

## 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<br>2. <del>Commercial</del><br>3. <del>Residential-cum-Commercial</del><br>4. <del>Plotted project</del> | Residential  | 1 (One)                          |
| No of Project done After Implementation of RERA                                                                        | 1. Residential<br>2. <del>Commercial</del><br>3. <del>Residential-cum-Commercial</del><br>4. <del>Plotted project</del> | Residential  | 3 (Three)                        |

| II. PARTICULARS OF PROJECT                           |                                                                                                              |                                             |                   |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------|
| Project Registration Number                          | BRERAP000846-3/1235R-1116/2021                                                                               | Name of Project/Phase of Registered Project | Down Town -1      |
| 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<br>2. Commercial<br>3. <del>Residential-cum-Commercial</del><br>4. <del>Plotted project</del> | Commercial                                  | Commercial        |
| 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 Anchor Store - | Total Number of Achore Store & office -31 Nos |
|------------------------|----------------------------------------|----------------------|---------------------------------------|----------------------------------------------|-----------------------------------------------|
| Down Town -2           | 1. G. floor -                          | 5442.29              | Anchor Store - 3 nos                  | 3 nos                                        | Booked/ Allotted -0                           |
|                        | 2. 1 <sup>st</sup> Floor -             | 5676.00              |                                       |                                              |                                               |
|                        | 3. 2 <sup>nd</sup> floor               | 5676.00              |                                       |                                              |                                               |
|                        | 4. 3 <sup>rd</sup> floor office Area - | 608.47,516.48,574.55 | Office -8 Nos                         | 1. Booked /Allotted- 13                      | Sold - 0                                      |
|                        |                                        | 817.14,682.34,508.39 | Office -8 Nos                         | 2. Sold- 0                                   |                                               |
|                        | 5. 4 <sup>th</sup> floor office Area - | 505.79 &591.11.      |                                       | Percenta ge of booking -0                    | Percenta ge of booking- -0                    |
|                        |                                        | 608.47,516.48,574.55 | Office -8 Nos                         |                                              |                                               |
|                        | 6. 5 <sup>th</sup> floor office Area - | 817.14,682.34,508.39 | Office -4 Nos                         |                                              |                                               |
|                        |                                        | 505.79 &591.11.      |                                       |                                              |                                               |
|                        |                                        |                      |                                       |                                              |                                               |

### IV. DISCLOSURE OF SOLD/BOOKED IN VENTORY 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.<br>(1) | Tasks/Activity(2)                                                                                                                                                                                                                                                                                                                                 | Percentage of<br>Actual Work<br>Done<br>(A son date of<br>the Certificate)<br>(3) | Expected<br>Completion date<br>in<br>(dd/mm/yyyy)<br>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,<br>Floorings, Doors and Windows<br>within Flats /Premises.                                                                                                                                                                                                                                                      | 0                                                                                 |                                                             |
| 8.           | Sanitary Fittings within the<br>Flat/Premises, Electrical<br>Fittings within the<br>Flat/Premises                                                                                                                                                                                                                                                 | 0                                                                                 |                                                             |
| 9.           | Staircases, Lifts Wells and<br>Lobbies at each Floor level,<br>Overhead and Underground<br>Water Tanks.                                                                                                                                                                                                                                           | 0                                                                                 |                                                             |
| 10.          | External plumbing and external<br>plaster ,elevation ,completion of<br>terraces with waterproofing of<br>the<br>Building/Wing.                                                                                                                                                                                                                    | 0                                                                                 |                                                             |
| 11.          | Installation of Lifts, water<br>pumps, Fire Fighting Fittings<br>and Equipment as per CFO<br>NOC, Electrical fittings,<br>Mechanical<br>Equipment, compliance to<br>conditions of environment/CRZ<br>NOC,<br>Finishing to entrance lobby/s,<br>plinth protection, paving of areas<br>Appurtenant to Building/Wing,<br>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                       | 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<br>YES/NO. | PERCENT<br>AGE OF<br>ACTUAL<br>WORK<br>DONE(As<br>On date<br>of<br>certificate) | Expected<br>Completion<br>date in<br>(dd/mm/yy)<br>Format |
|----|-------------------------------------------|---------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------|
| 1. | Internal Road sand foot 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 & 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.<br>(1)                         | Particulars<br>(2)                                                                          | Amount(InRs.)<br>(3)               |
| 1.                                   | Project Account No. Ac No. <b>06881809322 of Indian Bank , Patna main , Patna</b>           |                                    |
| 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 <b>till date 30/06/2024</b>                                    | 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. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED |
|--------------------------------------------------|
| NA                                               |
|                                                  |

| XII.MISCELLANEOUS                                                            |                                                                                       |     |
|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----|
| <b>A</b>                                                                     | List of Legal Cases(if any)–On Project/Promoter                                       |     |
| 1.                                                                           | Case No.                                                                              | NA  |
| 2.                                                                           | Name of Parties                                                                       | NA  |
| 3.                                                                           | No of Execution Cases against this project<br>Case No.<br>Name of Parties             | NA  |
| 4.                                                                           | No of Sue-Moto cases against this project<br>Case No.<br>Name of Parties              | NA  |
| 5.                                                                           | No of Certificate cases/PDR cases against this project<br>Case No.<br>Name of Parties | NA  |
| <b>B</b>                                                                     | Sale/Agreement for Sale during the Quarter                                            |     |
| 1.                                                                           | Sale Deed                                                                             | Nil |
| 2.                                                                           | Agreement for Sale                                                                    | NA  |
| 3.                                                                           | No. of possessions given to allottees                                                 | Nil |
| <b>XIII.PERCENTAGE OF WORK ALONG WITH MILESTONE CHART</b>                    |                                                                                       |     |
| Weather the project in progress is as per time x schedule or lagging behind? |                                                                                       |     |

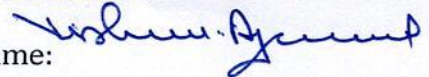
### Undertaking:

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 MAHAVIRA BUILDWELL 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

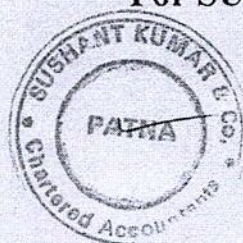
**TO WHOM IT MAY CONCERN**

This is to certify that utilization of fund of the project "Down Town-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 30-09-2024. | Nil                                                |
| 5      | Total withdrawal from the bank up to 30-09-2024.                      | Nil                                                |
| 6      | Expenditure done on the project up to 30-09-2024.                     | 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)

M.NO.-407867

UDIN : 24407867BKEEYQ6430

Place: Patna