

MAHADEV DEVELOPERS

Ground Floor, Parvati Keshav Sadan, Ramkrishna Nagar, New Jaganpura Patna-800027 (Bihar)

PAN: AAWFM5215D, Labour License- PT-175

FORM-7

[REGULATION-9]

Quarterly progress report for quarter ending **December-2024**

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	DEED NO.-908 GSTIN-10AAWFM5215D1ZK	Name of Firm	MAHADEV DEVELOPERS
Firm Address:	Ground Floor, Parvati Keshav Sadan, New Jaganpura, P.s-Ramkrishna Nagar, Patna-800027.		
Total Experience of promoter in Real Estate sector	Experience of promoter in Real Estate sector Since 09/03/2013.		
Total Experience in Real Estate After Implementation of RERA	Since RERA established in Bihar.		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	2 (Two) NIL NIL NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	2 (Two) NIL NIL NIL	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00203-4/55/R-1350/2022	Name of Project/Phase of Registered Project	Shanti Complex
Name of Promoter	Mahadev Developers	Project Address	Beside Birla Open Minds in Mauja Sheikhpura, Khesra No./Plot No. : 793, 787 Part Block : Sampatchak District : Patna Pin Code: 800027
Name of Co-promoter	NA	-	-
Project Registration is valid up to	30/09/2024	-	
Starting date of Projector Phase Of the Project	02/04/2022		
Type of Projector Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4.Plottedproject	Residential Nil Nil Nil	
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP		

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share–	Total Number of Apartments in Landowner's share–
	1. 2BHK -	18	11921	(Builder's Share) 18+15=33	1. Booked /Allotted	3. Booked/ Allotted – Nil
	2. 3BHK -	15	12801		Up to Last- 22 (Out of 22 booked 12 is sold) During the Qtr- <u>NIL</u> Total 22 2. Sold- 12	Sold -Nil
					Percentage of booking- 67%	Percentage of booking- Nil

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 22 (Out of 22 booked 12 is sold)
		2. Sold	- 12
1	33		

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	NA	NA	NA
2.	Fire N.O.C.	State Fire Office, Bihar	16-09-2019	24-01-2020	Attached
3.	Water Supply Permission	NA	NA	NA	NA
4.	NOC from Airport Authority of India	NA	NA	NA	NA
5.	Other Approval(s), if any, required for the Project.	NA	NA	NA	NA

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. <u>BRERAP00203-4/55/R-1350/2022</u> (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)	100%	Completed
2.	Basements(if any)	100%	Completed
3.	Podiums(if any)	NA	NA
4.	Plinth	100%	Completed
5.	Stilt Floor	NA	NA
6.	Slabs of Super Structure	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Over head and Underground Water Tanks.	100%	Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	Completed
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	100%	Completed

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	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	100	Completed
2.	Water Supply	Yes	100	Completed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	NA	100	Completed
4.	Storm Water Drains	NA	NA	NA
5.	Landscaping &Tree Planting	Yes	100	Completed
6.	Street Lighting	Yes	100	Completed
7.	Community Buildings	NA	NA	NA
8.	Treatment and Disposal of Sewage and Sullage Water	NA	NA	NA
9.	Solid Waste Management & Disposal	NA	NA	NA
10.	Water Conservation/Rain Water Harvesting	Yes	100	Completed
11.	Energy Management	NA	NA	NA
12.	Fire Protection and Fire Safety Requirements	Yes	100	Completed

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13.	Closed Parking	Yes	100	Completed
14.	Open Parking	NA	NA	NA
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100	Completed
16.	Others(Option to Add More)			

VIII. 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 Roads and foot paths	NA	NA	NA
2.	Water Supply	NA	NA	NA
3.	Sewerage Chambers Septic Tank	NA	NA	NA
4	Drains	NA	NA	NA
5.	Parks, Land Scaping and Tree Planting	NA	NA	NA
6.	Street Lighting	NA	NA	NA
7.	Disposal of sewage & sullage water	NA	NA	NA
8.	Water conservation/Rain Water Harvesting	NA	NA	NA
9.	Energy Management	NA	NA	NA

