FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/**Sept**/December **2024** (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP05719-1/1244/R1117/2021	Name of Project/Phase of Registered Project	**Maurya Rangeeta City Project**
Name of Promoter	Maurya Vihar Builders & Construction P Ltd	Project Address	Orchid Green City, NH 30, Near Toll Plaza,
Name of Co-promoter			Simlimurarpur, Didarganj, Patna - 8
Project Registration is valid up to	13/03/2025		
Starting date of Project or Phase of the Project	01/02/2021		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority	**13/03/2025**	**04 years 01 month**	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments - **190**
BLOCK :- A+B+C+D, G+5 BOOKED ONLY BLOCK :- "A", "B" & "C"	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -	2BHK 3BHK	671.00 sqft 670.00 sqft 1336.00 sqft 1360.00 sqft 1351.00 sqft 972.00 sqft 958.00 sqft	***Total No. of units + EWS :- 190** **Booked during this qr :- 17**	1. Booked/ Allotted - **68** 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	**68**
BLOCK :- A+B+C+D, G+5 BOOKED ONLY BLOCK :- "A", "B" & "C"	**190**	2. Sold -	

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.	Office of the State Fire Officer Cum Director, Bihar, Patna	19.08.2019	21.11.2019	As per attached

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.			

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No.PMAA/PRN/Simlimurarpur/Didarganj/BLOCK-A+B+C+D/G+5/80/2019 (To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done(As on date of the Certificate) (3) **BLOCK**			
		A	**B**	**C**	**D**
1.	Excavation (if any)	100%	100%	100%	100%
2.	Basements (if any)	0	0	0	0
3.	Podiums (if any)	0	0	0	0
4.	Plinth (Cap, Short column, soil filing, ganga sand filing :- 100% of Block "C") Excavation, Piling :- 70% of Block "D"	100%	100%	100%	0 50%
5.	Stilt Floor	0	0	0	0
6.	Slabs of Super Structure 6th roof (Terrace roof) casting :- 100% of Block "A" Terrace roof casting:-100%(Block "B") 1st roof casting :- 100% of Block "C" **2nd roof casting :- 100% of Block "C"** **3rd roof casting :- 100% of Block "C"**	100%	100%	0 100% **100%** **100%**	0
7.	Internal walls (Brick works 1st to 5th floor :- 100% of Block "B"), Brick works 3rd floor :- rest 50%, 4th floor :- 100%, (5th floor :- 100%, Brick works of Parapett:-100%, of Block"A" Internal Plaster 1st to 3rd floor of Block "A":- 100%) Internal Plaster 4th to 5th floor of Block "A":- 100%) Internal Wall Putty 1st floor to 5th floor(1st coat)of Block "A":- 100%) Internal Plaster 3rd & 4th floor of Block "B" :- 100%, (Internal Plaster 5th floor of Block "B" :- 100% completed), Internal Wall Putty 1st floor (1st coat) of Block "B":- 100%, (Internal Wall Putty 2nd floor to 5th floor(1st coat)of Block "B":- 100%), Floorings, Doors and Windows within Flats (Chaukhat work 3rd floor to 5th floor of Block "B" :-100%)		100% 100% 30% 100% 100%	0	0

	(Chaukhat work 1st to 5th floor of Block "A" :- 100% completed) (Grill Fixing Work in Balcony 1st to 5th floor of Block "B" :- 100%) Grill Fixing Work in Balcony 1st to 5th floor of Block "A" :- 100%) Floor Tiles Work 2nd to 5th floor completed :- 100% of Block "B" **Floor Tiles Work 2nd floor completed :- 100% of Block "A"** **Kitchen Wall Tiles (1st to 5th floor of Block "B" :- 100% completed)** **Bathroom Wall Tiles (1st to 5th floor of Block "B" :- 100% completed)** **Aluminium Window Frame (1st floor of Block "B":- 100% completed)** **Bathroom Wall Tiles (2nd & 3rd floor of Block "A" :- 100% completed)** **Kitchen Wall Tiles (1st to 5th floor of Block "A" :- 100% completed)** Premises.	 20% 40% 100%	 100% 80% 100% 100% 20%		
8.	Sanitary Fittings within the Flat (CPVC piping 3rd to 5th floor of Block "B" :- 100%) (CPVC piping work 1st to 5th floor of Block "A" :- 100% completed) (Waterproof Downslab of Bathroom & Kitchen of Block "B":- 100%) **(Waterproof Downslab of Bathroom & Kitchen of Block "A":- 100%)** **Kitchen Sink Downslab & Toilet Downslab Filling & PCC Work completed (1st to 5th floor of Block "A" :- 100% completed)** **Kitchen Sink (1st to 5th floor of Block "A" :- 100% completed)** (Kitchen working platform (slab) 1st to 5th floorof Block"B":- 100%) **Kitchen Sink (1st to 5th floor of Block "B" :- 100% completed)** **Toilet Downslab filling & PCC Work (1st to 5th floor of Block "B" :- 100% completed)** **Toilet Indian Pan (1st to 5th floor of Block "B" :- 100% completed)** **Toilet Indian Pan (1st to 5th floor of Block "A" :- 100% completed)** /Premises, Electrical Fittings within the Flat (underground piping 3rd to 5th floor of Block "B" :- 100%), (Electrical underwall piping 1st to 5th floor of Block "A" :- 100% completed), /Premises	0 0% 100% 100% 100% 100%	0 100% 100% 100% 100% 100% 100% 100%	0	0

