

FORM-7[REGULATION-9]

Quarterly progress report for quarter ending March/June/Sept/December of 2024

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45201BR2007PTC012936	Name of Firm	Shree Mahavira Buildwell Pvt.Ltd
Firm Address:	G-2, Mahavira Enclave , Behind Prema Honda Show Room Exhibition Road , Patna -800001.		
Total Experience of promoter in Real Estate sector	17 Years		
Total Experience in Real Estate After Implementation of RERA	4 Years		
No of Projected on Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	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. 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	Bhika Chak, 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. Plotted project	Residential	
Period of validity of map by the Competent Authority	Passing Date - 25/09/2022	Apply for Revalidation	

III. DISCLOSURE OF SOLD/BOOKED IN VENTORY OF APARTMENTS

Building /Block Number	Apartment Type	Carpet Area	Total Number 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,-	738.94 & 763.94.	64	1. Booked /Allotted- 13	3. Booked/ Allotted -0
	2. 3BHK	1298.29,1071.92, 1140.96,1160.86, 1084.80 & 1314.61.			
	3. 4 BHK.	1530.49 &1757.85.		2. Sold- 0	Sold - 0
				Percenta ge of booking -0	Percenta ge of booking- -0

IV. DISCLOSURE OF SOLD/BOOKED IN VENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 13
Down Town -2	85	2. Sold	- 0

V. 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	All Ready Submitted
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.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No.(PMC)-P-CHITKOHRA-PRN-B+G+9/27/2019.(To be added for each Building/Wing)

S.No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done (A son date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation(if any)	100	
2.	Basements(if any)	100	
3.	Podiums(if any)	NA	
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.	75	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	58	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60	
10.	External plumbing and external plaster ,elevation ,completion of terraces with waterproofing of the Building/Wing.	50	
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	30	

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

VII. 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)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0	
2.	Water Supply	YES	10	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	25	
4.	Storm Water Drains	YES	0	
5.	Lands capping & Tree Planting	YES	0	
6.	Street Lighting	NA	NA	
7.	Community Buildings	NA	NA	
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	10	
13.	Closed Parking	YES	80	
14.	Open Parking	NA	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	10	
16.	Others(Option to Add More)	NA	NA	

VIII.A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE(As On date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Road and foot paths	NA		
2.	Water Supply	NA		
3.	Sewerage Chambers Septic Tank	NA		
4.	Drains	NA		
5.	Parks, Land Scaping and Tree Planting	NA		
6.	Street Lighting	NA		
7.	Disposal of sewage & Sullage water	NA		
8.	Water conservation /Rain Water Harvesting	NA		
9.	Energy Management	NA		

IX. GEOTAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	ATTACHED
	2.	Rear Elevation	ATTACHED
	3.	Side Elevation	ATTACHED
(B)		Photograph of each floor	ATTACHED

X. FINANCIAL PROGRESS OF THE PROJECT		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	Project Account No.	Ac No. 6860973023 of Indian Bank , Patna main , Patna
2.	Estimated Cost of the Project including land cost at the start of the Project	14,25,00,000.00 (Const. Cost Aprox)
3.	Estimated Development Cost of the Project at the Start of the Project.(Excluding Land Cost)	14,25,00,000.00 (Const. Cost Aprox)
4.	Any Variation in Development Cost which is declared at the start of the Project.	NA
5.	Amount received during the Quarter	90,67,666.66
6.	Actual Cost Incurred during the Quarter	1,01,34,836.69
7.	Net amount at end of the Quarter	1,01,34,836.69
8.	Total expenditure on Project till date 30/09/2024.	11,54,63,933.55
9.	Cumulative fund collected till the end of Quarter in question	3,43,46,080.40
10.	Cumulative expenditure done till the end of Quarter in question	11,54,63,933.55

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	
NA	

XII.MISCELLANEOUS		
A	List of Legal Cases(ifany)–OnProject/Promoter	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Sue-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
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NA
2.	Agreement for Sale	02
3.	No. of possessions given to allottees	Nil
XIII.PERCENTAGEOFWORKALONGWITHMILESTONECHART		
Weather the project in progress is as per time x schedule or lagging behind?		