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PAN: AAWFM5215D, Labour License- PT-175

IX. GEO TAGGED 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.	HDFC BANK A/C NO.- 50200059823651
2.	Estimated Cost of the Project including land cost at the start of the Project	Development cost 1000.00 Lakh, Land owner cost 460.00 Lakh
3.	Estimated Development Cost of the Project at the Start of the Project.(Excluding Land Cost)	Development cost 1000.00 Lakh
4.	Any Variation in Development Cost which is declared at the start of the Project.	NA
5.	Amount received during the Quarter (Including Own Fund)	5289000.00
6.	Actual Cost Incurred during the Quarter (Money Spent)	1450000.00
7.	Net amount at end of the Quarter	4063372.00
8.	Total expenditure on Project till date	77839084.00
9.	Cumulative fund collected till the end of Quarter in Question (Including Own Fund)	81902455.00
10.	Cumulative expenditure done till the end of Quarter in question	77839084.00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

NIL

MAHADEV DEVELOPERS

Ground Floor, Parvati Keshav Sadan, Ramkrishna Nagar, New Jaganpura Patna-800027 (Bihar)

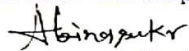
PAN: AAWFM5215D, Labour License- PT-175

XII.MISCELLANEOUS		
A	List of Legal Cases(if any)–On Project/Promoter	
1.	Case No.	
2.	Name of Parties	NIL
3.	No of Execution Cases against this project Case No. Name of Parties	NIL
4.	No of Suo -Moto cases against this project Case No. Name of Parties	NIL
5.	No of Certificate cases/PDR cases against this project Case No. Name of Parties	NIL
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	12
2.	Agreement for Sale	22
3.	No .of possessions given to allottees	12
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		
The project is not lagging behind as it is running as per schedule. Hopefully, we shall be able to complete the project within the stipulated time.		

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.

For, Mahadev Developers


Partner

Signature of Promoter
Name: Abinash Kumar
Partner

Mahadev Developers

Place: Patna

Date: 14/01/2025

FORM- XII
NOTICE (CERTIFICATE) OF COMPLETION
BYELAWS NO.-15

From,

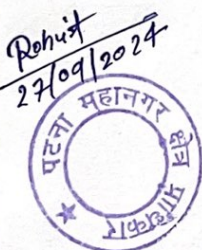
ABINASH KUMAR
DIRECTOR,
M/S MAHADEV DEVELOPER
AT SHOP NO-05, MANNA SURTI COMPLEX, LOHIA NAGAR
KANKARBAGH, PATNA- 20

TO,

Director-in -charge
Patna Metropolitan Authority
Patna, Bihar.

I hereby certify that the development, of erection, re-erection or for material alteration in with respect of Plot No (CS) 787.793 (part) Plot No (MSP) Khata No. 75.82 Holding no. Village Mohalla- Shelkhpura / Ward No. of Patna Metropolitan area / Planning area under metropolitan Planning Authorities / or planning Scheme notified under Bihar urban Planning and Development Act 2012 within the development plan area of has been surprised by me and has been completed by the date 28.09.2024 according to the sanctioned plan (Vide no PMAA/PRN/B+G+3/76/2019 dated 18.03.2021) and provisions of the Byelaws. Implementation of life safety provisions has been complied as mentioned in byelaws 16(5). The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strictly, in accordance with the general and detailed specifications.

I/we hereby also enclose the plan and documents as required under these request to issue the occupancy permission for the said building and premises.



