FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending 31st March of 2025 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	LLPIN No.- AAO-0952
Name of Promoter's Entity	MAITREYEE MAHANIRMAN LLP.
Address of the Promoter's Entity:	1st Floor, Sagar Place, Ashray Vihar Colony, Baily Road, Near- Capital Suzuki, Showroom, Danapur, Patna, Bihar
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. Basudev Maitreyee Palace 2. Sai Laxmi Complex 3. Vaishnavi Enclave

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP05738-1/1167/R-973/2020
Name of Project	BASUDEV MAITREYEE PALACE
Name of Promoter	MAITREYEE MAHANIRMAN LLP.
Project Address	MAUZA DANAPUR SHAHJADPUR, THANA DANAPUR, THANA NO. 21, TAUZI NO. 5400, KHATA NO. 281,PLOT No.- 939, DANAPUR, DIST.- PATNA
Project Registration is valid up to	15/01/2025
Starting date of Project	20/01/2020
Type of Project	Residential/Group Housing
Name of the Competent Authority which sanctioned the project map	Nagar Parishad Danapur Nizamat

For Maitreyee Mahanirman LLP

Period of validity of map as granted by the Competent Authority concerned	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 –35		Total Number of Apartments in Landowner's share – 18	
				Booked	AFS Executed	Booked	AFS Executed
Basudev Maitreyee Palace	3 BHK	858.00	12	4	4	0	0
Basudev Maitreyee Palace	3 BHK	865.00	12	7	7	0	0
Basudev Maitreyee Palace	3 BHK	828.00	6	4	4	0	0
Basudev Maitreyee Palace	2 BHK	579.00	6	4	4	0	0
Basudev Maitreyee Palace	2 BHK	727.00	12	8	8	0	0
Basudev Maitreyee Palace	3 BHK	865.00	1	0	0	0	0
Basudev Maitreyee Palace	3 BHK	858.00	2	0	0	0	0
Basudev Maitreyee Palace	2 BHK	727.00	2	0	0	0	0
				Percentage of booking- 0 % of total Units	Percentage of AFS- 0% of total units	Percentage of booking- 0 % of total Units	Percentage of AFS- 0% 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

• Note:- Delay in Association Formation Due to Non-Availability of Allottees, We are working on resolving the issue and will update you once allotttees are available.

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 SPACE		
Building Wise / Block Number	**Total Number of Sanctioned Garages/ Parking Spaces**	**Total Number of Garages/ Parking Spaces** **1. Booked/Allotted -**
Basudev Maitreyee Palace	55	27

VII. DETAILS OF BUILDING APPROVALS

Already filed along with Registration Application

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.				
4.	Airport Authority of India NOC				
5.	Water Supply Permission				
6.	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 Number-73/19-20 (Basudev Maitreyee Palace) (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%	10-03-2021
2.	Basements (if any)	NA	

For Maitreyee Mahanirman LLP

Naveen Kumar.

Designated Partner

3.	Podiums (if any)	NA	
4.	Plinth	100%	03-07-2021
5.	Stilt Floor	100%	02-10-2021
6.	Slabs of Super Structure	100%	14-01-2023
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	12-10-2024
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	65%	02-12-2024
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	85%	12-10-2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%	10-08-2024
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	20%	10-01-2025
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	10-01-2025
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.	70%	10-01-2025
14.	Overall Percentage of Actual Work Done and final completion date	75%	10-01-2025

For Maitreyee Mahanirman LLP

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	No		
2.	Water Supply	Yes	60%	02-12-2024
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	50%	10-01-2025
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 / RainWater Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and FireSafety Requirements	No		
13.	Closed Parking	Yes	70%	10-01-2025
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to AddMore)	No		
17.	Overall Percentage of Actual Work Done and final completion date	Yes	44%	10-01-2025

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT
Not Applicable because our project is Residential/Group Housing.

