FORM-7[REGULATION-9]

Quarterlyprogressreportforquarterending March/~~June~~/~~Sept/December~~ of 2025

I. PARTICULARSOFPROMOTERS			
Promoter's Registration Number/CINNo/Partnershipdeed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45201BR2007PTC012936	NameofFirm	Shree MahaviraBuildwellPvt.Ltd
FirmAddress:	G-2, Mahavira Enclave , Behind Prema Honda Show Room Exhibition Road , Patna -800001.		
TotalExperienceofpromoterin RealEstatesector	17 Years		
TotalExperienceinRealEstate AfterImplementationofRERA	4 Years		
NoofProjectedonBefore Implementation of RERA	1. Residential ~~2. Commercial~~ ~~3. Residential-cum-Commercial~~ 4. ~~Plottedproject~~	Residential	1 (One)
No of Project done After Implementation of RERA	1. Residential ~~2. Commercial~~ ~~3. Residential-cum-Commercial~~ 4. ~~Plotted project~~	Residential	3 (Three)

II. PARTICULARSOFPROJECT			
ProjectRegistrationNumber	BRERAP000846-2/1152R-952/2020	NameofProject/Phase of Registered Project	Down Town -2
Name of Promoter	Shree MahaviraBuildwellPvt.Ltd	Project Address	BhikhaChak, Patna
Name of Co-promoter	NA		
Project Registration is valid upto	30/11/2026		
Starting date of Projector Phase Of the Project	06/05/2020		
Type of Projector Phase of the Project	1. Residential ~~2. Commercial~~ 3. ~~Residential-cum-Commercial~~ ~~4,Plottedproject~~	Residential	
Period of validity of map by the Competent Authority	Passing Date - 25/09/2022	Apply for Revalidation	

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS

Building /Block Number	ApartmentType		Carpet Area	TotalNumber of sanctioned apartments	Total Number of Apartments in Promoter's share -64	Total Number of Apartments in Landowner's share -
Down Town -2	1. 2BHK,- 2. 3BHK 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. Booked /Allotted-13 2. Sold- 1 Percentage of booking -0	3. Booked/ Allotted -0 Sold - 0 Percentage ofbooking--0

IV. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES

Building/BlockNumber	Total Number of Sanctioned Garages	TotalNumberofGarages:	
		1. Booked/Allotted -	13 04
Down Town -2	85	2. Sold -	01

V. DETAILSOFBUILDINGAPPROVALS

(IfalreadyfiledalongwithRegistrationApplication,thenthereisnoneedoffurtherfiling)

S.No.	Name of the Approval / N.O.C./ Permission / Certificate	IssuingAuthority	Applied Date	Issuance Date	Enclosed as AnnexureNo.
1.	NOCforEnvironment	NA			
2.	Fire N.O.C.	Yes	06/09/2018	27/12/2018	All Ready Submitted
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	YES	31/03/2017		
5.	Other Approval(s),ifany, required for the Project.				

VI. CONSTRUCTIONPROGRESSOFTHEPROJECT			
1. PlanCaseNo.(PMC)-P-CHITKOHRA-PRN-B+G+9/27/2019.(Tobe added foreachBuilding/Wing)			
S.No. (1)	Tasks/Activity(2)	Percentageof Actual Work Done (Ason dateof theCertificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation(ifany)	100	
2.	Basements(ifany)	100	
3.	Podiums(ifany)	NA	
4.	Plinth	100	
5.	StiltFloor	100	
6.	SlabsofSuperStructure	100	
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	100	
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	100	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overheadand Underground Water Tanks.	90	
10.	Externalplumbingandexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing.	90	
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	90	

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

VII.AMENITIESAND COMMONAREA 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)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads &Footpaths	YES	50	
2.	Water Supply	YES	100	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	90	
4.	Storm Water Drains	YES	90	
5.	Lands capping &Tree Planting	YES	80	
6.	Street Lighting	NA	NA	
7.	Community Buildings	NA	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	90	
9.	Solid Waste Management &Disposal	YES	90	
10.	Water Conservation/Rain Water Harvesting	YES	90	
11.	Energy Management	YES	90	