Adress:- **PATNA**

Date:- **27.9.24**

Satyendra Pd. Singh
Er. Satyendra Pd. Singl

Signature of technical person **B.Sc. Engg. (Civil)**
Empanelment No.-ER/17/2016
Patna Nagar Nigam

Name of the technical person **SATYENDRA PD. SINGH**

Signature of the owner(s)

For, Mahadev Developers

Name of the owner(s)

Abinash K.
Partner



MAHADEV DEVELOPERS

Ground Floor Parvati Keshav Sadan, P.S. - Ramkrishna Nagar
New Jaganpura, Behind of Patna Central School, Patna- 800027

Ref. 107/24/26

Date 30.12.2024

To,

Director in charge

Patna metropolitan area Authority

Bihar, Patna

Sub: - Regarding issuance of occupancy certificate for completed (B+G+3) Residential apartment vide your letter no-B+G+3/76/2019-101 dated 18.03.2021

Dear Sir,

With respect to the subject mentioned above, I would like to draw your kind attention towards the completion of B+G+3 Residential apartment located in Mauja – Sheikpura, survey. Thana – Phulwari, Survey plot no – 793(P), 787(P) Khata no -75, 82 Thana no- 111, Tauzi no - 181, Dist -Patna.

That the building is complete and Request you kindly to issue is the occupancy certificate at the earliest for which I shall be ever grateful to you.

Thanking you,

Yours faithfully,

For, Mahadev Developers

Abinash Kumar

Abinash kumar
Partner

Subject: Re: Shanti Complex : BRERAP00203-4/55/R-1350/2022 - Completion of project

From: Abinash Kumar<abinash.1966@rediffmail.com> on Fri, 04 Oct 2024 19:06:18

To: "RERA Project Monitor"<monitor.rera@gmail.com>

4 attachment(s) - 1._FORM-_XII_-_Completion_Submission_Letter.pdf (380.85KB) , 2._Project_cost_Certificate.pdf (243.06KB) , 3._Photo_of_Completion.pdf (809.05KB) , 5._Affidavit.pdf (803.90KB)

Dear Sir,
As per below mail trail

Please find enclosed documents as per section 30 (1) of Bihar RERA Regulations 2024 for completion of project -

i. In case Occupancy Certificate is not issued by the Competent Authority concerned, the authenticated copy of Completion Certificate given by Certified Architect submitted before competent Authority for issuance of the Occupancy Certificate including the notice submitted there under. - **Document attached**

ii. The Certificate of Chartered Accountant clearly indicating the total fund spent on the project. - **Document attached**

iii. Current photograph of the project showing front, side and back elevation of building developed. - **Document attached**

iv. Number of Sale Deed(s) executed from the share of the Promoter - **NIL till 30th September 2024**

v. An Affidavit stating -

a. That the Promoter has provided all the services as per the Agreement for Sale, prospectus and brochure.

b. That the number of complaint cases pending against the promoter - **Attached.**

Regards

From: RERA Project Monitor <monitor.rera@gmail.com>

Sent: Thu, 26 Sep 2024 11:35:02

To: Abinash Kumar <abinash.1966@rediffmail.com>

Subject: Re: Shanti Complex : BRERAP00203-4/55/R-1350/2022 - Completion of project

Dear Sir

This is not a completion certificate also the competent Authority doesn't issue a completion certificate.

Rather it will be made by your concerned architect In Form XII (Bihar Building Bylaws) after that you have to submit the completion certificate to the concerned competent authority who will issue occupancy certificate.