For Maitreyee Mahanirman LLP

Designated Partner

X. Financial Progress of the Project		
S.No.	**Particulars**	**Amount (in Rs.)**
1	Project Account No.	19230200003517
2	Estimated Cost of the Project including land cost at the start of the Project	846.50/- (In Lakh)
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	773.50/- (In Lakh)
4	Any Variation in Development Cost which is declared at the start of the Project.	Yes
5	Amount received during the Quarter	1,77,45,100.00/-
6	Actual Cost Incurred during the Quarter	23,96,627.78 /-
7	Net amount at end of the Quarter	1,25,09,000.00/-
8	Total expenditure on Project **till date**	7,82,78,983.02 /-
9	Cumulative fund collected till the end of Quarter in question	11,48,02,673.36 /-
10	Cumulative expenditure done till the end of Quarter in question	7,82,78,983.02 /-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	101.42%

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any
No Any

XIII. 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**

For Maitreyee Mahanirman LLP

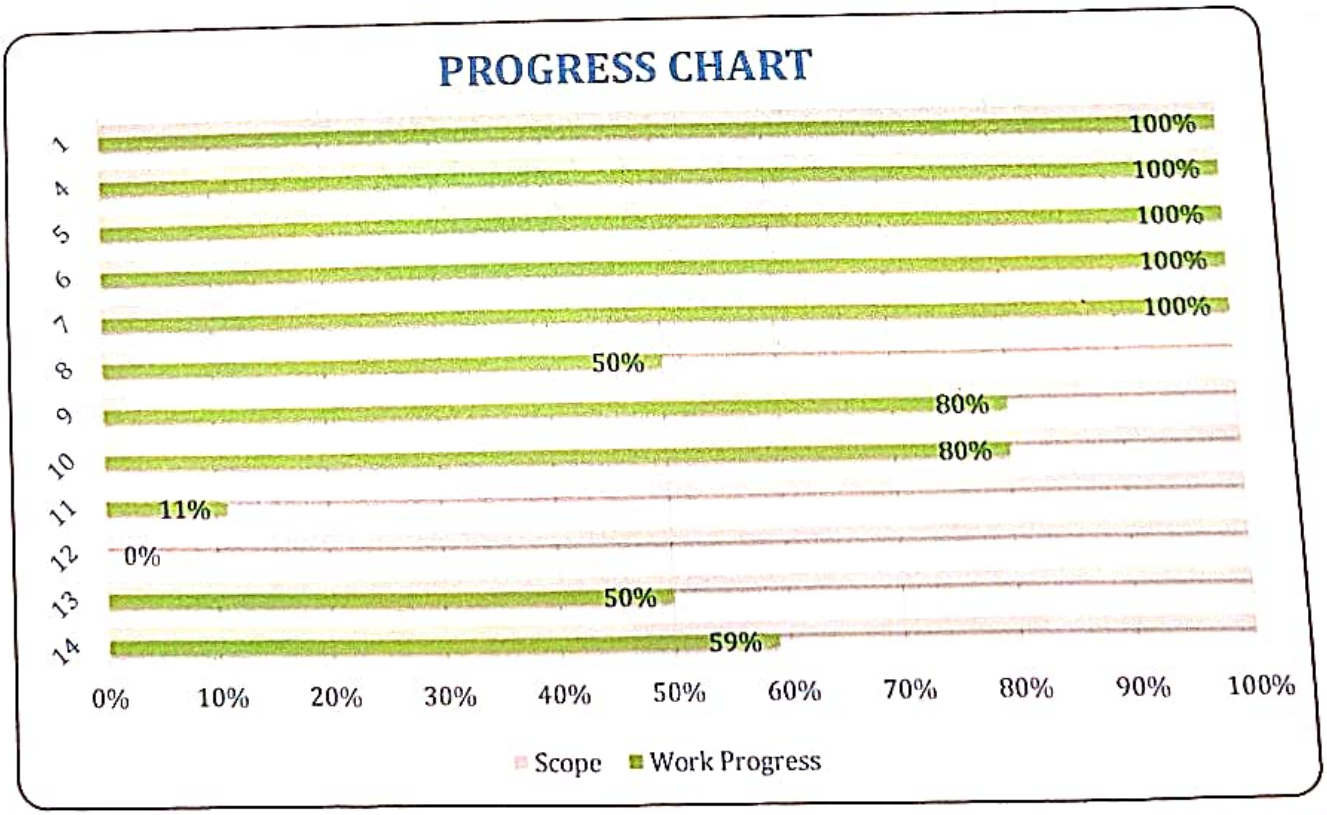
Designated Partner

		QR code of the project allotted by the Authority

XIV. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
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	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Whether the project is in progress as per time schedule or lagging behind?
b. If yes, whether it would be completed on the completion date fixed as per RC.
c. If No, then Reason for delay:



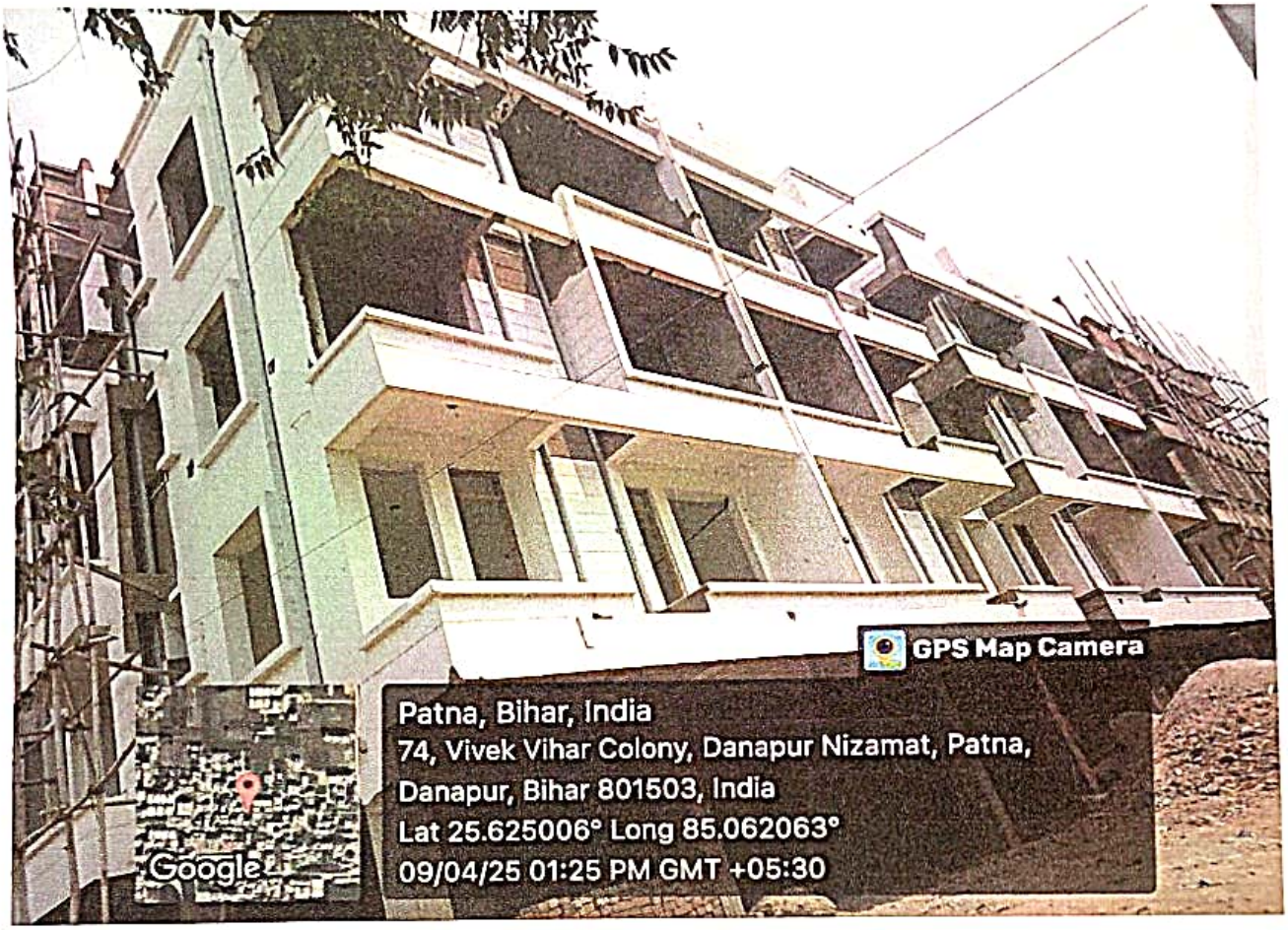
Mahanirman LLP

Project Site Photographs





Mahanirman LLP



For Maitreyee Mahanirman LLP

Designated Partner



For Maitreyee

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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
Maitreyee Mahanirman LLP.