12.	Fire Protection and Fire Safety Requirements	YES	100	
13.	Closed Parking	YES	90	
14.	Open Parking	NA	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	50	
16.	Others(Option to Add More)	NA	NA	

VIII.A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASEOFPLOTTED DEVELOPMENT

		PROPOSED ~~YES~~/NO.	PERCENTAGEOF ACTUAL WORK DONE(As On date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Road sandfoot paths	NA		
2.	Water Supply	NA		
3.	Sewerage Chambers Septic Tank	NA		
4	Drains	NA		
5.	Parks, Land Scalping and Tree Planting	NA		
6.	Street Lighting	NA		
7.	Disposal of sewage& Sullagewater	NA		
8.	Water conservation/Rain Water Harvesting	NA		
9.	EnergyManagement	NA		

IX.	GEOTAGGEDANDDATEPHOTOGRAPHOF(EACHBLOCK)OFTHE PROJECT		
(A)	Sr.No.		
	1.	FrontElevation	ATTACHED
	2.	RearElevation	ATTACHED
	3.	SideElevation	ATTACHED
(B)		Photographofeachfloor	ATTACHED

X.	FINANCIALPROGRESSOFTHEPROJECT	
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	ProjectAccountNo.	Ac No.**6860973023 of Indian Bank , Patna main , Patna**
2.	Estimated Cost of the Project including land cost atthe start of the Project	14,25,00,000.00 (Const. Cost Aprox)
3.	EstimatedDevelopmentCost of theProjectatthe StartoftheProject.(ExcludingLandCost)	14,25,00,000.00 (Const. Cost Aprox.)
4.	AnyVariationinDevelopmentCostwhichisdeclared atthe start of the Project.	NA
5.	Amount received during the Quarter	95,83,150.00
6.	Actual Cost Incurred during the Quarter	81,26,697.66
7.	Net amount at end of the Quarter	5,22,12,488.85
8.	Total expenditure on Project **till date 31/03/2025.**	13,16,65,919.81
9.	Cumulative fund collected till the end of Quarterin question	5,30,38,173.40
10.	Cumulative expenditure done till the end of Quarter in question	13,16,65,919.81

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
	NA

XII.MISCELLANEOUS		
A	ListofLegalCases(ifany)–OnProject/Promoter	
1.	CaseNo.	NA
2.	NameofParties	NA
3.	NoofExecutionCasesagainstthisproject CaseNo. NameofParties	NA
4.	Noof Sue-Motocasesagainstthis project CaseNo. NameofParties	NA
5.	NoofCertificatecases/PDRcasesagainstthis project CaseNo. NameofParties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	SaleDeed	01
2.	Agreement for Sale	13
3.	No. of possessions given to allottees	Nil
XIII.PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time x schedule or lagging behind-92%		

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.

SignatureofPromoter

Name:

Date:

SHREE MAHAVIRA BUILDWELL PVT. LTD

DIRECTOR

VI. CONSTRUCTION PROGRESS OF THE PROJECT DOWN TOWN - 2			
1. Plan Case No. (To beaded 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/yy) Format
1	Excavation (if any)	100	
2	Basements (if any)	100	
3	Podiums (if any)	100	
4	Plinth	100	
5	Stilt Floor	100	
6	Slabs of Super Structure	100	
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100	
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100	
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90	
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90	
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 Requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	90	