Also, for completion of project in RERA, you have to submit documents as per section 30 (1) of Bihar RERA Regulations 2024

Thank you

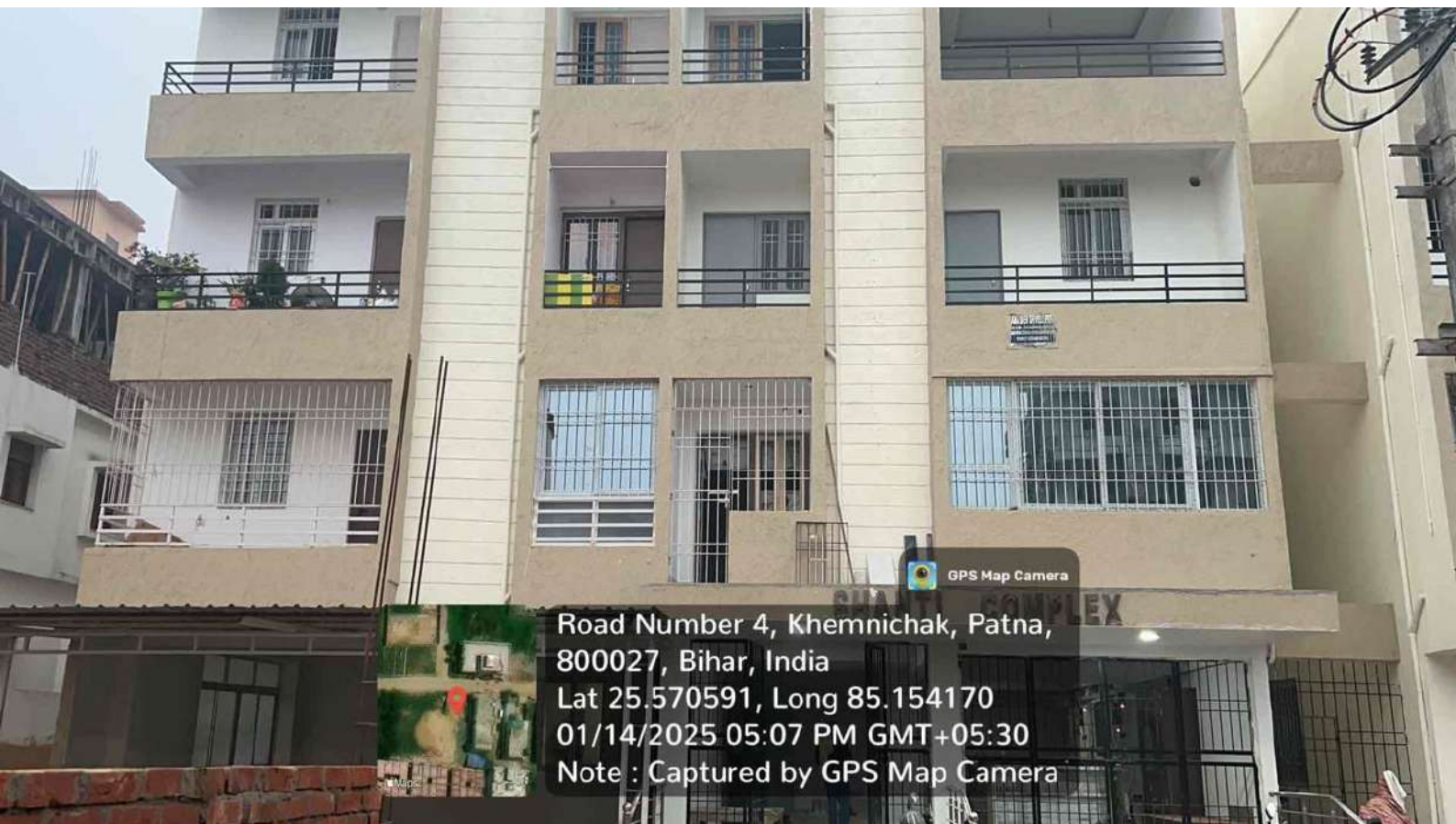
On Wed, 25 Sept 2024 at 15:06, Abinash Kumar <abinash.1966@rediffmail.com> wrote:

