FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/~~June/sept/December~~ of 2023

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP000846-2/1152R-952/2020	Name of Project/Phase of Registered Project	Down Town -2
Name of Promoter	Shree Mahavira Buildwell Pvt.Ltd .	Project Address	Bhikachak, Patna
Name of Co-promoter	NA	NA	NA
Project Registration is valid up to	30/11/2026		
Starting date of Project or Phase of the Project	06/05/2020		
Type of Project or Phase of the Project	1. Residential ~~2. Commercial~~ 3. ~~Residential-cum-Commercial~~ ~~4, Plotted project~~	Residential	
Period of validity of map by the Competent Authority	Passing Date - 25/09/2022	Apply for Revalidation	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number ofsanction apartments	Total Number of Apartments -64 Flat
Down Town -2	1. 2 BHK, - 2. 3 BHK - 3. 4 BHK -	738.94 & 763.94. 1298.29,1071.92, 1140.96,1160.86,1084.80 & 1314.61. 1530.49 &1757.85.	64	1. Advance for Flat- 10 nos 2 . Booked/ Allotted - 0 3. Sold -0

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	0 0
Down Town -2	85		

IV. 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	NA			
2.	Fire N.O.C.	Yes	06/09/2018	27/12/2018	Attached Annex -I

3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	YES	31/03/2017		
5.	Other Approval(s), if any, required for the Project.				

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No.P/CHITKOHRA-PRN-B+G+9/27/2009. From PNC. Patna

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100 %
2.	Basements (if any)	80%
3.	Podiums (if any)	N/A
4.	Plinth	80%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	80%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	42.5%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	35%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	40%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0
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

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0

VI. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0	
2.	Water Supply	YES	10%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	
4.	Storm Water Drains	YES	0	
5.	Landscaping & Tree Planting	YES	0	
6.	Street Lighting	N/A	N/A	
7.	Community Buildings	N/A	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0	
9.	Solid Waste Management & Disposal	YES	0	
10.	Water Conservation / Rain Water Harvesting	YES	0	
11.	Energy Management	YES	0	
12.	Fire Protection and Fire Safety Requirements	YES	0	
13.	Closed Parking	YES	85%	

14.	Open Parking	NO	0	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	10%	
16.	Others (Option to Add More)			

VI	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths	NA	NA	
2.	Water Supply	NA	NA	
3.	Sewerage Chambers Septic Tank	NA	NA	
4	Drains	NA	NA	
5.	Parks, Land Scaping and Tree Planting	NA	NA	
6.	Street Lighting	NA	NA	
7.	Disposal of sewage & sullage water	NA	NA	
8.	Water conservation/Rain Water Harvesting	NA	NA	
9.	Energy Management	NA	NA	

VII.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Attached Annex -2
	2.	Rear Elevation	Attached Annex -3

	3.	Side Elevation	Attached Annex -4
(B)		Photograph of each floor	Attached Annex -5

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.**6860973023 of Indian Bank , Patna main , Patna**	87042.15
2.	Estimated Cost of the Project including land cost at the start of the Project	14,25,00000.00
3.	Amount received during the Quarter	0.00
4.	Actual Cost Incurred during the Quarter	49,06,206.00
5.	Net amount at end of the Quarter	49,06,206.00
6.	Total expenditure on Project **till date31/03/2023**	8,35,62,600.15
7.	Cumulative fund collected till the end of Quarter in question	1,50,78,336.34
8.	Cumulative expenditure done till the end of Quarter in question	8,35,62,600.15

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NO

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	No
2.	Name of Parties	No
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	No
2.	Agreement for Sale	No
XI. 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.