Madhu Smriti

AR. MADHU SMRITI
CA / 1990 / 13248

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS DOWN TOWN - 2				
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/yy) Format
[1]	[2]	[3]	[4]	[5]
1	Internal Roads & Footpaths	Yes	50	
2	Water Supply	Yes	100	
3	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	90	
4	Storm Water Drains	Yes	90	
5	Landscaping & Tree Planting	Yes	80	
6	Street Lighting	N/A	N/A	
7	Community Buildings	N/A	N/A	
8	Treatment and Disposal of Sewage and Silage Water	Yes	90	
9	Solid Waste Management & Disposal	Yes	90	
10	Water Conservation / Rain Water Harvesting	Yes	90	
11	Energy Management	Yes	90	
12	Fire Protection and Fire Safety Requirements	Yes	100	
13	Closed Parking (Covered)	Yes	90	
14	Open Parking	N/A	N/A	
15	Electrical Meter Room, SubStation, Receiving Station	Yes	50	
16	Others (Option to Add More)			

Madhu Smriti

AR. MADHU SMRITI
CA/ 1990/ 13248

SMRITI ARCHITECTS PRIVATE LIMITED
ARCHITECTS, URBAN PLANNERS AND INTERIOR DESIGNERS
G-2, Aranya Vihar, Boring Road, Patna – 800013
Mob.: 9835026480; 9835021681
E-mail: smriti.architects.pvt.ltd@gmail.com

Ref: SAPL/05/2025-26

Date: 24.04.2025

TO WHOM IT MAY CONCERN

Quarterly (4th Quarter of 2024-25 : 01.01.2025 to 31.03.2025) update on **PHYSICAL** status of **DOWN TOWN-2 - a residential project of SHREE MAHAVIRA BUILDWELL PVT. LTD.** on survey Plot No-1019(P), 1175(P), 1176, 1177 & 1178(P), Khata No- 113,130 & 154, Tauzi No.- 18215, 5237, Survey Thana - Phulwari Sharif, Present Thana - Gardanibagh, Thana Code -1136, Thana No. 17, Mauza- Chitkohra, Mohalla - Bhikhachak, Dist - Patna.
RERA Regd. No.:-

A. Status of Construction of building:
Casting work is 100 % complete
Plastering of outer walls have been completed upto 100 %

B. Status of construction of each floor:
All work complete except flooring work of Ground floor parking

C. Status of construction of internal infrastructure and common areas:
1. Electricity work – All work complete except internal switch & socket from 4th to 8th floor.
2. PHE work –Installation of Fittings is complete.
3. Door Frames – All complete.
4. Door shutters, UPVC windows and doors all complete.
5. Plaster is complete on both internal & external walls.
6. Wall Putty is also complete on both internal & external walls.
7. Fire fighting installations are complete.
8. Outer putty two coats completed on all four sides.
9. Septic tank, fire fighting tank and underground water harvesting tank is complete.
10. Overhead water tank has been casted.

Total of **92 %** of work has been completed till **4th Qtr. of 2024-25** .

Thanking you,
Yours sincerely,

Madhu Smriti

Director
SMRITI ARCHITECTS PVT. LTD.

AR. MADHU SMRITI
CA/ 1990/ 13248

Mob. : 9835473347
E-mail : casushantkumardas@gmail.com
casushant@yahoo.co.in

SUSHANT KUMAR & CO.
(Chartered Accountants)

Office at :
201, R. K. Plaza, Lalji Tola, Rajendra Path
(Behind CDA Building), Patna - 800 001

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 31.03.2025.	5,30,38,173.40
5	Total withdrawal from the bank up to 31.03.2025.	5,22,12,488.85
6	Expenditure done on the project up to 31.03.2025.	13,16,65,919.81
7	Percentage of completion of work done against the withdrawal of 70%	92.00%

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 SUSHANT KUMAR & CO.
(Chartered Accountants)

SUSHANT KUMAR & Co. PATNA Chartered Accountants

Sushant Kumar
Sushant Kumar
2025.05.01
15:58:41 +05'30'

(Sushant Kumar)
M.NO.-407867
Proprietor

UDIN : 25407867BMIYMU2308
Place: Patna
Date: - 01.05.2025