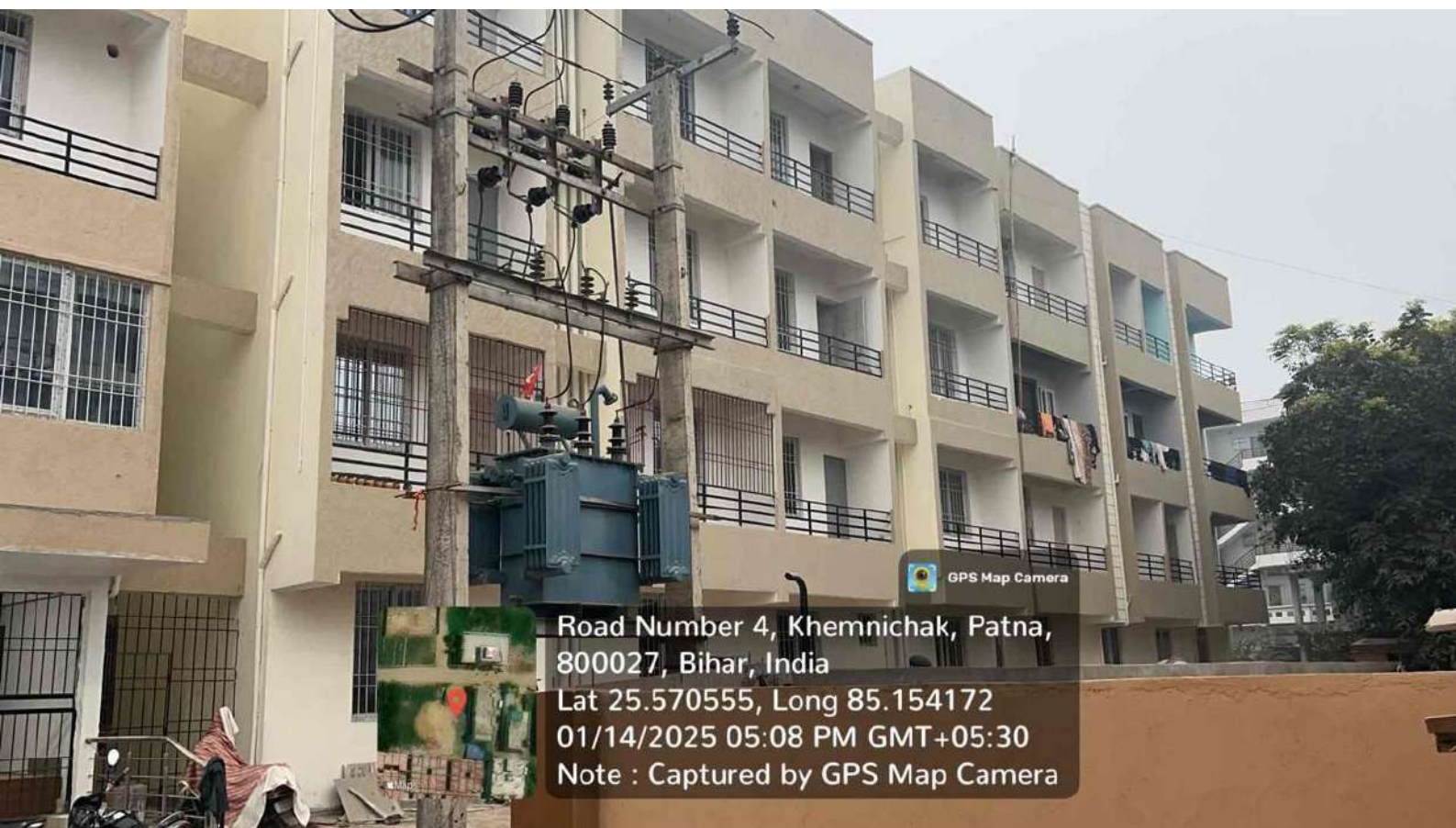
Dear Sir,

We have completed the project Shanti Complex -BRERAP00203-4/55/R-1350/2022 (Mauja - Shekpura, Survey Thana - Phulwari, Survey plot no.- 793 (P), 787 (P) Khata no - 75, 82, Thana No.-111, Tauzi - 181, District - Patna) for which we have applied to issue of completion certificate, which is attached with this email.