9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. (Brick works of Water Tank 2pcs completed :- 100%, Water Tank 2 pcs & Lift 2pcs casting completed of Block"A" :- 100%) Domestic Water Tank (1pc) RCC Work completed :- 100% of Block"A" Corridor False Ceiling 1st to 5th floor completed :-100% of Block "B" **Corridor False Ceiling 1st to 5th floor completed :-100% of Block "A"** Stair Plaster completed (Ground to fifth floor) of Block "B" (Plaster work of Water Tank (2pcs) & Lift (2pcs) of Block "B" :- 100%) (Granite Work of staircase & corridor area 1st to 5th floor of Block "B" :- 100% completed) **(Granite Work of staircase & corridor area 1st to 5th floor of Block "A" :- 100% completed)**	0 100% 100% **100%**	0 100% 100% 100% 100% 100%	0	0
10.	External plumbing and external plaster (Outer Plaster of West & North side of Block "B" :- 100%), (Outer Plaster of East & South side of Block "B" :- 100%), (Plaster work of Car Park Area of Block "B" :- 100%) (Outer Plaster of West side of Block "A" :- 100%) **(Outer Plaster East,West,North,South side of Block "A" :- 100%)** Plumbering work :- 15% of 1st floor of Block "B"), (SWR Pipe fitting (external & internal) :- 40% of Block "B") (CPVC Work (external) :- 20% of Block "B") **(SWR Pipe fitting (external & internal) :- 40% of Block "A")** **(CPVC Work (external) :- 20% of Block "A")** (SWR Pipe fitting (external & internal) :- rest 60% of Block "B") (CPVC Work (external) :- rest 80% of Block "B") **Rain Water Pipe Line (SWR Pipe fitting) of Block "B":-100% completed** Wall Putty (external) 1st coat completed :- 100% of Block "B" **Wall Putty (external) 2nd coat :- 50% completed of Block "B"** elevation, completion of terraces	**100%** **40%** **20%**	0 100% 100% 100% 100% **50%**	0	0

	with waterproofing of the Building/Wing. **Waterproof & Heal Treatment on Terrace floor of Block "B":- 100% completed**		**100%**		
11.	Installation of Lifts, water pumps (Boring for pumping set of Block "A" :- 100% completed),Fire Fighting Fittings and Equipment as per CFO NOC (Water Tank Fire internal waterproofing of Block "B" :- 100 % completed), **Fire Fighting Pipeline Work :- 100% completed of Block "B"** (Water Tank (1 pc) Fire Fighting (RCC Work Completed):- 100% of Block "A" **Water Tank (Domestic) internal waterproofing :- 100% completed of Block "B"** **Water Tank (Fire) Internal waterproofing of Block "A" :- 100% completed** **Water Tank (Domestic) Internal waterproofing of Block "A" :- 100% completed** Electrical fittings, Mechanical Equipment, compliance to conditionsof environment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection, paving of areas appartment 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%**	0 100% **100%** **100%**	0	0

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	0	0	0
2.	Water Supply	0	0	0
3.	Sewerage (Chamber, Line, Septic Tank, STP)	0	0	0

4.	Storm Water Drains	0	0	0
5.	Landscaping & Tree Planting	0	0	0
6.	Street Lighting	0	0	0
7.	Community Buildings	0	0	0
8.	Treatment and Disposal of Sewage and Sullage Water	0	0	0
9.	Solid Waste Management & Disposal	0	0	0
10.	Water Conservation / Rain Water Harvesting	0	0	0
11.	Energy Management	0	0	0
12.	Fire Protection and Fire Safety Requirements	0	0	0
13.	Closed Parking	0	0	0
14.	Open Parking	0	0	0
15.	Electrical Meter Room, Sub-Station, Receiving Station	0	0	0
16.	Others (Option to Add More)	0	0	0
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	0	0	0
2.	Water Supply	0	0	0
3.	Sewerage Chambers Septic Tank	0	0	0
4	Drains	0	0	0
5.	Parks, Land Scaping and Tree Planting	0	0	0

6.	Street Lighting	0	0	0
7.	Disposal of sewage & sullage water	0	0	0
8.	Water conservation/Rain Water Harvesting	0	0	0
9.	Energy Management	0	0	0

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

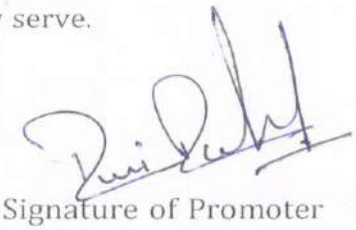
VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	920020063213680
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Amount received during the Quarter	3,44,97,355.22
4.	Actual Cost Incurred during the Quarter	1,84,01,713.00
5.	Net amount at end of the Quarter	28,55,079.60
6.	Total expenditure on Project **till date 30.09.2024**	15,27,36,653.00
7.	Cumulative fund collected till the end of Quarter in question	qwx
8.	Cumulative expenditure done till the end of Quarter in question	

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X.	MISCELLANEOUS	
A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NA
2.	Agreement for Sale	Before this Qr (51) & During this Qr (17)
XI.	PERCENTAGE OF WORK ALONG WITH MILESTONE CHART	
	Weather the project in progress is as per time schedule or lagging behind?	

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

Name: **RAVI ROUSHAN**

Date: 05.10.2024

FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

DATE :- 05.10.2024

M/s MAURYA VIHAR BUILDERS & CONSTRUCTION PVT.LTD.

ORCHID GREEN CITY, NEAR TOLL PLAZA, SIMLIMURARPUR,

DIDARGANJ, PATNA CITY :- 800008

Subject: Certificate of Percentage of Completion of Construction Work of **MAURYA RANGEETA CITY** No. of Building(s) **04** (Wing(s) of the **1st** Phase of the Project [Bihar RERA Registration Number **BRERAP05719-1/1244/R-1117/2021**] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. **2003,2004,2005** demarcated by its boundaries (latitude and longitude of the end points) **25°33'52"** to the North **85°14'44"** to the South the East ..... to the West of Division **PATNA** village.....Block **PATNA SADAR** District PATNA PIN 800008 admeasuring **13477.58** sq.mts. area being developed by [Promoter's Name] **MAURYA VIHAR BUILDERS & CONSTRUCTION PVT.LTD.**

Sir,

I/ We **SHYAM KISHOR SINGH** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **MAURYA RANGEETA CITY** Building(s)/ **04** Wing(s) of the **1st** Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No 2003, 2004, 2005 of Division **PATNA** Village---------- Block **PATNA SADAR** District **PATNA** PIN **800008** admeasuring **13477. 58 sq.mts.area** being developed by [Promoter's Name] **MAURYA VIHAR BUILDERS & CONSTRUCTION PVT.LTD.**

1. Following technical professionals are appointed by Owner / Promoter: —

(i) M/s/Shri/Smt. **SHYAM KISHOR SINGH** as L.S. / Architect;

(ii) M/s /Shri / Smt. **KUMAR UJJWAL** as Structural Consultant

(iii) M/s /Shri / Smt. **KRITI NATH JHA** as MEP Consultant

(iv) M/s /Shri / Smt. **KAMAL KISHOR** 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

S. No.	Task/Activity				Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
		A	B	C	D	
1.	Excavation(if any)	100%	100%	100%	100%	
2.	Basements(if any)	NIL	NIL	NIL	NIL	
3.	Podiums(if any)	NIL	NIL	NIL	NIL	
4.	Plinth	100%	100%	100%	70%	
5.	Stilt Floor	100%	100%	100%	NIL	
6.	Slabs of Super Structure	100%	100%	50%	NIL	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	100%	NIL	NIL	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	70%	70%	NIL	NIL	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80%	80%	NIL	NIL	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	80%	90%	NIL	NIL	
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	NIL	20%	NIL	NIL	

Yours Faithfully,

Shyam Kishore Singh

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

Architect (Registration No./License No ...)

