

FORM-7[REGULATION-9]

Quarterly progress report for quarter ending March / ~~June~~ / ~~Sept~~ / ~~December~~ of 2025**I. PARTICULARS OF PROMOTERS**

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45201BR2007PTC012936	<u>Name of Firm</u>	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 Project done 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	BRERAP000846-3/1235R-1116/2021	Name of Project/Phase of Registered Project	Down Town -I
Name of Promoter	Shree Mahavira Buildwell Pvt. Ltd	Project Address	Bhika Chak, Patna
Name of Co-promoter	NA		
Project Registration is valid upto	09/10/2024		
Starting date of Projector Phase Of the Project	01/02/2021		
Type of Projector Phase of the Project	1. Residential 2. Commercial 3. ~~Residential-cum-Commercial~~ 4. ~~Plotted project~~	Commercial	Commercial
Period of validity of map by the Competent Authority	Passing Date - 25/09/2022	Apply for Revalidation	

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments Anch or Store - 3nos	Total Number of Apartments in Anchor Store - 3nos	Total Number of Achore Store & office -31 Nos
Down Town -2	1. G. floor -	5442.29	Office -8 Nos	1. Booked /Allotted-13	Booked/ Allotted -0
	2. 1 st Floor -	5676.00			
	3. 2 nd floor	5676.00			
	4. 3rd floor office Area -	608.47, 516.48, 574.55	Office -8 Nos	2. Sold- 0	Sold - 0
		817.14, 682.34, 508.39	Office -8 Nos		
	5. 4 th floor office Area -	505.79 & 591.11.	Office -8 Nos		
	6. 5 th floor office Area -	608.47, 516.48, 574.55	Office -4 Nos		
		817.14, 682.34, 508.39		Percentage of booking -0	Percentage of booking -0
		505.79 & 591.11.			

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:
Down Town -1	54	1. Booked/Allotted -
		2. Sold -

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. (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)	0	
2.	Basements (if any)	0	
3.	Podiums (if any)	NA	
4.	Plinth	0	
5.	Stilt Floor	0	
6.	Slabs of Super Structure	0	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	0	
8.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	0	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0	
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.		

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	0	
2.	Water Supply	YES	0	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	
4.	Storm Water Drains	YES	0	
5.	Lands capping &Tree Planting	Proposed 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	0	
13.	Closed Parking	YES	0	
14.	Open Parking	NA	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	
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.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No. Ac No. 06881809322 of Indian Bank , Patna main , Patna	
2.	Estimated Cost of the Project including land cost at the start of the Project	6,75,00,000.00 (Const. Cost Aprox)
3.	Estimated Development Cost of the Project at the Start of the Project. (Excluding Land Cost)	6,75,00,000.00 (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	0
6.	Actual Cost Incurred during the Quarter	0
7.	Net amount at end of the Quarter	0
8.	Total expenditure on Project till date 30/06/2024	966701.00
9.	Cumulative fund collected till the end of Quarter in question	0
10.	Cumulative expenditure done till the end of Quarter in question	966701.00

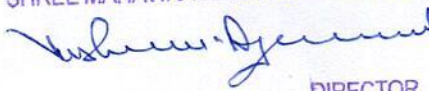
XI. DETAIL OF MORTGAGE OR CHARGE IF ANY CREATED	
	NA

XII.MISCELLANEOUS		
A	ListofLegalCases(ifany)–OnProject/Promoter	
1.	CaseNo.	NA
2.	NameofParties	NA
3.	NoofExecutionCasesagainstthisproject CaseNo. NameofParties	NA
4.	NoofSue-Motocasesagainstthisproject CaseNo. NameofParties	NA
5.	NoofCertificatecases/PDRcasesagainstthisproject CaseNo. NameofParties	NA
B	Sale/AgreementforSale during the QuarterNil	
1.	SaleDeed	NA
2.	AgreementforSale	NA
3.	No.ofpossessionsgiventoaallottees	Nil
XIII.PERCENTAGEOFWORKALONGWITHMILESTONECHART		
Weathertheprojectinprogressisaspertime x scheduleorlaggingbehind?		

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: SHREE MAHAVIRA BUILDWELL PVT. LTD

Date: DIRECTOR

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

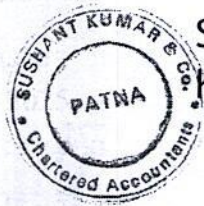
TO WHOM IT MAY CONCERN

This is to certify that utilization of fund of the project "Down Town-1" bearing registration no. BRERAP000846-3/1235R-1116/2021, project site at Mohalla-Bhikha Chak, Chitkohra, Anishabad, Bypass, Patna, (Khesra/Plot No.-1020, 1021(P), 1175(P), Khata No. 151/130, 141/24, 113, 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-1
2	RERA Registration Number	BRERAP000846-3/1235R-1116/2021
3	Name of Bank & Account No.	Indian Bank, Patna Main Branch, A/c No. 6881809322
4	Total collection of fund/Advance from the allottees up to 31-03-2025.	Nil
5	Total withdrawal from the bank up to 31-03-2025.	Nil
6	Expenditure done on the project up to 31-03-2025.	9,66,701.00
7	Percentage of completion of work done against the withdrawal of 70%	Nil

This certificate is being issued on the basis of papers/ documents produced before us.

For SUSHANT KUMAR & CO.
(Chartered Accountants)



**Sushant
Kumar**

Sushant Kumar
2025.05.01
15:58:13 +05'30'

(Sushant Kumar)

M.NO.-407867

Proprietor

UDIN : 25407867BMIYMT8065

Place: Patna

Date: - 01.05.2025