SHREE MAHAVIRA BUILDWELL PVT. LTD

DIRECTOR

Signature of Promoter

Name: Mahabir Pd Agarwal

Date: 22-04-2023

SUBODH GOEL & CO.
Chartered Accountants
Head Off : 202 Rani Plaza, Exhibition Road, PATNA -800001 (Bihar)

Tel : 0612 - 2320912 / 2320455
Mob : 9431019121/9334488021
Email : skgoel_fca@rediffmail.com
skgoelfca@gmail.com

BRANCH : AT MAHARASHTRA : 301, Krishna Plaza, A CHS, 3rd Floor, Above Krishna Sweets, Near Railway Station, Thane West - 400602 (Maharashtra), Mob. No. : +91 92233 53651

TO WHOM IT MAY CONCERN

This is to certify that utilization of fund of the project "Down Town-2"bearing registration no. BRERAP000846-2/1152R-952/2020, project site at Mohalla-Bhikha Chak, Chitkohra, Anishabad, Byepass, Patna, (Khesra/Plot No.-1178, 1109, 1176, 1177, Khata No. -113, 154 Thana No. 17, Mauza-Chitkohra) Sub-division / District-Patna of **M/s Shree Mahavira Buildwell Private Limited**, having registered office at Flat No. G - 2, Mahavira Enclave, Exhibition Road, Patna-800 001 is as below:

S. No.	Particulars	Remarks
1	Project Name	Down Town-2
2	RERA Registration Number	BRERAP000846-2/1152R-952/2020
3	Name of Bank & Account No.	Indian Bank, Patna Main Branch, A/c No. 6860973023
4	Total collection of fund/Advance from the allotees up to 31.03.2023.	1,50,78,336.34
5	Total withdrawal from the bank up to 31.03.2023.	1,50,38,931.70
6	Expenditure done on the project up to 31.03.2023.	8,35,62,600.15
7	Percentage of completion of work done against the withdrawal of 70%	57.01%

This certificate is being issued on the basis of papers/ documents produced before us, also, percentage of completion of work has been taken from certificate of registered architect.

For SUBODH GOEL & CO.
(Chartered Accountants)

SUBODH GOEL & COMPANY ★★ CHARTERED ACCOUNTANTS ★★ PATNA

(Subodh Kumar Goel)
M.NO.-074835
Partner

UDIN: 23074835BGURVV1288
Place: Patna
Date: - 22.04.2023

Annex.-1

Provisional Fire Clearance (Above 15 Mtr. Height)

Letter No ···8143/···/

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Smt- Binda Devi & Other's,
Shree Mahavira Buildwell Pvt. Ltd.
Near Republic Hotel, Mahavira Enclave G-2,
Exihibition Road Patna-01.

Patna Dt. 27/12/2018

Sub :- The views regarding proposed fully Commercial building of above 15 mtr. In height to be constructed at Mauza-Chitkohra, Dist-Patna.

Sir,

Please refer to your letter no.-SMBPL/02/FIRE/2018 dt. - 06/09/2018 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 (Lower basement+upper basment+G+6) Total B/U area- 4248.47 Sqmtr.), fully Commercial building, shall be constructed on 200 feet wide road belongs to Smt Binda Devi, Smt Ahilya Devi, and others, Khata no-113,151/130,141/24, Plot no-1020, 1021,1175, Tauzi no-18215,5237, Thana no-17, Thana- Gardanibagh, Mauza-Chitkohra, 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 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.
c) 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.
d) 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.
e) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
f) In case of two staircase, one must be on outer wall.
g) 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 event at top of area not less than 0.2 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.

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, 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 50,000 Ltrs. capacity with automatic refilling arrangements prefebly 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 - I 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 responsibility 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 in favour 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,

(Pankaj Sinha)
Cum
State Fire Officer
Bihar, Patna

Annex- 2

पटना नगर निगम
پٹنہ میونسپل کارپوریشن
PATNA MUNICIPAL CORPORATION

पटना कारपोरेशन
CITY OF PATNA

Letter No. / पत्रांकः 13530

Date / दिनांकः 10/10/2019

सेवा में,

श्रीमती बिन्दा देवी एवं अन्य,
पति– श्री बालदेव राय,
पता– मोहल्ला–भीखाचक, थाना– गर्दनीबाग,
जिला– पटना, बिहार।

विषय :– **प्लॉन केस सं0–P/Chitkohra-PCN-LB+UB+G+6/28/2019 की स्वीकृति के संबंध में।**

