FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending 31st Dec 2024

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deedno/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN : U70109BR2022PTC056521	Name of Firm	MAHANAGAR INFRACON PVT. LTD.
Firm Address:	401, Hem, Plaza, Fraser Road, Patna, Bihar - 800001		
Total Experience of promoter in Real Estate sector	10 yrs		
Total Experience in Real Estate after Implementation of RERA	8 yrs		
No of Project done Before Implementation of RERA	1. Residential	1	
No of Project done After Implementation of RERA	1. Residential 2. Residential- cum Commercial	1 3	

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP32625-1/118/R-1756/2024	Name of Project/Phase of Registered Project	RAJ BHARTI – THE CITY PRIDE
Name of Promoter	MAHANAGAR INFRACON PVT. LTD.	Project Address	Ashok Rajpath, Hajiganj, Patna City-800008
Name of Co-promoter	-		
Project Registration is valid up to	30.04.2029		
Starting date of Project or Phase of the Project	23.08.2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential cum Commercial 4. Plotted Projects	Residential cum Commercial	
Period of validity of map by the Competent Authority	23.12.2028		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		CarpetArea (Sq.ft.)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
	1. 4 BHK - 2. 3 BHK – 3. 2 BHK –	6 30 6		48	1. Booked / Allotted - 0 2. Sold- 0	3. Booked/Allotted- N.A. Sold - N.A.
					Percentage of booking – 0%	Percentage of booking – N.A.

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted- 0	
	48	2. Sold- 0	

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.	N.A.	N.A.	N.A.
2.	Fire N.O.C.	Office of State Fire officer cum Director Bihar	4235	02.08.2022	
3.	Water Supply Permission	N.A.	N.A.	N.A.	N.A.
4.	NOC from Airport Authority of India	N.A.	N.A.	N.A.	N.A.
5.	Other Approval(s), if any, required for the Project.	N.A.	N.A.	N.A.	N.A.

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No.: P/DHELWAN/PCN-1B+G+8/381/2021

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 %	Completed
2.	Basements (if any)	100 %	Completed
3.	Podiums (if any)	N.A.	-
4.	Plinth	100%	31.01.25
5.	Stilt Floor	100%	31.01.25
6.	Slabs of Super Structure	20%	31.03.26
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31.03.27
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	31.03.28
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	5%	31.03.28
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31.07.28
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	0%	31.12.28

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.		

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)
1.	Internal Roads & Footpaths	No	-	-
2.	Water Supply	Yes	0%	31.03.28
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	31.03.28
4.	Storm Water Drains	No	-	-
5.	Landscaping & Tree Planting	Yes	0%	31.12.28
6.	Street Lighting	Yes	0%	31.12.28
7.	Community Buildings	No	-	-
8.	Treatment and Disposal of Sewage and Sullage Water	No	-	-
9.	Solid Waste Management & Disposal	No	-	-
10.	Water Conservation / Rain Water Harvesting	Yes	0%	31.03.28
11.	Energy Management	No	-	-

12.	Fire Protection and Fire Safety Requirements	Yes	0%	31.03.28
13.	Closed Parking	Yes	0%	31.03.28
14.	Open Parking	Yes	0%	31.03.28
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	31.03.28
16.	Others (Option to Add More)	-	-	-

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT – NOT APPLICABLE

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on dateof certificate)	Expected Completion date in (dd/mm/yy)Format
1.	Internal Roads and foot paths	**NOT APPLICABLE**	-	-
2.	Water Supply	**NOT APPLICABLE**	-	-
3.	Sewerage Chambers Septic Tank	**NOT APPLICABLE**	-	-
4	Drains	**NOT APPLICABLE**	-	-
5.	Parks, Land Scaping and Tree Planting	**NOT APPLICABLE**	-	-
6.	Street Lighting	**NOT APPLICABLE**	-	-
7.	Disposal of sewage & sullage water	**NOT APPLICABLE**	-	-
8.	Water conservation/Rain Water Harvesting	**NOT APPLICABLE**	-	-
9.	Energy Management	**NOT APPLICABLE**	-	-

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

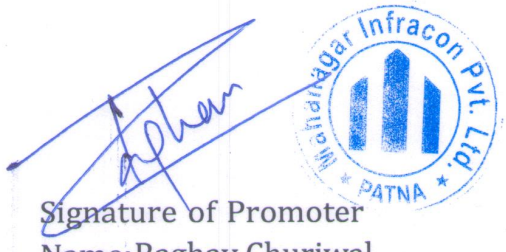
X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	057905004931
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs.26,90,00,000 /-
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	Rs.16,30,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	N.A
5.	Amount received during the Quarter	Rs.0/-
6.	Actual Cost Incurred during the Quarter	Rs.81,46,375 /-
7.	Net amount at end of the Quarter	Rs.0/-
8.	Total expenditure on Project **till date**	Rs. 2,75,25,698/-
9.	Cumulative fund collected till the end of Quarter in Question (Collection A/c of the Project)	Rs.0/-
10.	Cumulative expenditure done till the end of Quarter in question(Own Fund Utilized)	Rs. 2,75,25,698/-

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NO	

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	-
2.	Name of Parties	-
3.	No of Execution Cases against this project Case No. Name of Parties	-
4.	No of Suo - Moto cases against this project Case No. Name of Parties	-
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	-
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	-
2.	Agreement for Sale	-
3.	No. of possessions given to allottees	-
XIII. 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: Raghav Churiwal
Date: 13.1.25