FORM-7

[REGULATION-9]

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

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	LLPIN No.- AAO-0952
Name of the 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	BRERAP0005738-2/1166/R-974/2020
Name of Project	VAISHNAVI ENCLAVE
Name of Promoter	MAITREYEE MAHANIRMAN LLP.
Project Address	MAUZA RUSTAMPUR, SHAHPUR OR SIKANDERPUR, THANA DANAPUR, THANA NO. 17, TAUZI 5855, KHATA NO. 57,PLOT No.- 91, DANAPUR, DIST.- PATNA
Project Registration is valid up to	20/01/2025
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, Patna

For Maitreyee Mahanirman LLP

Nafeen Kumar
Designated Partner

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 – 09		Total Number of Apartments in Landowner's share –09	
				Booked	AFS Executed	Booked	AFS Executed
Vaishnavi Enclave	3 BHK	1,006.00	8	1	1		
Vaishnavi Enclave	3 BHK	1,030.00	8	2	2		
Vaishnavi Enclave	2 BHK	906.00	2				
Total No.				3	3	0	0
Percentage of total Units				3.33 % of total Units	33.33 % of total Units	00% of total Units	00 % 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

- **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	(B) Cancelled by Promoters
No Any	**No Any**

VI. DISCLOSURE OF SOLD / 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 -
Vaishnavi Enclave	18	3

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 Upto	Attach Copy

For Maitreyee Mahanirman LLP

Designated Partner

1.	Environment Clearance				
2.	Fire N.O.C.	Office of the State Fire Officer-Cum-Director, Bihar, Patna			Attached Below
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- 66/19-20 (Vaishnavi Enclave) (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)	95%	12-10-2024
3.	Podiums (if any)	NA	
4.	Plinth	100%	03-07-2021
5.	Stilt Floor	NA	02-10-2021
6.	Slabs of Super Structure	100%	14-01-2023
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	95%	12-10-2024
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	95%	02-12-2024
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%	12-10-2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	95%	10-08-2024
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	80%	10-01-2025

For Maitreyee Mahanirman LLP

Nadeem Kumar

Designated Partner

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.	40%	10-01-2025
14.	Overall Percentage of Actual Work Done and final completion date	81%	10-01-2025

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	No		
2.	Water Supply	Yes	85%	02-12-2024
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	60%	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		

For Maitreyee Mahanirman LLP

Designated Partner

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	90%	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	78.33%	10-01-2025

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

Not Applicable because our project is Residential/Group Housing.

XI. Financial Progress of the Project

S.No.	Particulars	Amount (in Rs.)
1	Project Account No.	19230200003509
2	Estimated Cost of the Project including land cost atthe start of the Project	361.27/- (In Lakh)
3	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	295.00/- (In Lakh)
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5	Amount received during the Quarter	7,00,000.00/-
6	Actual Cost Incurred during the Quarter	3,39,738.52/-
7	Net amount at end of the Quarter	1,39,317.00/
8	Total expenditure on Project till date	2,13,41,860.22/-
9	Cumulative fund collected till the end of Quarter in question	56,84,231.00/-
10	Cumulative expenditure done till the end of Quarter in question	2,13,41,860.22/-

For Maitreyee Mahanirman LLP

Vijeen Kumar.

Designated Partner

11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	72.34 %

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.	Photographs showing Front Elevation.- Attached Below
	2.	Photographs showing Rear Elevation.- Attached Below
	3.	Photographs showing Side Elevation (Both sides) 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.	(a)Case No. (b)Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
2.	No. of Execution Cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
3.	No. of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
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)	NA