SHYAM KISHORE SINGH, ARCHITECT
PATNA MUNICIPAL CORPORATION
LB LICENCE No.-AR/323/202
EMPANELMENT No.-CA/1987/10964

TABLE B

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

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads &Footpaths	YES		
2.	Water Supply	YES	40%	
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	YES		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation/Rain Water Harvesting			
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	20%	
13.	Closed Parking	YES	40%	

Shyam Kishore Singh

SHYAM KISHORE SINGH, ARCHITECT
PATNA MUNICIPAL CORPORATION
LB LICENCE No.-AR/323/202
EMPANELMENT No.-CA/1987/109[illegible]

FORM No. 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

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

Date :- 05.10.2024

To,

M/s MAURYA VIHAR BUILDERS & CONSTRUCTION PVT.LTD.

ORCHID GREEN CITY, NEAR TOLL PLAZA, SIMLIMURARPUR,

DIDARGANJ, PATNA :- 800008

Subject :Certificate of Cost Incurred for Development of [Project Name] **MAURYA RANGEETA CITY** for Construction of **Residential** building(s)/ **04** Wing(s) of the **1st** Phase (Bihar RERA Registration Number **BRERAP05719-1/1244/R-1117/2021**) situated on the Plot bearing Khesra No **2003(P), 2004(P), 2005(P)**/ Khata No. **289, 290, 300**/Thana No. **38**/ Tauzi No **228**/C.N.No./CTSNo./SurveyNo./Final Plot No. **2003,2004,2005** demarcated by its boundaries (latitude and longitude of the end points) **25°33'52"** to the North_____ to the South **85°14'44"** to the East _____ to the West of Division **PATNA** Village_____ Block **PATNA SADAR** District **PATNA** PIN 800008 admeasuring **13477.58** sq.mts. area being developed by [Promoter] **MAURYA VIHAR BUILDERS & CONSTRUCTION PVT.LTD.**

Ref: Bihar RERA Registration Number **BRERAP05719-1/1244/R-1117/2021**

Sir,

I/ We **KUMAR UJJWAL** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being_____ Building(s)/ **04 (FOUR)** Wing(s) of the _____ Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. **2003, 2004, 2005** of Division **PATNA SADAR** Village_____ Taluka _____ District **PATNA** PIN **800008** admeasuring **13477.58** sq.mts. area being developed by [Owner/Promoter]

1. Following technical professionals are appointed by Owner / Promoter :—

   (i) M/s /Shri/Smt **SHYAM KISHOR SINGH** as L.S. / Architect ;
   (ii) M/s /Shri/Smt **KUMAR UJJWAL** as Structural Consultant
   (iii) M/s /Shri/Smt _____ as MEP Consultant
   (iv) M/s /Shri/Smt _____ as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost

calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by _____Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

1. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **23,93,67,909** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the ---------- _____being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

2. The Estimated Cost Incurred **till date 30/09/2024** is calculated at Rs. **15,27,36,653** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

3. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from____ (planning Authority) is estimated at Rs. **23,93,67,909** (Total of Table A and B).

4. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number 04or called _____
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. **23,93,67,909**
2	Cost incurred as on dt 30/09/2024 (based on the Estimated cost)	Rs. **15,27,36,653**
3	Work done in Percentage (as Percentage of the estimated cost)	**% 63.81**
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **8,66,31,256**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	**23,93,67,909** Rs.
2	Cost incurred as on dt 30.09.2024 (based on the Estimated cost).	Rs. **15,27.36,653**
3	Work done in Percentage (as Percentage of the estimated cost).	63.81%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. **8,66,31,256**
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. NIL

Yours Faithfully,

Kumar Ujjwal
Structure Engineer
UDHD Bihar Reg. No:
BR/UDHD/SE/23-0069

Signature of Engineer.

(Licence No.....)

KUMAR SHANKAR & CO.
CHARTERED ACCOUNTANTS

3rd Floor, Above Paul Engineering
Sahyogi Press Lane, Exhibition Road
Patna - 800 001 (Bihar)
Mob.: 9334284974, 9304341235
E-mail: kumarshankar.ca@gmail.com
amitshankar.ca@gmail.com

CA FUND UTILIZATION CERTIFICATE

Report on Statement of Accounts on project fund utilization and withdrawal by "MAURYA VIHAR BUILDERS & CONSTRUCTION PVT. LTD." for the period from 1st JULY, 2024 to 30th SEPTEMBER, 2024 with respect to Bihar RERA Registration No.: BRERAP05719-1/1244/R1117/2021

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

2. We have obtained all necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of [Promoter] for the period ended **30th SEPTEMBER, 2024** and hereby certify that:
   a. M/s **MAURYA VIHAR BUILDERS & CONSTRUCTION PVT. LTD.** (Promoter) have completed Excavation work 100% of Tower A, B, C and D and other work completed as per completion certificate issued by the Registered Engineer of the project (copy of the certificate attached as Annexure – I) titled **MAURYA RANGEETA CITY** , Bihar RERA Registration No.BRERAP05719-1/1244/R1117/2021 located at ORCHID GREEN CITY,NEAR TOLL PLAZA,NH 30,SIMLIMURARPUR DIDARGANJ , PATNA CITY, PATNA -800008.
   b. Amount collected during the quarter 01/07/2024 to 30/09/2024 this project is of **Rs. 3,44,97,355.22/- (Rupees Three Crore Fourty Four Lakh Ninty Seven Thousand Three Hundred and Fifty five and Twenty two Paisa Only).**
   c. Actual Cost Incurred during the quarter 01/07/2024 to 30/09/2024 for this project is Rs. **1,84,01,713.00/- (Rupees One Crore Eighty Four Lakh Seventeen Hundred & Thirteen only).**
   d. However, promoter have incurred Rs. **15,27,36,653.00/- (Rupees Fifteen Crore Twenty Seven Lakh Thirty six Thousand six**

Kumar Shankar & Co. FRN 018639C Chartered Accountants

KUMAR SHANKAR & CO.
CHARTERED ACCOUNTANTS

3rd Floor, Above Paul Engineering
Sahyogi Press Lane, Exhibition Road
Patna - 800 001 (Bihar)
Mob.: 9334284974, 9304341235
E-mail: kumarshankar.ca@gmail.com
amitshankar.ca@gmail.com

hundred and Fifty Three Only) against Onsite expenditure for development of entire project excluding cost of construction as per above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered till end of the quarter.

