

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending 31st December of 2024 (Year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U70102BR2015PTC024742
Name of the Promoter's Entity	MAA TARA CITY HOMES PVT. LTD .
Address of the Promoter's Entity:	Ashtha Mitra mandal Compound, Nageshwar Colony, Boring Road, Patna- 800001.
Total Experience of promoter in Real Estate Sector	4 Years
Total Experience in Real Estate After Commencement of RERA	4 Years
No of Project done Before Commencement of RERA	No Any
No of Project done After Commencement of RERA	1. MAYURA CITY

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP93357-1/1258/R-1691/2021
Name of Project	MAYURA CITY
Name of Promoter	MAA TARA CITY HOMES PVT. LTD .
Project Address	MAUZA- NEURA, THANA NO.- 104, KHATA NO- 122,124,130,131,142,146,148,PLOT NO.- 1503,1504,1505,1506,1507,1508 PART OF ALL, DANAPUR, DIST.- PATNA
Name of Co-promoter	NA
Project Registration is valid up to	05/11/2025
Starting date of Project	05/11/2020
Type of Project	Residential/Group Housing
Name of the Competent Authority which sanctioned the project map	Patna Metro Politian Area Authurity
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share – 131	Total Number of Apartments in Landowner's share – 88
MAYURA CITY BLOCK A	3 BHK	769.00	28	1.Booked-37 2. AFS Executed-20	1.Booked - 00
MAYURA CITY BLOCK A	3 BHK	772.00	28		
MAYURA CITY BLOCK B	3 BHK	962.00	32		
MAYURA CITY BLOCK B	2 BHK	620.00	32		
MAYURA CITY BLOCK C	3 BHK	924.00	18		
MAYURA CITY BLOCK C	3 BHK	910.00	18		
MAYURA CITY BLOCK C	3 BHK	924.00	18	Percentage of booking- 28.24%	Percentage of booking-0 Percentage of AFS= 0%
MAYURA CITY BLOCK D	1 BHK	405.00	27		
MAYURA CITY BLOCK D	1 BHK	572.00	18		
				Percentage of AFS= 15.26%	

Note:- Association of Allotte not be made because, booking percentage not exceeds 50% yet.

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

Note:- Association of Allotte not be made because, booking percentage not exceeds 50% yet.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO. /OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allotees No Any	(B) Cancelled by Promoters No Any
-------------------------------------	--------------------------------------

VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES/ PARKING SPACES

Building/Block Number	Total Number of Sanctioned Garages/ Parking Spaces	Total Number of Garages/Parking Spaces:	
MAYURA CITY	131	1. Booked- 37	

V. DETAILS OF BUILDING APPROVALS

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.	Office of the State Fire Officer-Cum-Director, Bihar, Patna			Attached Below
3.	Airport Authority of India NOC	Airport Authority of India			Attached Below
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/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No.-PMAA/PRN/Neora/Bihta/Block A+B+C+D/B+G+9 (MAYURA CITY BLOCK A)(To be added for each Building / Wing)

S. No.(1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	10-02-2024
2.	Basements (if any)	80%	10-10-2024
3.	Podiums (if any)	NA	
4.	Plinth	0%	10-11-2024
5.	Stilt Floor	0%	10-11-2024
6.	Slabs of Super Structure	0%	07-05-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	12-07-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	12-10-2025

9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	12-10-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	12-10-2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	0%	10-11-2025
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	10-11-2025
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.	0%	10-11-2025
14.	Overall Percentage of Actual Work Done and final completion date	10%	10-11-2025

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No.-PMAA/PRN/Neora/Bihta/Block A+B+C+D/B+G+9 (MAYURA CITY BLOCK B)(To be added for each Building / Wing)

S. No.(1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	10-11-2023
2.	Basements (if any)	90%	10-10-2024
3.	Podiums (if any)	NA	

4.	Plinth	100%	07-12-2023
5.	Stilt Floor	100%	10-08-2024
6.	Slabs of Super Structure	35%	08-12-2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	5%	10-03-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	17-05-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	10%	10-03-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	10-03-2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	0%	10-10-2025
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	10-10-2025
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.	0%	10-10-2025
14.	Overall Percentage of Actual Work Done and final completion date	15%	10-10-2025