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

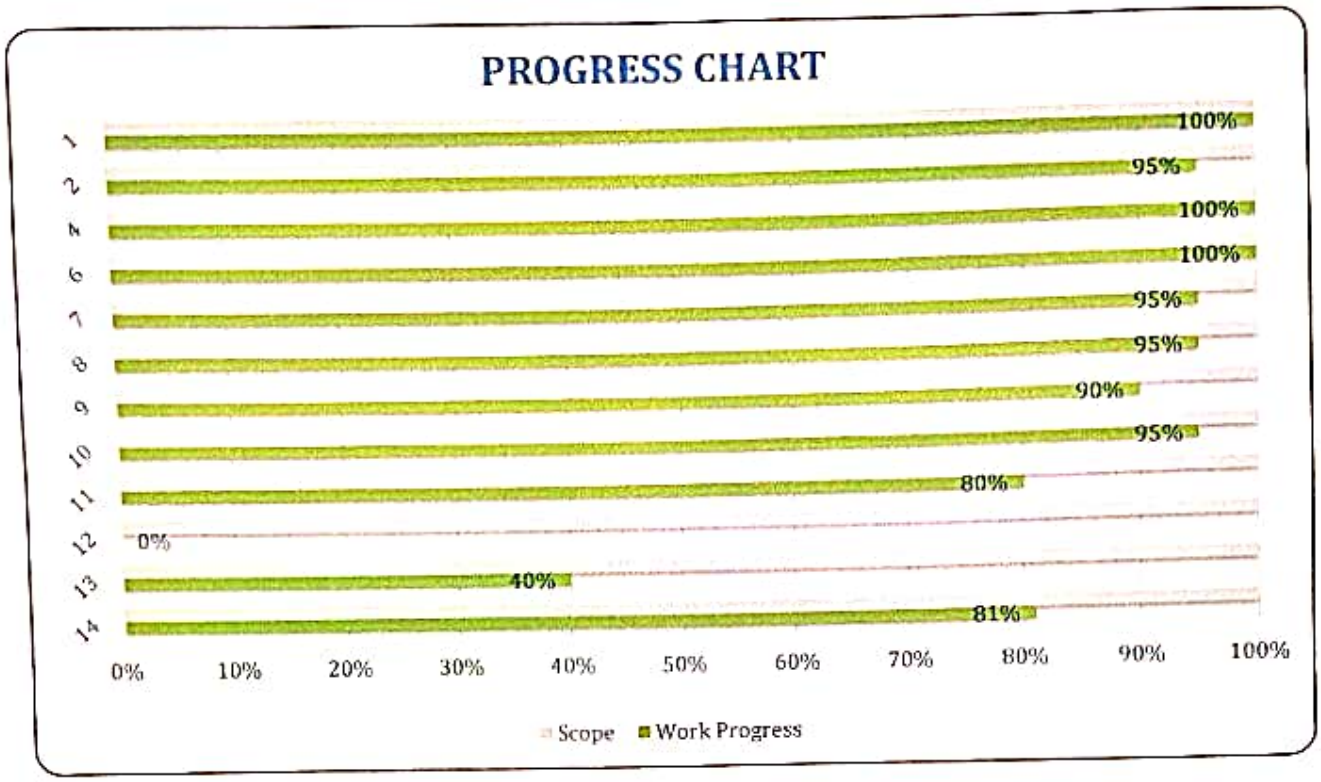
a. Whether the project is in progress as per time schedule or lagging behind? NO
b. If yes, whether it would be completed on the completion date fixed as per RC.

For Maitreyee Mahanirman LLP

Naveen Kumar

Designated Partner

Yes
c. If No, then Reason for delay:



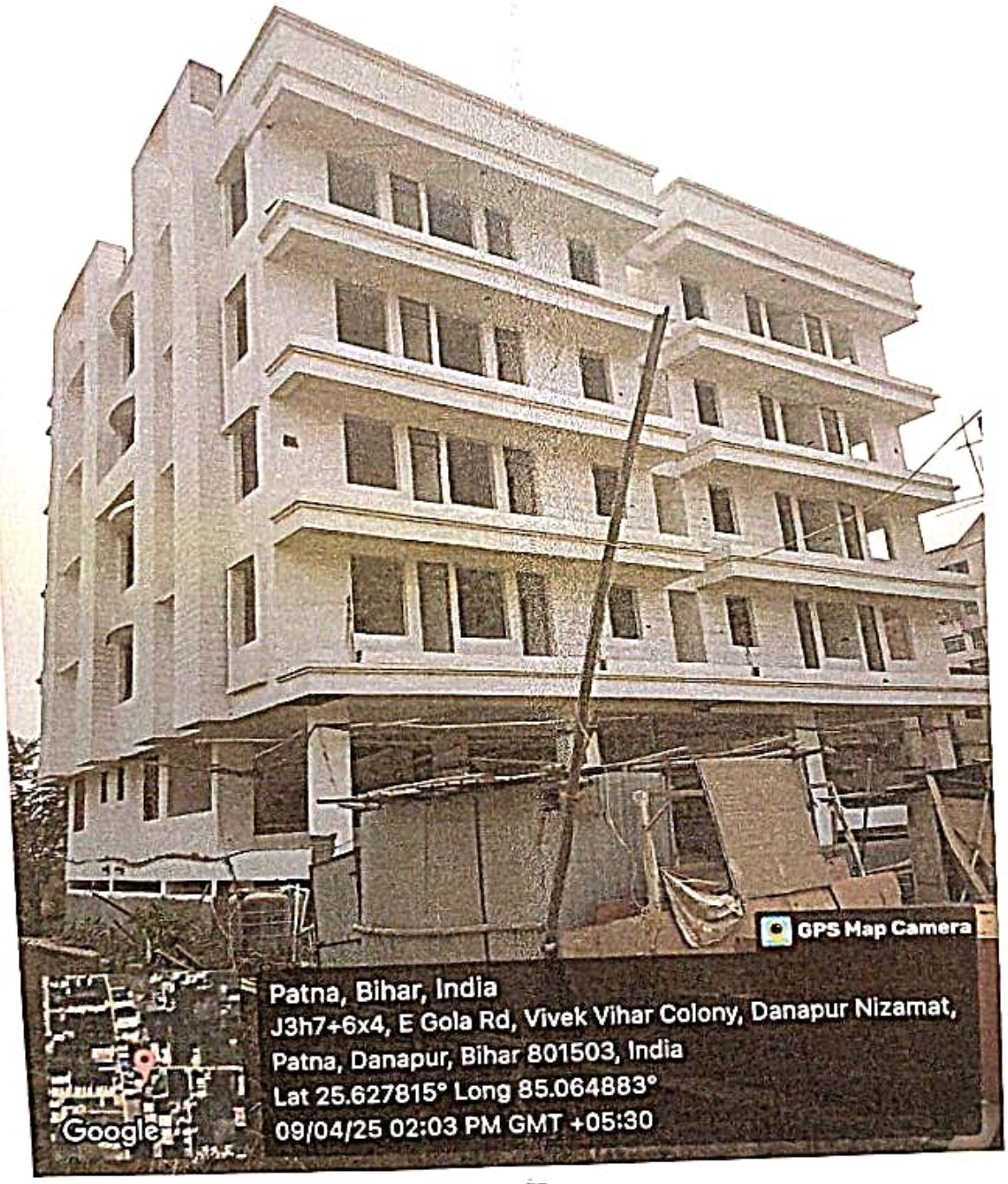
XVI. BROCHURE /Prospectus - **Attached Below**

XVII Grievance Redressal Officer

Name: Ram Babu Ray
Contact No: 9572639333
Email id: rbray682@gmail.com
Address: H/o Sri Nageshwar Prasad, Bijdhar Rai F N 207/B SVPK Palace, RK Puram, Danapur, Khagaul