4. We certify that **MAURYA VIHAR BUILDERS & CONSTRUCTION PVT. LTD.** has utilized the amounts collected for the project **MAURYA RANGEETA CITY,** only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

(If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions): Nil

Yours Faithfully,

For KUMAR SHANKAR & CO
Chartered Accountants
FRN: 018639C

CA ABHISHEK MISHRA
Partner
M. No. 528058
UDIN: **24528058BKEWSP3392**

Date : 07/10/2024
Place : PATNA



पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)
पाँचवां तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड
शास्त्री नगर, पटना - 800023

R.C.

सं0सं0:–PMAA/PRN/$\frac{\text{SIMLI MURARPUR}}{\text{DIDARGANJ}}$/Block-A,B,C,D/G+5/80/2019 — 170 दिनांक, पटना– 04·03·2025

प्रेषक,

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार पटना।

सेवा में,

श्री रंजीत कुमार,
निदेशक–मौर्या विहार बिल्डर्स, एंड कंस्ट्रक्शन प्रा०लि०,
पिता–स्व० हीरा लाला सिंह,
मंगल चक खेमनी चक,
जिला–पटना।

विषयः– **प्लान केस संख्याः– PMAA/PRN/$\frac{\text{SIMLI MURARPUR}}{\text{DIDARGANJ}}$/Block-A,B,C,D/G+5/80/2019 के द्वारा स्वीकृत नक्शा को पुनः विधिमान्यकरण (Revalidation) के संबंध में।**

प्रसंगः– इस कार्यालय के पत्रांक–58, दिनांक–14.03.2020

महाशय,

उपर्युक्त प्रसंगाधीन विषय के संबंध में कहना है कि आवेदित प्लान केस नं०–PMAA/PRN/$\frac{\text{SIMLI MURARPUR}}{\text{DIDARGANJ}}$/Block-A,B,C,D/G+5/80/2019 को पत्रांक–58, दिनांक–14.03.2020 को भवन स्वीकृति संबंधी पत्र एवं भवन का नक्शा निर्गत किया गया था। उक्त नक्शा की अवधि–03 (तीन) वर्ष तक अर्थात–14.03.2020 से 13.03.2023 तक विधिमान्य है।

आपके द्वारा दिनांक–05.01.2023 को पुनः विधिमान्यकरण (Revalidation) हेतु आवेदन दिया गया है, परन्तु नगर विकास एवं आवास विभाग के आदेश पत्रांक–596, दिनांक–17.11.2021 के द्वारा नक्शा की स्वीकृति की अवधि–09 माह के लिये विस्तारित की गई थी। उक्त पत्र के आलोक में नक्शा की स्वीकृति की अवधि दिनांक–13.12.2023 तक मान्य है। भवन उपविधि–2014 के कंडिका–9 के अनुसार यदि कोई आवेदन तीन वर्ष के अन्दर पुनः विधिमान्यकरण हेतु आवेदन देता है, तो पुनः अगले दो वर्षो के लिये पुनः विधिमान्यकरण किया जा सकता है। अर्थात पूर्व से स्वीकृत नक्शा को अगले दो वर्षो की अवधि दिनांक–13.12.2025 तक के लिए विधिमान्यकरण (Revalidation) किया जाता है।

विश्वासभाजन,

For Maurya Vihar Builders & Construction Pvt. Ltd.
Director

प्रभारी निदेशक, 4/3/2025
पटना महानगर क्षेत्र प्राधिकार।

Pc2/Rel/Total File Revalidation

पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)
पाँचवां तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड
पटना का मुख्यालय भवन, हॉस्पीटल रोड,
शास्त्री नगर, पटना - 800023

सं0सं0:–PMAA/PRN/$\frac{SIMLIMURARPUR}{DIDARGANJ}$/BLOCK-A+B+C+D/G+5/80/2019 – 58 – पटना, दिनांक– 14.3.2020

प्रेषक,

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार पटना।

सेवा में,

श्री रंजीत कुमार,
निदेशक–मौर्या विहार बिल्डर्स एंड कंस्ट्रक्शन प्रा०लि०,
पिता–स्व० हीरा लाल सिंह,
मंगल चक खेमनी चक,
जिला–पटना।

विषयः– प्लान केस संख्याः–PMAA/PRN/$\frac{SIMLIMURARPUR}{DIDARGANJ}$/BLOCK-A+B+C+D/G+5/80/2019 की स्वीकृति के संबंध में।

महाशय,

आपके आवेदन सं0:–PMAA/PRN/$\frac{SIMLIMURARPUR}{DIDARGANJ}$/BLOCK-A+B+C+D/G+5/80/2019 दिनांक–17.12.2019 के संदर्भ में श्री रंजीत कुमार निदेशक, मौर्या विहार बिल्डर्स एंड कंस्ट्रक्शन प्रा०लि०, पिता–स्व० हीरा लाल सिंह, मंगल चक खेमनी चक, जिला–पटना, बिहार के भवन निर्माण के लिए पटना महानगर क्षेत्र प्राधिकार में बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित विकास योजना/पटना महानगर क्षेत्र प्राधिकार/आयोजना स्कीम/पटना मास्टर प्लान 2031 के आलोक में मौजा–सिमली मुरारपुर सर्वे थाना–पटना सिटी, थाना सं०–38, सर्वे प्लॉट सं०–2003, (अंश) 2004, (अंश) 2005, (अंश) खाता सं०–289, 290, 300, Tauzi No- 228 में आवासीय भवन, (G + 05) दिनांक–17.02.2020 को स्वीकृतार्थ नक्शा के बाबत निम्नलिखित शर्तो/निर्बधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

1. भूमि/भवन का उपयोग अन्य रूप से आवासीय भवन प्रयोजन, के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
2. विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
3. अनुमोदन योजना में दर्शाया गया 3,537.49 वर्गमीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।
4. प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

For Maurya Vihar Builders & Construction Pvt. Ltd.