Regards

Photo date format Month / Date / Year





GPS Map Camera

Road Number 4, Khemnichak, Patna,
800027, Bihar, India

Lat 25.570555, Long 85.154172

01/14/2025 05:08 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera



Road Number 1A, Khemnichak,
Patna, 800027, Bihar, India
Lat 25.570544, Long 85.153791
01/14/2025 05:14 PM GMT+05:30
Note : Captured by GPS Map Camera



GPS Map Camera



Road Number 4, Khemnichak, Patna,
800027, Bihar, India

Lat 25.570217, Long 85.154506

01/14/2025 05:11 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera
Road Number 4, Khemnichak, Patna,
800027, Bihar, India
Lat 25.570603, Long 85.154177
01/14/2025 05:08 PM GMT+05:30
Note : Captured by GPS Map Camera



GPS Map Camera



Road Number 4, Khemnichak, Patna,
800027, Bihar, India

Lat 25.570499, Long 85.154274

01/14/2025 05:09 PM GMT+05:30

Note : Captured by GPS Map Camera

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PAN: AAWFM5215D, Labour License- PT-175

FORM-7

[REGULATION-9]

Quarterly progress report for quarter ending **September-2024**

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	DEED NO.-908 GSTIN-10AAWFM5215D1ZK	Name of Firm	MAHADEV DEVELOPERS
Firm Address:	Ground Floor, Parvati Keshav Sadan, New Jaganpura, P.s-Ramkrishna Nagar, Patna-800027.		
Total Experience of promoter in Real Estate sector	Experience of promoter in Real Estate sector Since 09/03/2013.		
Total Experience in Real Estate After Implementation of RERA	Since RERA established in Bihar.		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	2 (Two) NIL NIL NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	2 (Two) NIL NIL NIL	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00203-4/55/R-1350/2022	Name of Project/Phase of Registered Project	Shanti Complex
Name of Promoter	Mahadev Developers	Project Address	Beside Birla Open Minds in Mauja Sheikhpura, Khesra No./Plot No. : 793, 787 Part Block : Sampatchak District : Patna Pin Code: 800027
Name of Co-promoter	NA	-	-
Project Registration is valid up to	30/09/2024	-	
Starting date of Projector Phase Of the Project	02/04/2022		
Type of Projector Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4.Plottedproject	Residential Nil Nil Nil	
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP		

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share–	Total Number of Apartments in Landowner's share–
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	2. 3BHK -	15	12801		Up to Last- 22	Nil
					During the Qtr- <u>NIL</u>	
					Total 22	Sold -Nil
					2. Sold- Nil	
					Percentage of booking- 67%	Percentage of booking- Nil

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 22
1	33	2. Sold	- Nil

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	NA	NA	NA
2.	Fire N.O.C.	State Fire Office, Bihar	16-09-2019	24-01-2020	Attached
3.	Water Supply Permission	NA	NA	NA	NA
4.	NOC from Airport Authority of India	NA	NA	NA	NA
5.	Other Approval(s), if any, required for the Project.	NA	NA	NA	NA

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VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No. <u>BRERAP00203-4/55/R-1350/2022</u> (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)	100%	Completed
2.	Basements(if any)	100%	Completed
3.	Podiums(if any)	NA	NA
4.	Plinth	100%	Completed
5.	Stilt Floor	NA	NA
6.	Slabs of Super Structure	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Over head and Underground Water Tanks.	100%	Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	Completed
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	100%	Completed

