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.
Firm Address:	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	BRERAP05738-5/131/R-1318/2022
Name of Project	SAI LAXMI COMPLEX
Name of Promoter	MAITREYEE MAHANIRMAN LLP.
Project Address	KHATA NO- 41, SURVEY PLOT NO.- 74, THANA NO.- 17, TAUZI NO- 5852, AT MAUZA- RUSTAMPUR SAHPUR/SIKANDARPUR, THANA - DANAPUR, PLOT No.- 74, DANAPUR, DIST.- PATNA
Project Registration is valid up to	17/04/2024
Starting date of Project	07/09/2021
Type of Project or Phase of the Project	Residential/Group Housing
Name of the Competent Authority	Nagar Parishad, Danapur, Nizamat, Patna

For Maitreyee Mahanirman LLP

Designated Partner

which sanctioned the project map	
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 – 16		Total Number of Apartments in Landowner's share – 17	
				Booked-	AFS Executed	Booked	AFS Executed
Sai Laxmi Complex	3 BHK	891.00	22	3	3		
Sai Laxmi Complex	2 BHK	612.00	11	5	4		
Total No.			33	8	7	0	0
Percentage of total Units				50% of total Units	43.75 % 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

- **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	(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 SanctionedGarages/ Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted -
Sai Laxmi Complex	35	8

VII. DETAILS OF BUILDING APPROVALS

Already filed along with Registration Application

For Maitreyee Mahantman LLP

Designated Partner

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Validity Upto		Attach Copy
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-16/21-22 (Sai Laxmi Complex) (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%	Completed
2.	Basements (if any)	95%	10-05-2025
3.	Podiums (if any)	NA	
4.	Plinth	100%	Completed
5.	Stilt Floor	95%	15-04-2026
6.	Slabs of Super Structure	75%	05-06-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	5%	10-12-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10%	15-12-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%	10-12-2025

For Maitreyee Mohemmian LLP

Nibeen Kumar.
Designated Partner

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**10-02-2026**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**20%**	**15-04-2026**
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	**0%**	**15-04-2026**
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%**	**15-04-2026**
14.	Overall Percentage of Actual Work Done and final completion date	**60%**	**15-04-2026**

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		15-01-2026
2.	Water Supply	Yes	50%	10-12-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	15-12-2025
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	No		

For Maitreyee Mahanirman LLP

Nileen Kumar
Designated Partner

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	80%	10-01-2026
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	50%	15-04-2026

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.	19230200003558
2	Estimated Cost of the Project including land cost at the start of the Project (In Lakh)	609.50/-
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) (In Lakh)	94.50/-
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5	Amount received during the Quarter	3,00,000.00 /-
6	Actual Cost Incurred during the Quarter	1,00,000.00 /-
7	Net amount at end of the Quarter	2,10,000.00 /-

For Maitreyee Mahanirman LLP

M/S Deen Kumar.

Designated Partner

8	Total expenditure on Project till date	2,24,07,848.06 /-
9	Cumulative fund collected till the end of Quarter in question	1,54,22,420.00 /-
10	Cumulative expenditure done till the end of Quarter in question	2,24,07,848.06 /-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	

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

For Maitreyee Mahanirman LLP

Designated Partner

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind?