Director

5. भूखण्ड के पश्चिम में 11.82 मी० से 9.93मी० तथा दक्षिण के तरफ 6.29 मी० से 6.10मी० चौड़ी सड़क अवस्थित है।
6. अनुमति (अनुज्ञा) जारी किये जाने की तारीख से तीन वर्षो की अवधि के लिए विधि मान्य होगी।
7. इस उपबन्ध के अधीन दी गयी अनुमति को उस भूखण्ड़ जिसके लिए योजना अनुमोदित की गयी हो के अधिकार हक, हित की बाबत साक्ष्य नहीं मानी जाएगी।
8. योजना के अनुमोदन के पश्चात् भू–अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी।
9. भू–स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यता की जिम्मेदारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि/हेर–फेर/कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ आवेदक के विरूद्ध विधि सम्मत कार्रवाई की जायेगी।
10. बिहार भू–सम्पदा (विनियामक और विकास) नियमावली 2017 की शर्तो के अधीन राज्य में गठित भू–सम्पदा विनियामक प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।
11. श्रम सेस के संबंध में नगर विकास एवं आवास विभाग/श्रम संसाधन विभाग द्वारा निर्गत अनुदेशों का अनुपालन निर्माणकर्ता द्वारा सुनिश्चित किया जाएगा।
12. निर्माणकर्ता को प्राधिकार के विनिर्देशों के अनुसार मल जल, निकास जल, निकास सड़क, आदि जैसे संयोजन स्थल पर और स्थल के बाहर आधारभूत संरचना का बिहार भवन उपविधि 8(5) के आलोक में विकास करना होगा।
13. समय–समय पर सरकार द्वारा निर्गत आदेशों एवं नीतियों का विस्तृत रूप में पालन करना अनिवार्य होगा।
14. स्थल पर Rainwater Harvesting का प्रावधान निश्चित रूप से करना होगा।
15. बिहार भवन उपविधि 2014 एवं पटना मास्टर प्लान 2031 के साथ DCR में प्रावधानित के अनुसार निमार्ण कार्य सम्पन्न कराना होगा।

विश्वासभाजन,

प्रभारी निदेशक, 14.3.2020
पटना महानगर क्षेत्र प्राधिकार,

प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

1350

Provisional Fire Clearance (Above 15 Mtr. Height)

Letter No. 3173 /

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Er. Shailesh Ranjan
Emp. No.-ER-19/16
Boring Canal Road,
Near Devisthan, Anandpuri, Patna

Patna Dt. 21/11/2019.

Sub :- The views regarding Proposed Residential Building of above 15 mtr. In height to be constructed at Mauza-Simli Murarpur, Dist-Patna.

Sir,

Please refer to your letter No.-E.S.R.-C.A.P./F(N.O.C.)/084F1P/2019, dt.-19.08.2019 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a (G+5) Block-A+B+C+D (Total B/U area-13477.58 Sqmtr.), Proposed Residential Building, shall be constructed on 40 feet wide road belongs to Maurya Vihar Builder's and Constructions Pvt. Ltd., Managing Director-Sri Ranjeet Kumar, S/o-Late Hira Lal Singh, Plot No.-2003(P), 2004(P),2005(P), Khata No-289,290,300, Tauzi No.-228, Thana No.-38, Mauza-Simli Murarpur, Dist-Patna.

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

i) **Construction :**

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
b) The floor area exceeds 750 m ' shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
e) In case of two staircase, one must be on outer wall.
f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

For Maurya Vihar Builders & Construction Pvt. Ltd.

Director

iv) LIFT :-

a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m '.

b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.

c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.

d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.

e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

v) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

vi) That an underground water static tank of not less than 20,000 Ltrs. capacity with automatic refilling arrangements prefebly on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. capacity each blocks should be made available before occupancy.

vii) That the internal finishing shall be non-combustible or class - I surface spread of flame.

viii) That electric cables must be shield at each floor with intumescent coating .

ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.

x) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong , the Architect / Passing authority shall be held responsible.

xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).

xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp .

Encl - As Above

Yours faithfully,

DIG HG & FS
(Pankaj Sinha)
Cum
State Fire Officer
Bihar, Patna

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

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a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
b) The floor area exceeds 750 m ' shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
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d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
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c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.
d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.
e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

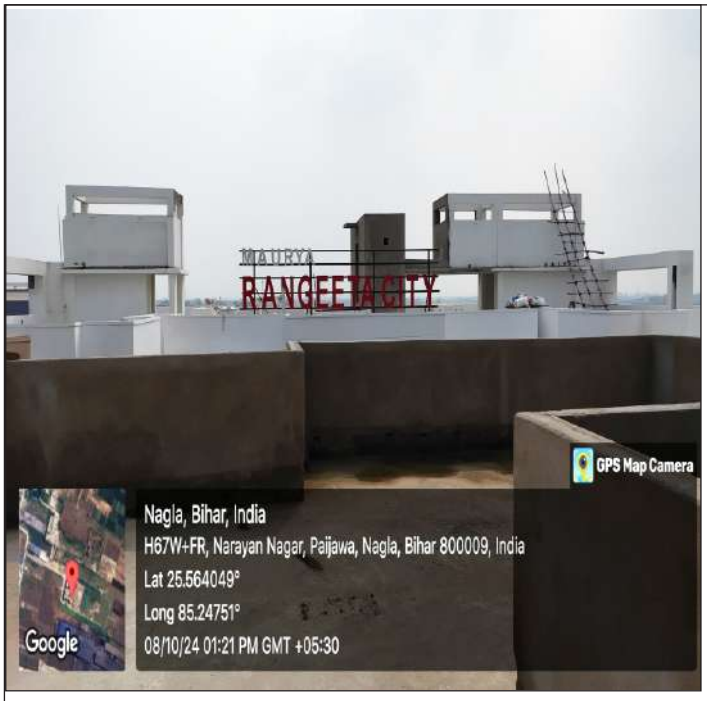
v) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
vi) That an underground water static tank of not less than 50,000 Ltrs. capacity with automatic refilling arrangements prefebly on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. capacity each blocks should be made available before occupancy.
vii) That the internal finishing shall be non-combustible or class - I surface spread of flame.
viii) That electric cables must be shield at each floor with intumescent coating .
ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.
x) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.
xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong , the Architect / Passing authority shall be held responsible.
xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.
xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