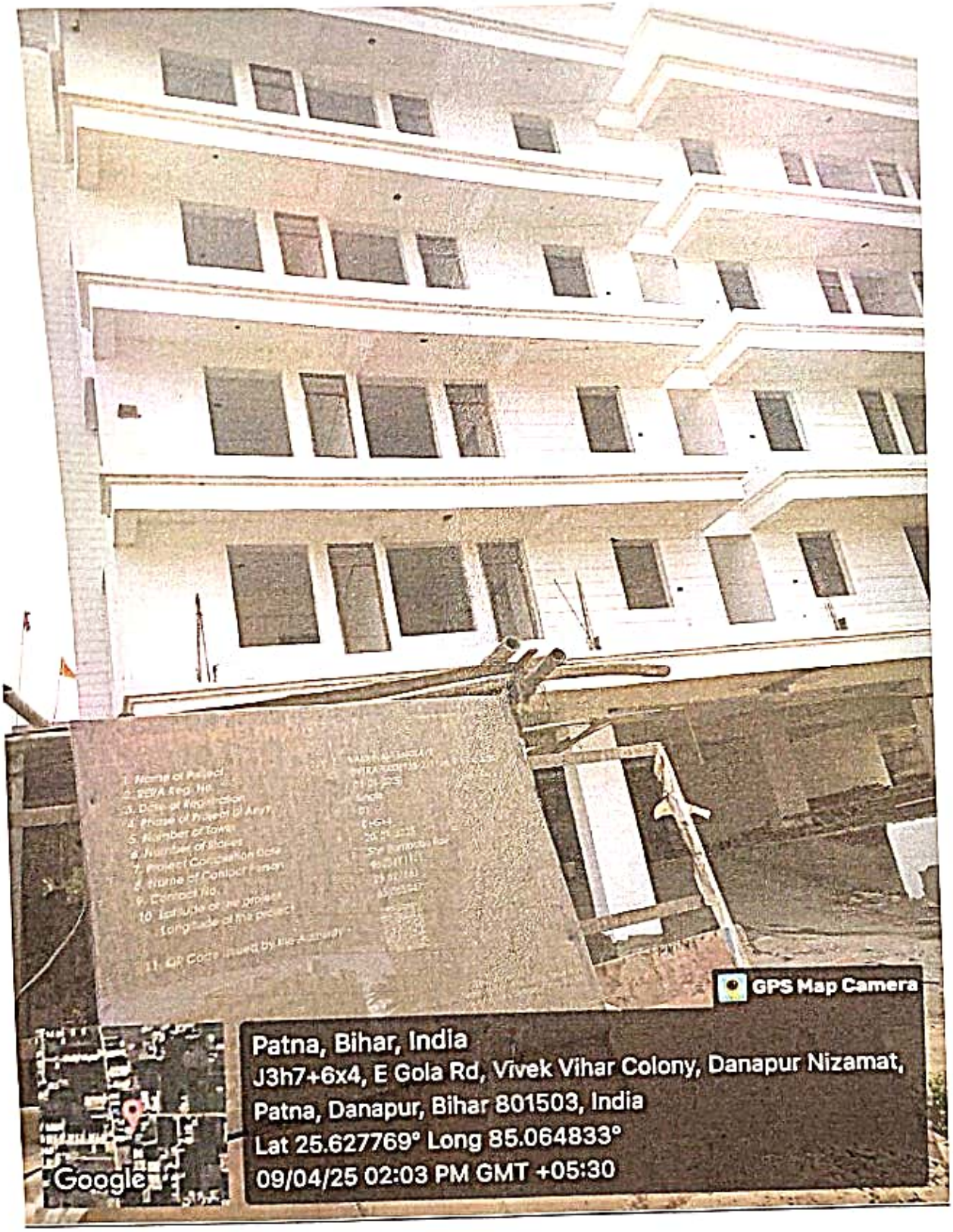
For Maitreyee Mahanirman LLP
Designated Partner

Project Site Photographs



For Meitreyee Mahanirman LLP

Designated Partner



For Maitreyee Mahanirman LLP

Designated Partner



For Maitreyee Mahanirman LLP

Designated Partner

FIRE NOC:

1236

Provisional Fire Clearance **(Under 15 Mtr. Height)**

Letter No. 2118.

OFFICT OF THE STATE FIRE OFFICER CUM DIRECTOR, BIHAR, PATNA

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

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

Patna Dt 21.08.2019

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

Sir

Please refer to your letter dtd - 09, dt -09.08.2019 through which the 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 [illegible] Land BU Area-1217.01 Sqmt i. Fully Proposed Residential Building shall be constructed on 100 feet wide road belongs to Sri Sitaram Prasad Singh S/o Late Mahabir Prasad Singh & others, Plot No-[illegible], Tauzi No-[illegible], Khata No-[illegible], Dhara No-[illegible], Thana-Danapur, Mauza-Rustampur, Dist-Patna.