महाशय,

आपके आवेदन संख्या–P-Chitkohra-PCN-LB+UB+G+6/28/2019 दिनांक–18.02.2019 के संदर्भ में श्रीमती बिन्दा देवी एवं अन्य, पति– श्री बालदेव राय, पता– मोहल्ला–भीखाचक, थाना– गर्दनीबाग, जिला– पटना, बिहार के लिए भवन निर्माण के लिए पटना नगर निगम/ बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित..... .....विकास योजना/आयोजना प्राधिकार/ आयोजना स्कीम के ..... सर्वे प्लॉट सं0–1020, 1021(P), 1175 (P), खाता सं0–113,141/24, 151/130, तौजी नं0–18215, 5237, थाना नं0–17, मौजा–चितकोहरा, जिला–पटना के बाबत निम्नलिखित शर्त्तो/ निर्वधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

(क) भूमि/भवन का उपयोग अनन्य रूप से व्यवसायिक प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।

(ख) विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।

(ग) अनुमोदित योजना में दर्शाया गया 1505.16 वर्ग मीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।

(घ) प्रस्तावित निर्माण वाली भूमि 61.00 मी0 चौड़ाई के अनुमोदित पहुँच मार्ग के माध्यम से सुगम्य होगी।

(ड़) प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

(च) सड़क को मानक चौड़ाई तक और चौड़ी करने के लिए आवेदक, विभिन्न विकास योजना/ आयोजना प्राधिकारों/ या बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार/ग्राम पंचायत क्षेत्रों के अधीनस्थ पटना नगर निगमों को शून्य वर्ग मीटर चौड़ी भूमि की पट्टी मुफ्त उपहार के रूप में देगा।

(छ) अनुमति (अनुज्ञा) जारी किये जाने की तारीख से तीन वर्षो की अवधि के लिए विधिमान्य होगी।

(ज) इस उपबंध के अधीन दी गयी अनुमति को उस भूखण्ड, जिसके लिए योजना अनुमोदित की गयी हो, के अधिकार, हक, हित की बाबत साक्ष्य नहीं मानी जाएगी।

(झ) योजना के अनुमोदन के पश्चात् भू–अभिलेख के कारण या अधिकार/हक/ हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जाएगी।

(ञ) भू–स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यता की जिम्मेवारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि/हेर–फेर/ कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ आवेदक के विरूद्ध विधि सम्मत कार्रवाई की जायेगी।

(ट) भवन का निर्माण स्वीकृत नक्शे के अनुरूप हीं किये जाने, भविष्य में किसी भी प्रकार के अनिमितता/विचलन पाये जाने की स्थिति में सम्पूर्ण जबाबदेही आवेदक की होगी एवं विधि सम्मत कार्रवाई के पात्र होंगे।

(ठ) Environmental Protection Act के तहत् बहुमंजिले भवन के निर्माण के दौरान ढक कर निर्माण किया जाना अनिवार्य होगा।

(ड) ठोस अपशिष्ट प्रबंधन नियम (Solid Waste Management Rules), 2016 का अनुपालन किया जाय।

(ढ़) ग्रीन एरिया का प्रावधान बिहार भवन उपविधि, 2014 के कंडिका–32 के अनुरूप निर्माण परिसर में किया जाना अनिवार्य होगा।