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

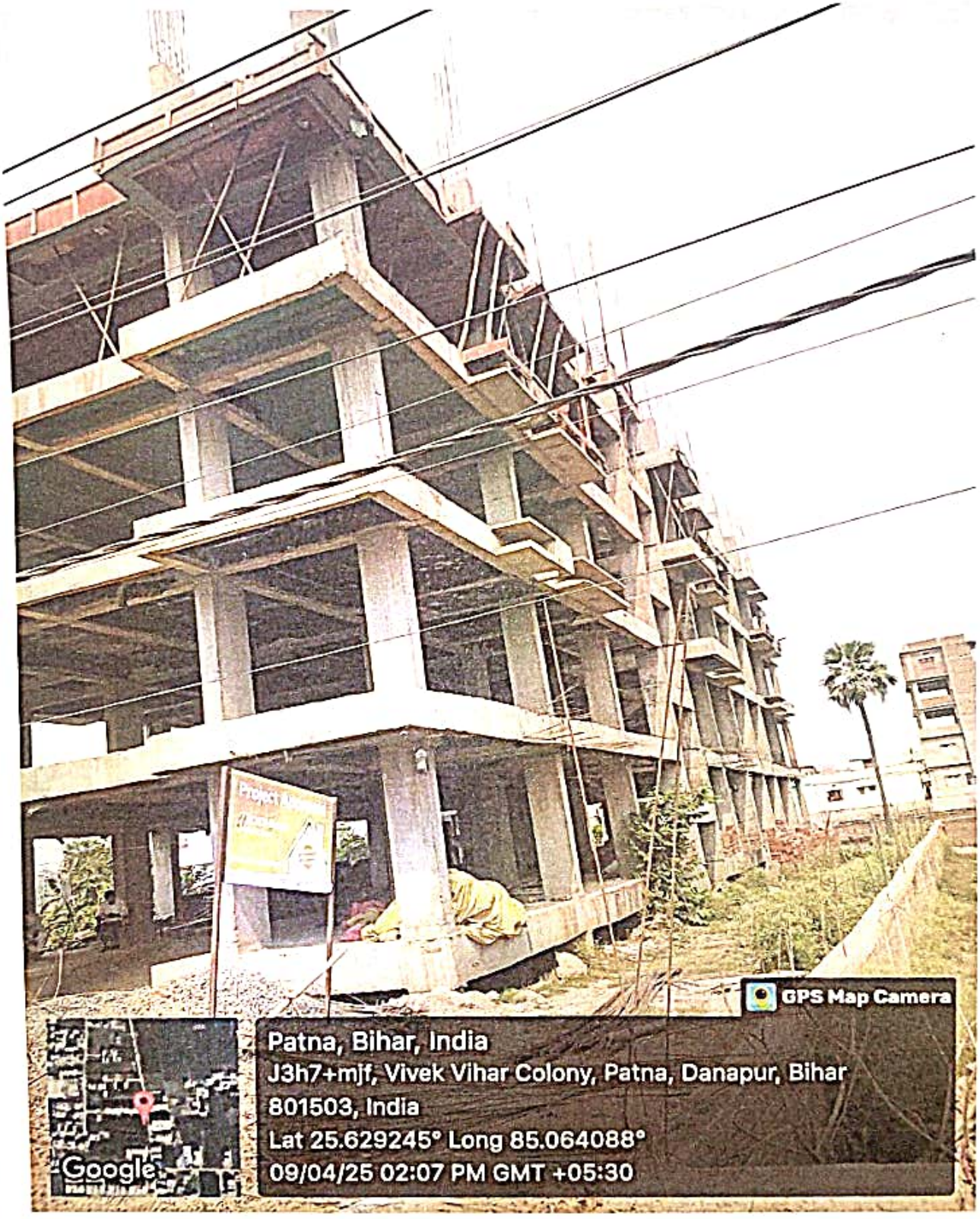
Designated Partner

Project Site Photographs



For Maitreyee Mahatmmal LLP

Designated Partner



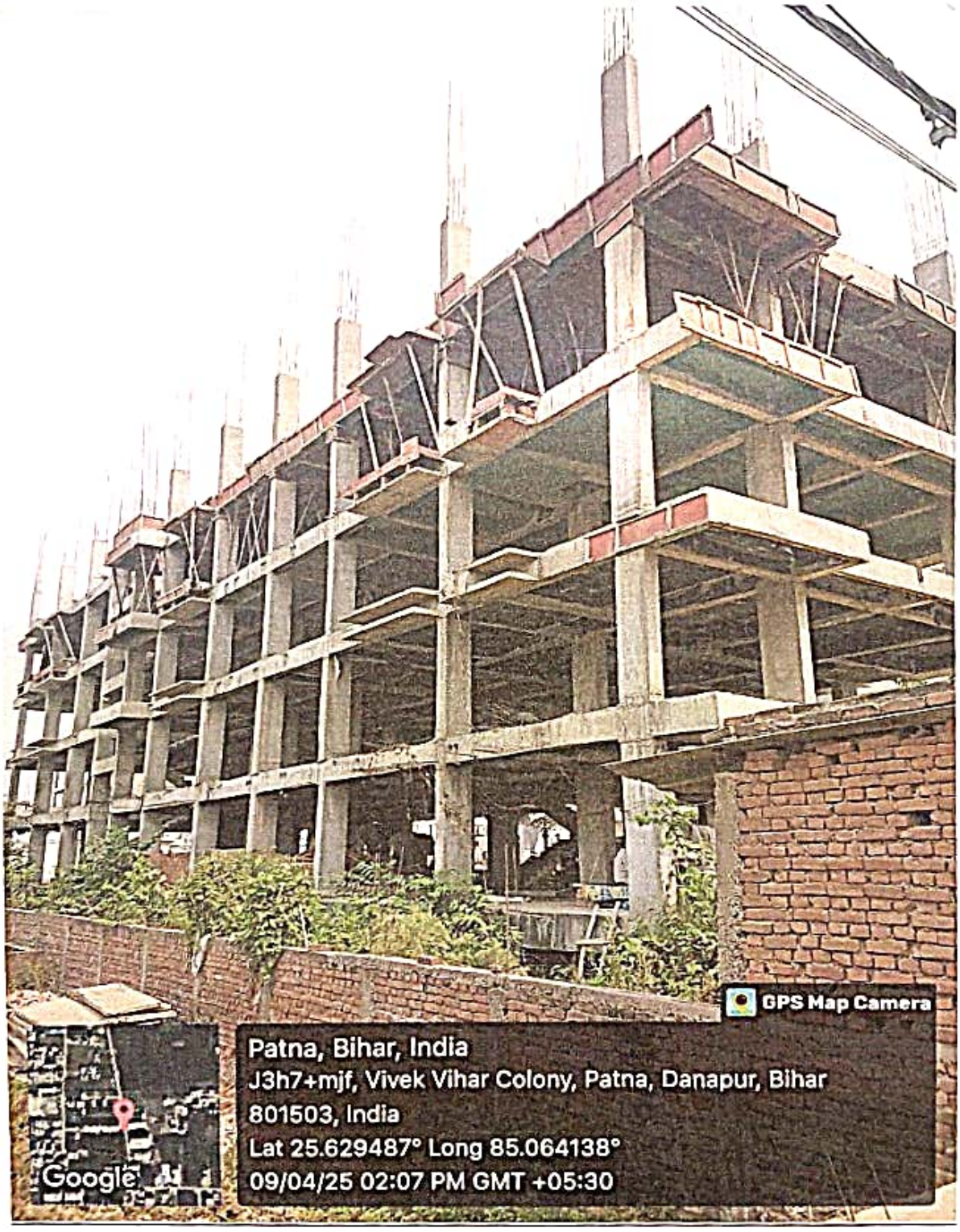
For Maitreyee Mahanirman LLP

Vijaen Kumar.
Designated Partner



For Maitreyee Manammian LLP

Vibeer Kumar.
Designated Partner



For Maitreyee Mahanirman LLP

Vijeen Kumar.
Designated Partner

FIRE NOC:

1405

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

Letter No. 499.

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna

To,

Er. Satyendra Pd. Singh,
Emp. No.-ER 17/2016
FR/8, Lav Kush Tower,
Exhibition Road, Patna

Patna Dt. 24.02.2020

Sub:- The views regarding proposed Residential building of above 15 mtr. in height to be constructed at Mauza-Rustampur Sahpur, Dist-Patna

Sir,

Please refer to your letter no. 00, dt. -04.02.2020 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 (B+G+5) (Total B.U. Area-2900.41 Sqmtr.), Fully Proposed Residential Building shall be constructed on 30 feet wide road belongs to Sri Lakshmi Narayan Mahto, S/o Late Ganga Mahto, Plot No.-74, Khata No.-41, Tauzi No.-5852, Thana No.-17, Thana-Danapur, Mauza-Rustampur Sahpur, 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.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-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 bulding 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 at 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 Mukhamiman LLP

Nibeen Kumar.

Designated Partner

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 m².

b) The lift of the building shall be designed as 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 A/r 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 confirm 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 incorperated 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 preferbly 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 - 1 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 responsibilaty 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,

25/09/2020

(Pawan Sinha)

For Maitreyee Management LLP

Nadeem Kumar.

Designated Partner