Partner
Date :

For Maitreyee Mahanirman LLP

Designated Partner

Letter No ....2186.... **Provisional Fire Clearance** **(Under 15 Mtr. Height)**

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Er. Satyendra Pd. Singh,
Reg. No-03 FR 2015-16/NPDN
Lav Kush Tower,
Exhibition Road, Patna

Patna Dt.26.04.2019.

Sub :- The views regarding Proposed Residential Building of under 15 mtr. In height to be constructed at Mauza- Danapur, Shahjadpur, Dist-Patna

Sir,

Please refer to your letter no - FIR 43/2019, dt -28/03/2019 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+3) (Total B.U. Area-5057.82 Sqmtr.), Fully Proposed Residential Building shall be constructed on 20 feet wide road belongs to Sri Anil Kumar, S/o Late Basudeo Singh & others, Plot No-939, Tauzi No-5400, Khata No-281, Thana No-21, Thana-Danapur, Mauza-Danapur Shahjadpur, 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 confirming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.

b) The floor area exceeds 750 sq.mt. 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 Maitreyee Mahanirman LLP

Nizdeen Kumar
Designated Partner

We clear the plan after giving following advice/ suggestions/recommendations based on NBC guidelines, local building by laws & the local circumstances which may 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 norms of local Municipal Corporation as per bihar building bye laws 2014

b) The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least one hour fire resisting subsoils

c) The interior inside decoration of the building shall be made low flame spread materials conforming IS specifications

d) Provision of ventilation at the crown of the central core duct of the building shall be provided

e) Arrangement 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 operational results of fire appliance with turning facility

b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighing 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) **Staircase:**

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 shaft with openable outlet at each floor level equal to 1 M² of the said cross section area shall have to be provided in the external wall of the building

c) All the Staircase of the building shall be approachable to each other at 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 Staircase and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules

e) In case of two staircases, one must be on outer wall

f) If the staircase are not went down to basement floor, the approach to basement, there should be another staircase for approach

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 overall up section area not less than 0.2 m²

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 this change over shall be caused by door through manually operated change over switch. Alternatively the lift shall be automatically recalled by door through power to lift, it comes down at the ground level land comes to stand still with door open by an additional source of power to lift, 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 mechanical smoke extract system designed to provide six air changes per hour in case of Fire and shall be of such design to be operated 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 confirm the I.S. specifications including the communication facilities in the lift cars connecting with the Fire's control room of the building

v) That active Fire protection system such as down corner systems with landing valve and hose reel at each floor incorporated with 15 lpm/m² pump at 7 kg/cm² level. ISI marked Fire extinguishers as per I.S.2190:1992. F.R. check door manual call point, Fire exits, sufficient exit light & other Fire precautionary measures as mentioned in NBC be provided before occupancy

vi) That an underground water storage tank of not less than 50,000 Ltrs. capacity with automatic refilling arrangements provided on top of each block. Fire fighting vehicles can reach easily & unobstructed water static tank of not less than 10,000 Ltrs. capacity in each block should be made available before occupancy

vii) That the internal finishing shall be non-combustible or class 1 surface spread of flame

viii) That electric cables must be shield in each floor with antirodent coating

ix) That Fire circular shall be carried out regularly at least twice in a year after occupation

x) That the building must be constructed near at least 20 feet wide road and it is responsibility of the concerned Architect to see that the road width because by the passing authority

xi) That AMC should be given to a established 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 Developer, Architect, Land owner as the case may be and not on the recommending fire authority i.e. the office of the State Fire Office, Bihar.

xiv) It is hereby made also clear that the recording in 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 back on all the sides adjacent to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is allowing to the bye laws will be examined by the concerned Urban local bodies.

This shall be issued subject to strict 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 performance of safety aspects of installation of the building.

DIG HG & FS
Cum
Chief Fire Officer

For Maitreyee Mahanirman LLP

Designated Partner



TYPICAL FLOOR PLAN

For Mahavir Mahamaya LLP

Designated Partner