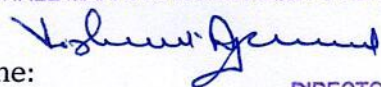
Undertaking:

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.

Signature of Promoter

SHREE MAHAVIRABUILDWELL PVT. LTD

Name:



DIRECTOR

Date:


SUSHANT KUMAR & CO.
(Chartered Accountants)

Office at :

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

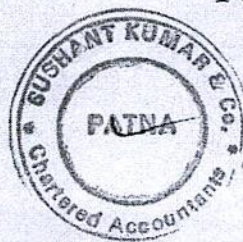
TO WHOM IT MAY CONCERN

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 allottees up to 30.09.2024.	3,43,46,080.40
5	Total withdrawal from the bank up to 30.09.2024.	3,25,77,573.85
6	Expenditure done on the project up to 30.09.2024.	11,54,63,933.55
7	Percentage of completion of work done against the withdrawal of 70%	79.10%

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)



UDIN : 24407867BKEEYR2954

Place: Patna

Sushant Kumar
(Sushant Kumar)
M.NO.-407867



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/22/2024-25

Date: 22.10.2024

TO WHOM IT MAY CONCERN

Quarterly (2nd Quarter of 2024-25 : 01.07.2024 to 30.09.2024) 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:

Basement to 9th floor roof slabs and mumty area have been cast.
Plastering of outer walls have been completed upto 100 %
Boundary Wall of Campus has been completed upto 95%

B. Status of construction of each floor:

Brickwork upto 9th floor has been done

C. Status of construction of internal infrastructure and common areas:

1. Electricity work – Internal cables and DB boxes from Ground to 9th Floor have been placed.
 2. PHE work – Internal pipes of Ground to 9th Floor have been laid.
 3. Door Frames – Fixed from Ground to 9th Floor.
 4. Door shutters fixed on 1st and 2nd Floors with all fittings complete.
 5. Plaster of internal walls of flats from Ground to 9th Floor is complete.
 6. Internal Wall Putty completed upto 8th Floor.
 7. Flooring of flat floors and bathroom dado is done upto 5th floor.
 8. Outer putty one coat completed on all four sides.
 9. Septic tank and underground water tank completed.
 10. Overhead water tank has been casted.
 11. Casting of swimming pool and its water proofing has been completed.
 12. Parapet wall is complete.
 13. Grill and glass work of balcony railing has been placed.
 14. PVC windows from ground to 3rd floor has been installed.
- Total of 79.1 % of work has been completed till 2nd Qtr. of 2024-25.

Thanking you,

Yours sincerely,

Madhu Smriti

AR. MADHU SMRITI 22.10.24

Director CA/1990/13248

SMRITI ARCHITECTS PVT. LTD.

VI. CONSTRUCTION PROGRESS OF THE PROJECT DOWN TOWN - 2

1. Plan Case No. (To be added for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the	Expected Completion date in (dd/mm/yy)
1	Excavation (if any)	100	
2	Basements (if any)	100	
3	Podiums (if any)	N/A	
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.	75	
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	58	
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60	
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	50	
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.	30	

Madhu Smriti

22.10.24

AR. MADHU SMRITI

CA/ 1990/ 13248

Quarterly progress report for quarter ending Sept., 2024

**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	Expected Completion date in (dd/mm/yy) Format
[1]	[2]	[3]	[4]	[5]
1	Internal Roads & Footpaths	Yes	0	
2	Water Supply	Yes	10	
3	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	25	
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 Silage 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	10	
13	Closed Parking (Covered)	Yes	80	
14	Open Parking	N/A	N/A	
15	Electrical Meter Room, SubStation, Receiving Station	Yes	10	
16	Others (Option to Add More)			

Madhu Smriti

22.10.24

AR. MADHU SMRITI

CA/ 1990/ 13248