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No.-PMAA/PRN/Neora/Bihta/Block A+B+C+D/B+G+9 (MAYURA CITY BLOCK C) (To be added for each Building / Wing)

S. No.(1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the	Expected Completion date in (dd/mm/yyyy)
-----------	----------------------	---	--

		Certificate) (3)	Format
1.	Excavation (if any)	100%	07-09-2023
2.	Basements (if any)	90%	02-10-2024
3.	Podiums (if any)	NA	
4.	Plinth	100%	10-10-2023
5.	Stilt Floor	100%	10-11-2023
6.	Slabs of Super Structure	50%	07-12-2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	10%	07-07-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	07-08-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%	07-07-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	07-09-2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	5%	07-10-2025
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	07-10-2025
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.	0%	07-10-2025
14.	Overall Percentage of Actual Work Done and final completion date	30%	07-10-2025

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No.-PMAA/PRN/Neora/Bihta/Block A+B+C+D/B+G+9 (MAYURA CITY BLOCK D)(To be added for each Building / Wing)

S. No.(1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	0%	10-02-2024
2.	Basements (if any)	NA	10-10-2024
3.	Podiums (if any)	NA	
4.	Plinth	0%	10-11-2024
5.	Stilt Floor	0%	10-11-2024
6.	Slabs of Super Structure	0%	07-05-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	12-07-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	12-10-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	12-10-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	12-10-2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	0%	12-10-2025
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	12-10-2025
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.	0%	12-10-2025

14.	Overall Percentage of Actual Work Done and final completion date	0%	12-10-2025
-----	--	----	------------

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA

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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	0%	12-10-2025
2.	Water Supply	Yes	50%	10-05-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	10-05-2025
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	No		
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	No		
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	0%	10-05-2025
13.	Closed Parking	Yes	0%	10-05-2025
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to Add More)	No		
17.	Overall Percentage of Actual Work Done and final completion date	Yes	10%	10-05-2025

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

Our Project is Mixed Development Project hence not applicable

XI. Financial Progress of the Project

S.No.	Particulars	Amount (in Rs.)
1.	Project Account No.	921020009151729
2.	Estimated Cost of the Project including land cost at the start of the Quarter	2,387.00/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	2,320.00/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5.	Amount received during the Quarter	50,07,100.00/-
6.	Actual Cost Incurred during the Quarter	50,04, 801.01/-
7.	Net amount at end of the Quarter	2, 52, 291.43/-
8.	Total expenditure on Project till date	6, 16,62, 412.69/-
9.	Cumulative fund collected till the end of Quarter in question	6,23, 30, 079.80/-
10 .	Cumulative expenditure done till the end of Quarter in question	6, 16,62, 412.69/-
11 .	Percentage of Expenditure incurred of the total Estimated development cost of the project.	26.57%

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

No Any

XII. GEO TAGGED PHOTOGRAPHS**(EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT****The photograph must have date.**

(A)	S. No.	Particulars
	1.	Front Elevation.- Attached Below
	2.	Rear Elevation- Attached Below
	3.	Side Elevation- Attached Below
	4.	Photograph of each floor showing the progress of interior works
	5.	Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)
(B)		Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority

XIV. MISCELLANEOUS

A	List of Legal Cases (if any) On Project / Promoter	
1.	Case No.	No Any case on this project.
2.	Name of Parties	No Any case on this project.
3.	No of Execution Cases against this project Case No. Name of Parties.	No Any case on this project.
4.	No of Suo - Moto cases against this project Case No. Name of Parties	No Any case on this project.
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties.	No Any Certificate/PDR cases on this project.

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

- a. Whether the project is in progress as per time schedule or lagging behind? Yes
b. If yes, whether it would be completed on the completion date fixed as per RC.
Yes
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: Amit Kumar

Contact No: 9304281117

Email id: maataracityhomespvtltd123@gmail.com

Address: 3rd floor, Rajeshwar Shanta Complex, Anandpuri, West Boring Canal road, Thana SK Puri

Project Site Photographs

Block A



Block B



Block C



Block D



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 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

MAA TARA CITY HOMES PVT. LTD .



Director

Date :