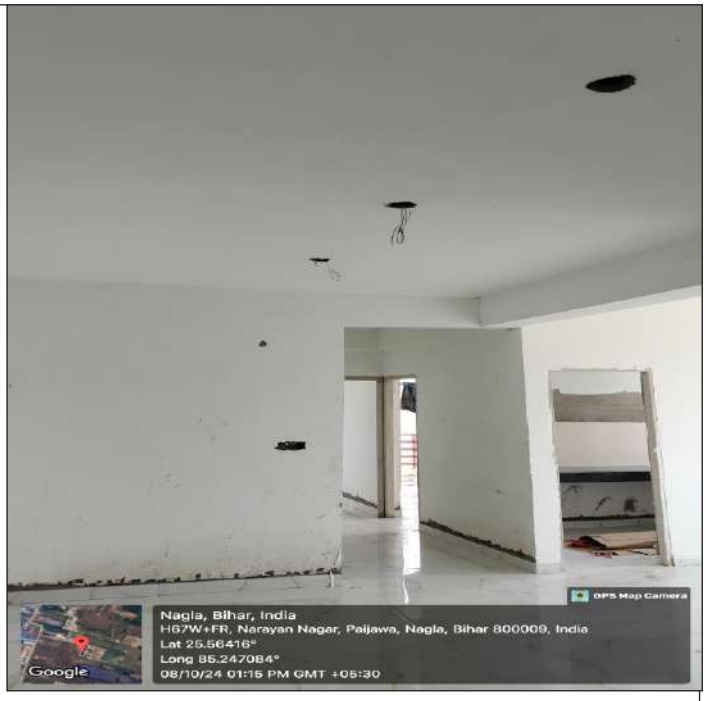
This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

21/11/19

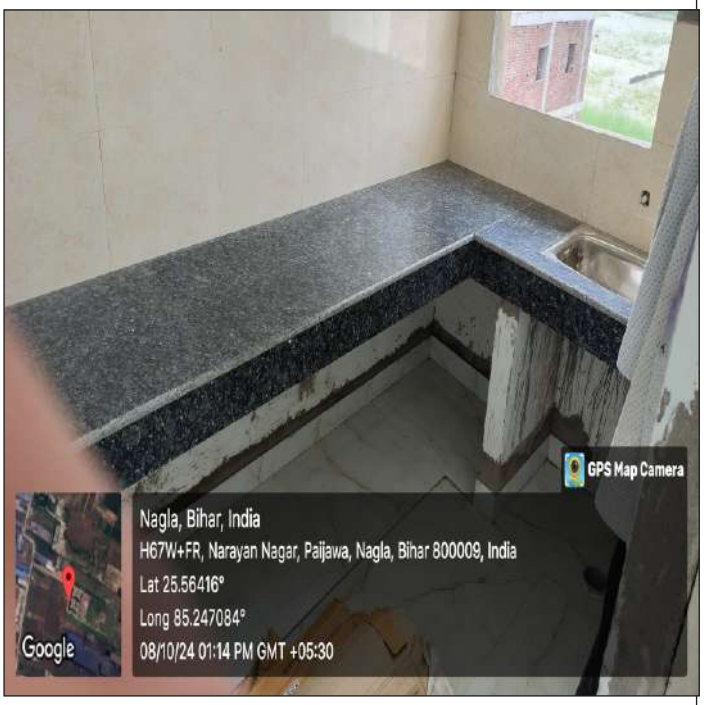
DIG HG & FS
Com
State Fire Officer
Bihar, Patna

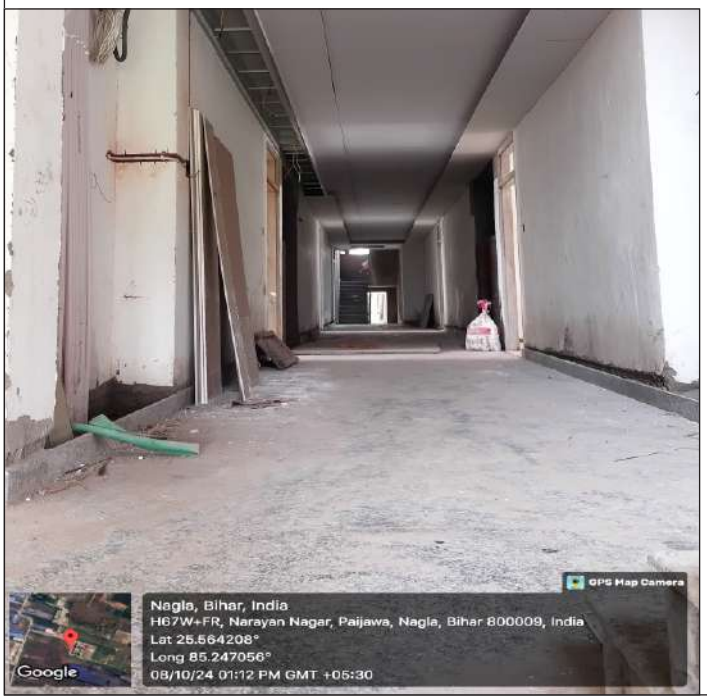
RANGEETA CITY (BLOCK - A)