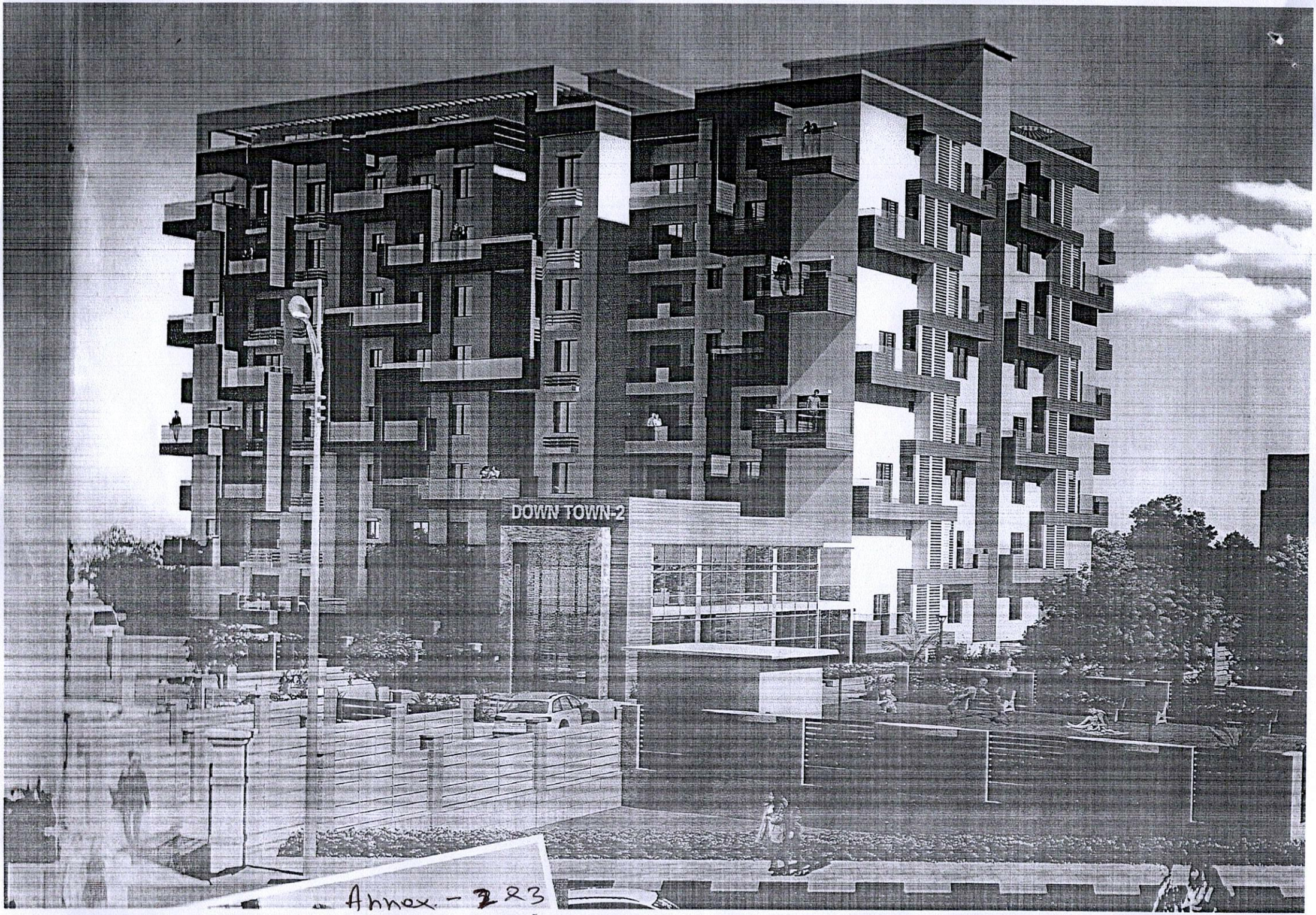
(ण) निर्माण लागत की कुल प्राक्कलित राशि को चार बराबर किस्तों में प्रत्येक वर्ष अग्रिम रूप से उपकर (Cess) की राशि बिहार भवन एवं अन्य सन्न–निर्माण कर्मकार कल्याण बोर्ड में जमा कर दिया जाय।

(त) लेबर सेस की राशि के संबंध में कार्यालय उप श्रमायुक्त पटना प्रमंडल के ज्ञाप सं0–2478 दिनांक 26.08.2019 में प्रत्येक वार्षिक किस्तों की दर 3,54,826/– (तीन लाख चौवन हजार आठ सौ छब्बीस) रूपये निर्धारित की गई है जिसे भुगतान करने की जबाबदेही आवेदक/निर्माणकर्त्ता की होगी।