We cover 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 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 confirming 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 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 respectively 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 monsoon/wall 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 vents at each floor level equal to 1/5% 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 at each floor without entering into any room and shall be extended up to respective terrace. The roof of the floor wall shall be 1M above the surrounding roof area

d) The widths 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

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 at top of area not less than 2.2 m ²

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

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

d) Arrangement shall be provided for evacuation of stranded in all the Lift shall 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 step 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, (b) marked Fire extinguishers as per I S 2190/1992, I R check floor manual call points, Exit safety instructions 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 preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs capacity each house 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 at each floor with intumescent coating

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

x) If the building must be constructed on or near 24 feet wide road and it is responsibility of the concerned Architect to be consult the road width clearance he is the planning authority

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

xii) That the scheme shall be checked by the Architect / Planning authority as per the mentioned rule if anything wrong, the Architect / Planning authority shall be held responsible

xiii) It is hereby made clear that in case of any wilful dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developer, Architect, Landowner as the case may be and not on the recommending Govt authority i.e. the office of the State Fire Officer, 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 adhere to the provisions for the fire safety as per bye laws. No storage 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.

8/2021 20 20

For Maitreyee Nirbanirman LLP

Nibedan Kumar

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 : 10-04-25

For Maitreyee Mahanirman LLP

Nibeen Kumar.
Designated Partner