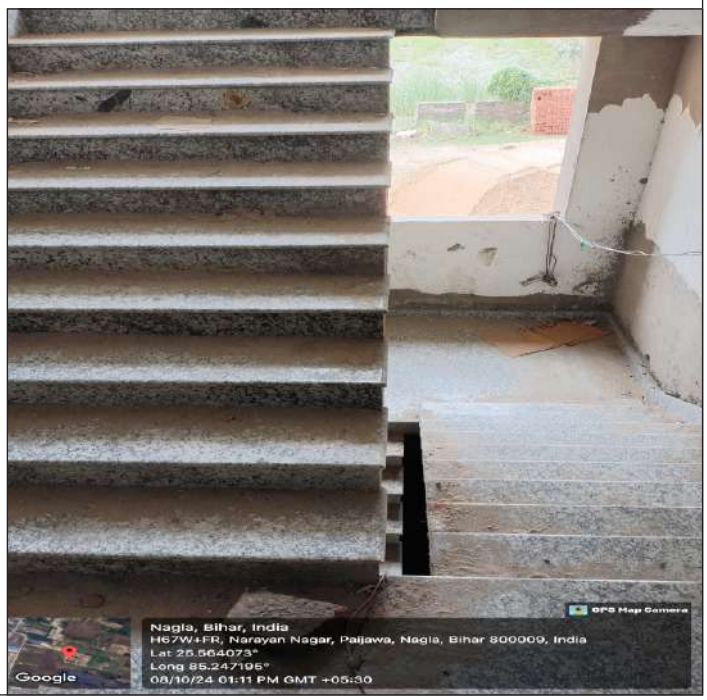




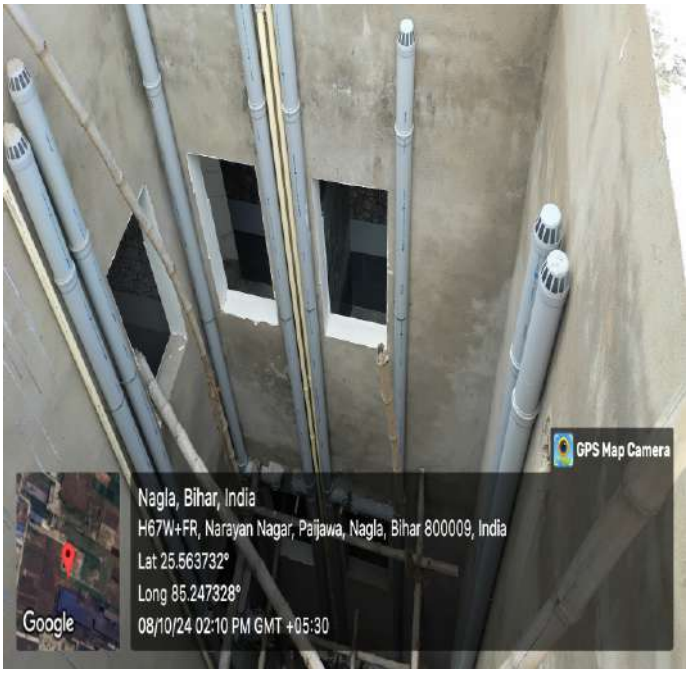




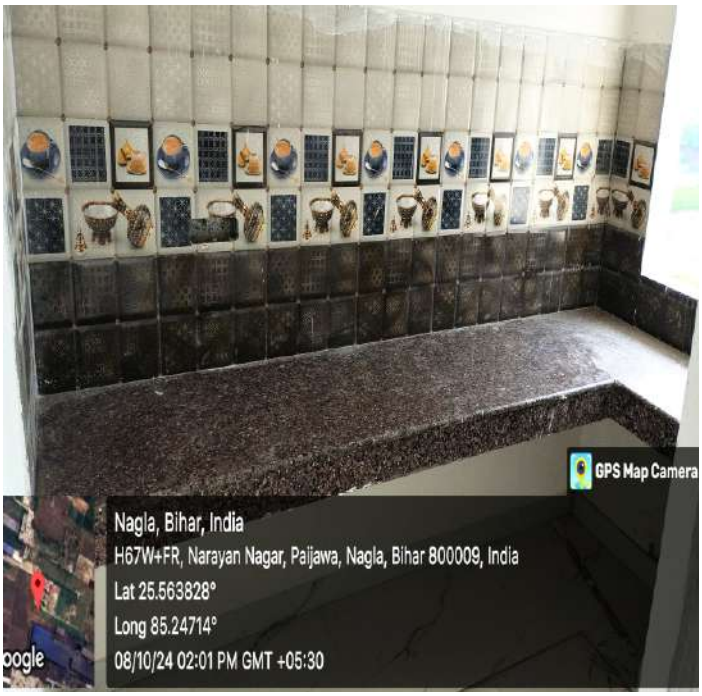




RANGEETA CITY (BLOCK - B)