[illegible] the plan after getting following above requirements complied with by the applicant [illegible] Fire Safety measures which have to be ensured 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 500 m.² 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 shaft of the building shall be provided.

e) Arrangements shall have to be made for sealing of 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 manoeuvrability of Fire appliances 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 1% 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 separately 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 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 Maitrey [illegible]

Nilesan Kumar.
Designated Partner

As clear the plan after giving following site specific suggestions/recommendations should be strictly guideline local building bye laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be

- **Construction :-**
  - a) The whole construction of the proposed building shall be carried out as per approved plan drawing confirming the relevant building rules/Act of the 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 two hours fire resisting capacity
  - c) The interior finish decoration of the building shall be made use flame spread materials confirming IS specification no
  - d) Provision of ventilation at the crown of the internal corridor 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

- **Open Space & Approach :-**
  - a) The open space surrounding the building shall conform the minimum building rules as well as permit the accessibility and manoeuverability 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 MT
  - c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respectively abutting the road

- **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 enclosure and provided with a such floor level equal to 1% of the total area whichever are shall have to be provided on the external wall of the building
  - c) All the Staircase of the building shall be separated at each other at each floor level enclosing the any room and shall be extended up to respective terrace. The roof of the Stair shall be 1M above the surrounding roof area
  - d) The width of the Staircase and corridor and travel distance at different conditions of occupancies shall have to conform the relevant building rules
  - e) In case of two staircases are provided in a same wall
  - f) Both staircase are not used down to basement floor the approach to basement there should be another staircase for approach

- **Lift :-**
  - a) [illegible]
  - b) [illegible]
  - c) In case of failure of normal electric supply it shall automatically [illegible]
  - d) These changes over of supply shall be done through manually operated change over switch. Alternatively the lift shall be so wired that in case of power failure, the cabin shall automatically stop at the ground level and open its doors
  - e) Arrangement shall be provided for evacuation of trapped in the lift shall by interrupting the service operating modern devices to permit use for changes per hour in case of fire and shall be of such design as to operate on application of [illegible]
  - f) All lifts [illegible]
  - g) [illegible]
  - h) That in the premises an hydrant system with the landing valve and hose reel of each floor incorporated with the [illegible] pump at ground level. All manual fire extinguishers as per I.S. [illegible] check down, manual call [illegible]
  - i) That an underground water storage tank of not less than 50,000 Ltrs capacity with automatic refilling arrangements preferably on four side where Fire Brigade vehicles can reach easily & overhead water storage tank of not less than 10,000 Ltrs capacity each blocks should be made available. Refuge is required
  - j) That the internal finishing shall be [illegible]
  - k) That the [illegible]
  - l) That [illegible]
  - m) That [illegible]
  - n) That [illegible]
  - o) That [illegible]
  - p) That the setback shall be observed by the Architect/ Planning authority as per the adopted rule. If any thing wrong, the [illegible]
  - q) That [illegible]
  - r) That [illegible]
  - s) That [illegible]
  - t) That [illegible]

21/5/19

DIG HG & FS
Cum
State Fire Officer
Bihar, Patna

For Manager Mahanirman LLP

Designated Partner

(x) **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 9.2 m.²

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.

x) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 2X1 EPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190:1992, I.R. check door, manual call alarm point, Fire safety Announcement sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

xi) That an underground water static tank of not less than 2X100 Lits. capacity with automatic refilling arrangement preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 50,000 Lits. capacity each blocks should be made available before occupancy.

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

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

xiv) That Fire exit [illegible] before occupancy.

xv) [illegible]

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

xvii) That the setback shall be checked by the Architect Planning authority as per the established rule. If any thing wrong the Architect Planning authority shall be held responsible.

xviii) 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.

xix) 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.

xx) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area of 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,

21/07/15

Pankaj Sahai
Dy. Chief Fire Officer
Cum
State Fire Officer
Bihar, Patna

For Maitreyee Mahantman LLP

Designated Partner

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 : 10-04-2025

For Maitreyee Mahanirman LLP

Designated Partner