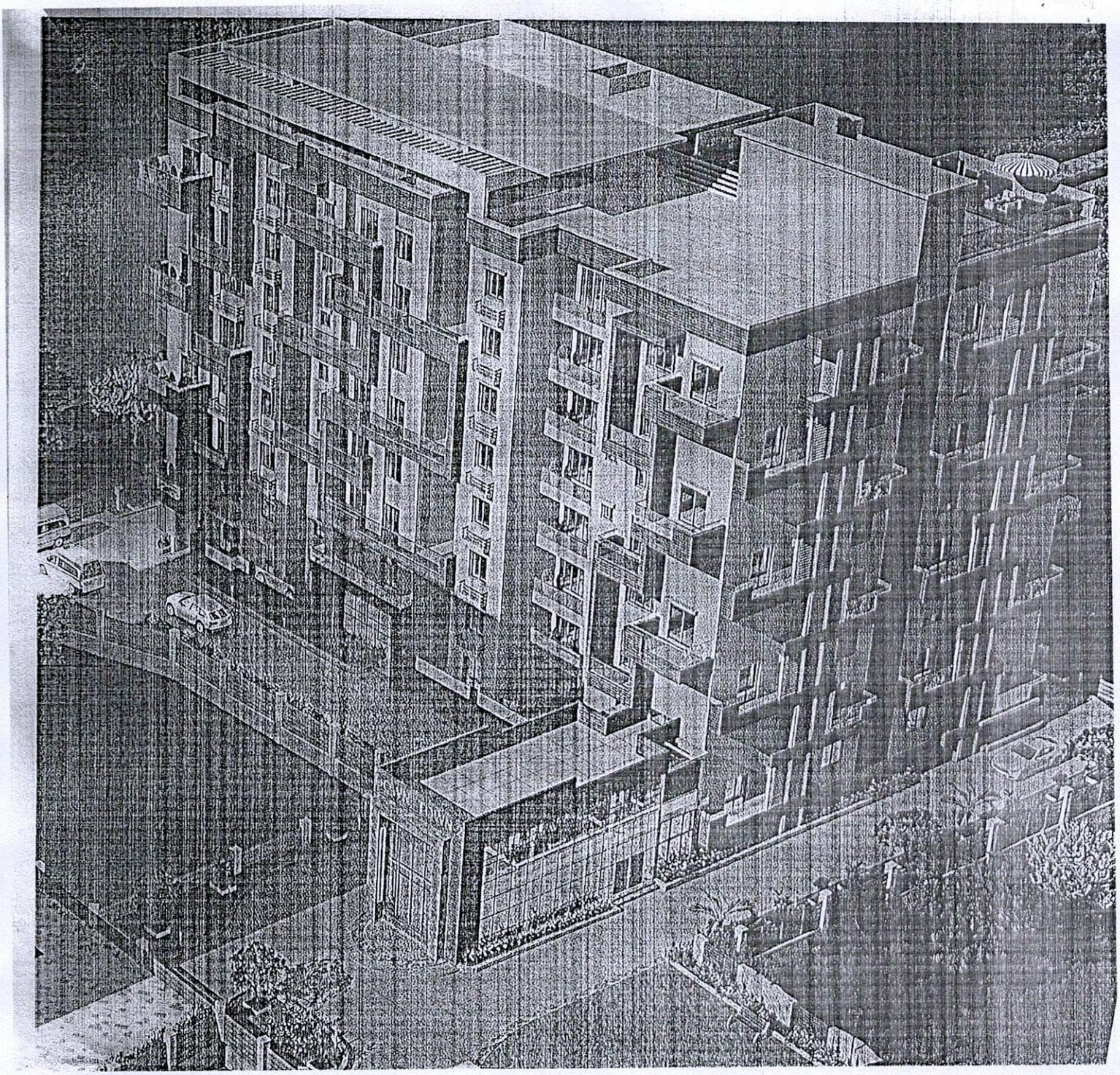
उप श्रमायुक्त के पत्रांक– 2478, दिनांक 26.08.2019 के उल्लेखित शर्त्तो एवं नियमों को आवेदक/निर्माणकर्त्ता द्वारा पालन नहीं किया जाता है तो ऐसी स्थिति में भवन उपविधि– 2014 के सुसंगत धाराओं के आलोक में कार्रवाई की जायेगी।

विश्वासभाजन,

उप निदेशक,
शहरी योजना
पटना नगर निगम, पटना।



Annex - 223



Annex - 4 & 5