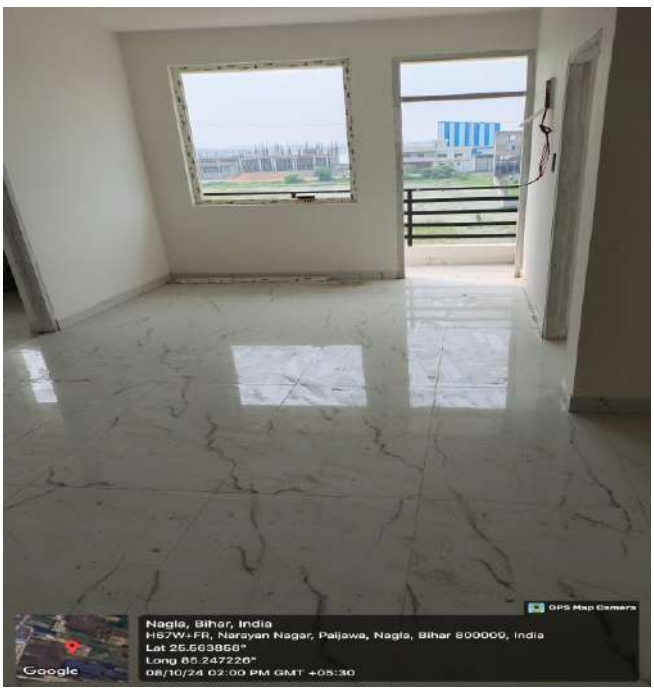






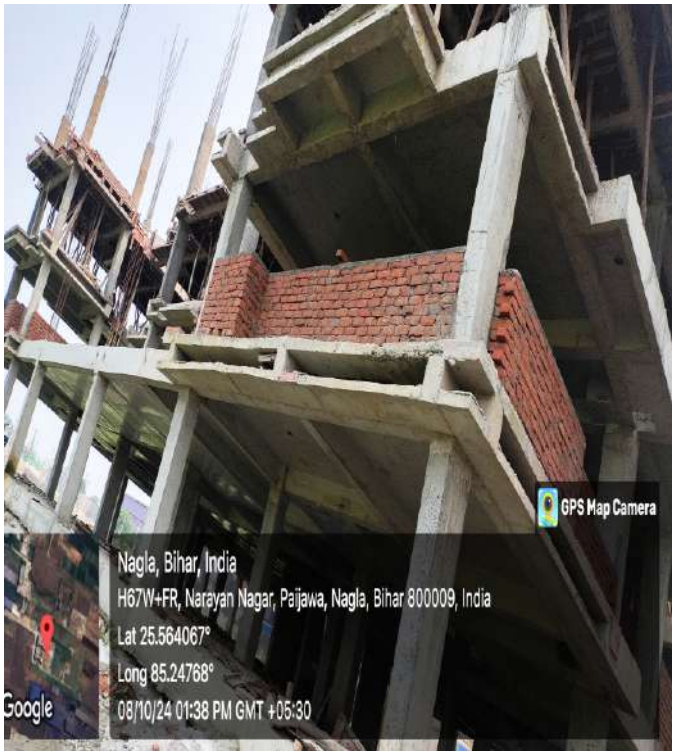






RANGEETA CITY (BLOCK - C)





RANGEETA CITY (BLOCK A)



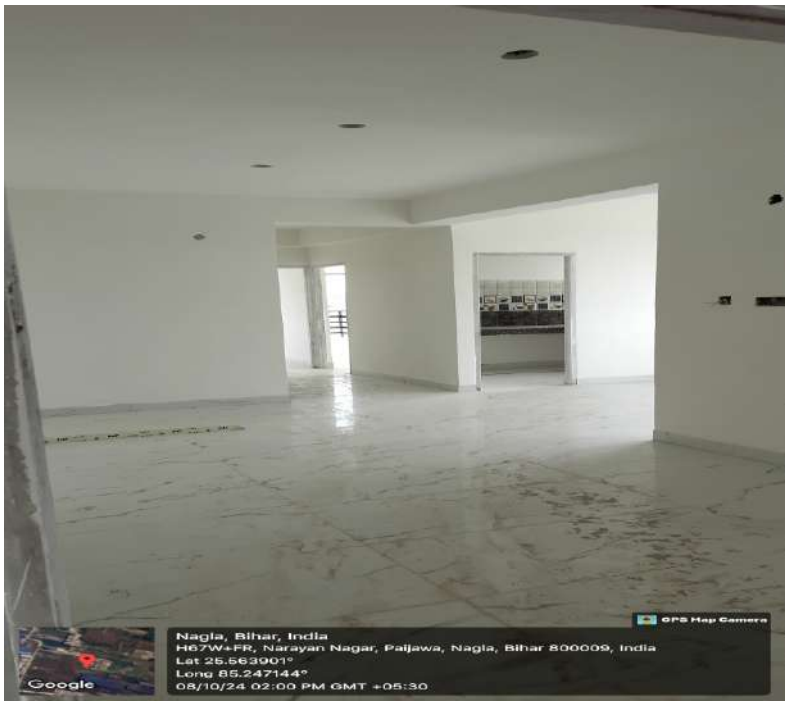


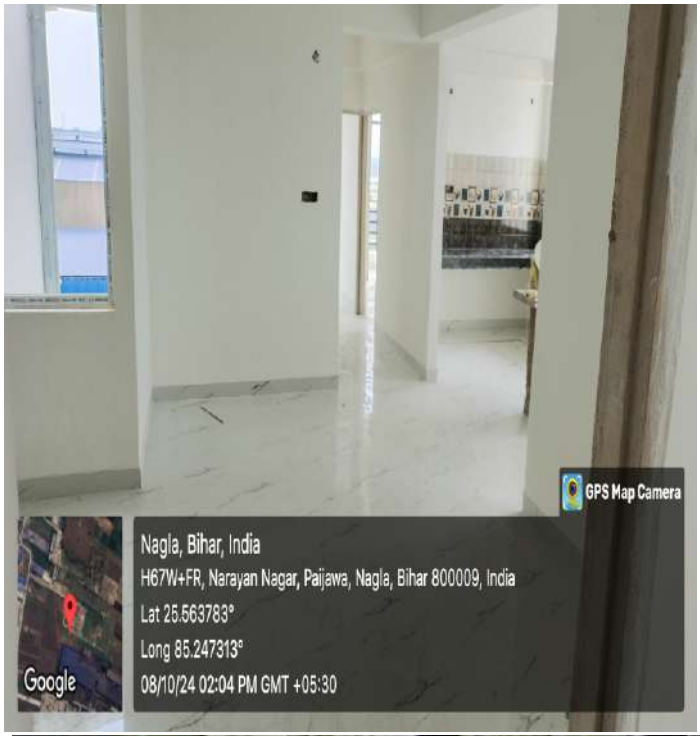
RANGEETA CITY (BLOCK B)



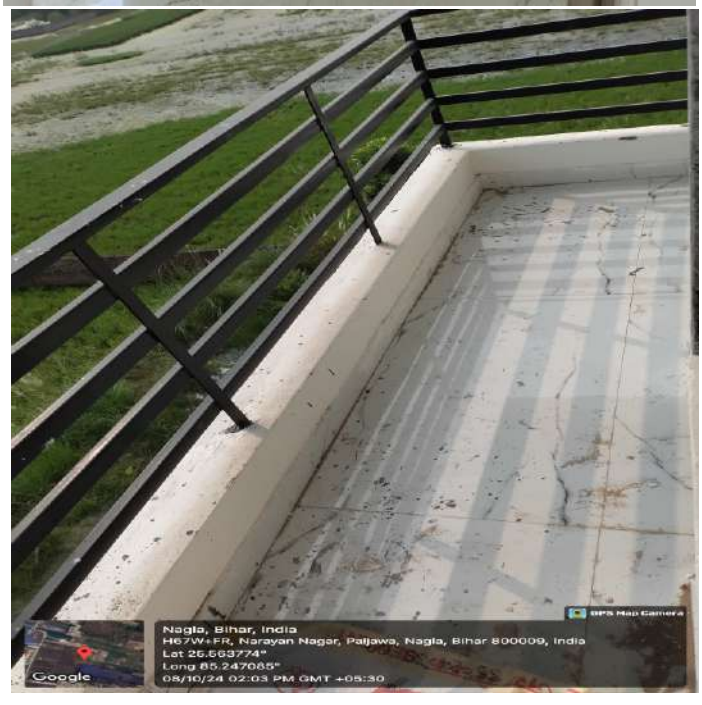



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