Starting date of Project	01-07-2022		
Type of Project	Residential		

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Name of the Competent Authority which sanctioned the project map			
Period of validity of map as granted by the Competent Authority concerned	3 YEARS		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/ Block Number	Apartment/ Unit Type	Carpet Area	Total Number of sanctioned apartments/ unit-wise	Total Numbers of apartments in Promoter's share-	Total Numbers of apartments in Promoter's share-	Total Numbers of apartments in Landowner's share	Total Numbers of apartments in Landowner's share
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	1-BHK						
	2-BHK	5999.35	8	6	03		
	3-BHK	11266.40	12				
	4-BHK and over						
	shop						
	Office Space						
	Bunglow						
	Plots (in case of plots specific area of plot must be mentioned)						
		Total Carpet Area 17265.75		% 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 Allottees	(B) Cancelled by Promoters
Flat No./Plot no./Shop No./Etc. :	Flat No./Plot no./Shop No./Etc. :

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*whether notice and reminder of cancellation was Served to the promoters by Allottee/s Yes/No	*whether notice 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
	20	09

VII. 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	Validity up to		Attach Copy
1.	Environment Clearance				
2.	Fire N.O.C.				
3.	Airport Authority of India N.O.C.				
4.	Water Supply Permission				
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/Apartment/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/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	0%	
3.	Podiums (if any)		
4.	Plinth	100%	

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5.	Stilt Floor	0%	
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	85%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	90%	
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	90%	
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	80%	
14.	Overall Percentage of Actual work Done and Final Completion date		

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS – PEOGRESS RELATED TO AMENITIES AND COMMON AREA

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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)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	N/A	
5.	Landscaping & Tree Planting	NO	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	0%	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	20%	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO	0%	
16.	Others (Option to Add More)			
17.	Overall Percentage of Actual Work Done and final Completion date			

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X.	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			
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	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	352402000000063
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	3,29,77,582.00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	21,00,000=00

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	Order passed, if Yes, Whether complied (Yes/No)	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)	NO

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Weather the project 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 with Form-7

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

Name : MANOJ THAKUR
Contact No : 9334123565
Email id : manojthakur.790350@gmail.com
Address : FLAT NO-401, SARASWATI ENCLAVE, VIJAY SINGH YADAV PATH, DANAPUR, KHAGAUL PATNA

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.

Signature of Promoter

MBR NIWAS PVT. LTD.

Name: Manoj Thakur

DIRECTOR

Date:

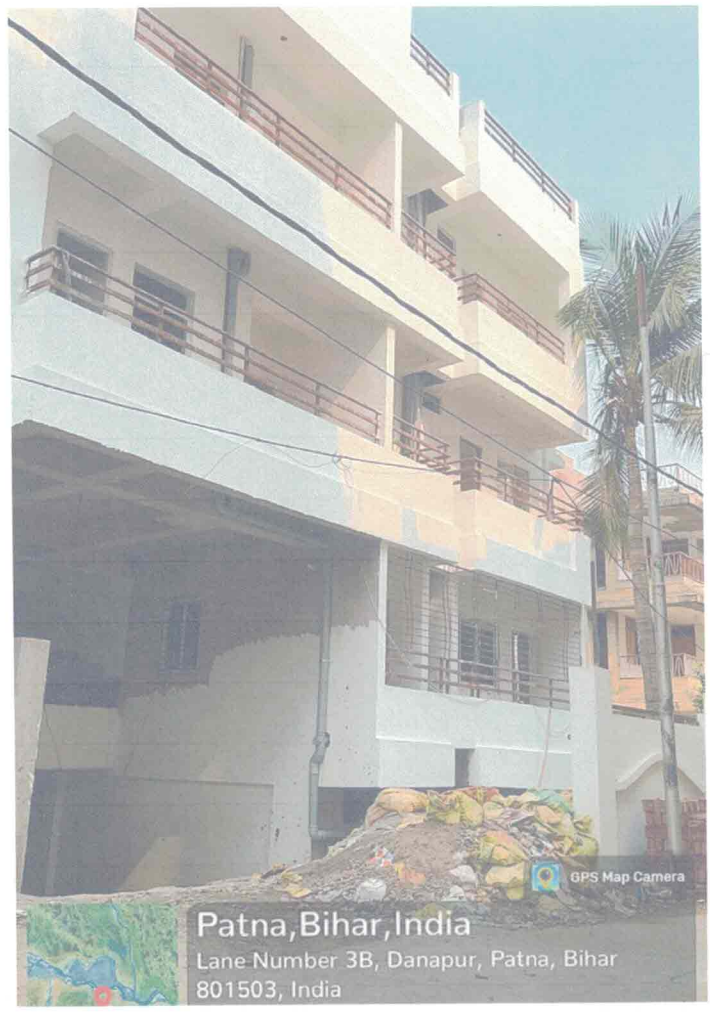
Patna,Bihar,India
Lane Number 3B, Danapur, Patna, Bihar
801503, India
Lat 25.624192, Long 85.054058
04/10/2025 08:50 AM GMT+05:30
Note : Captured by GPS Map Camera
GPS Map Camera

GPS Map Camera
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