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

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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	100	Completed
2.	Water Supply	Yes	100	Completed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	NA	100	Completed
4.	Storm Water Drains	NA	NA	NA
5.	Landscaping &Tree Planting	Yes	100	Completed
6.	Street Lighting	Yes	100	Completed
7.	Community Buildings	NA	NA	NA
8.	Treatment and Disposal of Sewage and Sullage Water	NA	NA	NA
9.	Solid Waste Management & Disposal	NA	NA	NA
10.	Water Conservation/Rain Water Harvesting	Yes	100	Completed
11.	Energy Management	NA	NA	NA
12.	Fire Protection and Fire Safety Requirements	Yes	100	Completed

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13.	Closed Parking	Yes	100	Completed
14.	Open Parking	NA	NA	NA
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100	Completed
16.	Others(Option to Add More)			

VIII. 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 Roads and foot paths	NA	NA	NA
2.	Water Supply	NA	NA	NA
3.	Sewerage Chambers Septic Tank	NA	NA	NA
4	Drains	NA	NA	NA
5.	Parks, Land Scaping and Tree Planting	NA	NA	NA
6.	Street Lighting	NA	NA	NA
7.	Disposal of sewage & sullage water	NA	NA	NA
8.	Water conservation/Rain Water Harvesting	NA	NA	NA
9.	Energy Management	NA	NA	NA

MAHADEV DEVELOPERS

Ground Floor, Parvati Keshav Sadan, Ramkrishna Nagar, New Jaganpura Patna-800027 (Bihar)

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IX. GEO TAGGED 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.	HDFC BANK A/C NO.- 50200059823651
2.	Estimated Cost of the Project including land cost at the start of the Project	Development cost 1000.00 Lakh, Land owner cost 460.00 Lakh
3.	Estimated Development Cost of the Project at the Start of the Project.(Excluding Land Cost)	Development cost 1000.00 Lakh
4.	Any Variation in Development Cost which is declared at the start of the Project.	NA
5.	Amount received during the Quarter (Including Own Fund)	9514877.00
6.	Actual Cost Incurred during the Quarter (Money Spent)	22088683.00
7.	Net amount at end of the Quarter	224371.00
8.	Total expenditure on Project till date	76389084.00
9.	Cumulative fund collected till the end of Quarter in Question (Including Own Fund)	76613455.00
10.	Cumulative expenditure done till the end of Quarter in question	76389084.00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	
NIL	

MAHADEV DEVELOPERS

Ground Floor, Parvati Keshav Sadan, Ramkrishna Nagar, New Jaganpura Patna-800027 (Bihar)

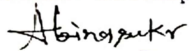
PAN: AAWFM5215D, Labour License- PT-175

XII.MISCELLANEOUS		
A	List of Legal Cases(if any)—On Project/Promoter	
1.	Case No.	
2.	Name of Parties	NIL
3.	No of Execution Cases against this project Case No. Name of Parties	NIL
4.	No of Suo -Moto cases against this project Case No. Name of Parties	NIL
5.	No of Certificate cases/PDR cases against this project Case No. Name of Parties	NIL
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	22
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 schedule or lagging behind?		
The project is not lagging behind as it is running as per schedule. Hopefully, we shall be able to complete the project within the stipulated time.		

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.

For, Mahadev Developers


Partner

Signature of Promoter
Name: Abinash Kumar
Partner

Mahadev Developers

Place: Patna

Date: 14/10/2024



GPS Map Camera

Patna, BR, India

Road Number 4, Khemnichak, Patna, 800027, BR, India

Lat 25.570717, Long 85.154137

09/30/2024 12:48 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera

Patna, BR, India

Road Number 1A, Khemnichak, Patna, 800027,
BR, India

Lat 25.570466, Long 85.153741

09/30/2024 12:54 PM GMT+05:30

Note : Captured by GPS Map Camera





GPS Map Camera

Patna, BR, India

Road Number 4, Khemnichak, Patna, 800027, BR, India

Lat 25.570802, Long 85.154044

09/30/2024 12:47 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera

Patna, BR, India

Road Number 4, Khemnichak, Patna, 800027, BR,
India

Lat 25.570188, Long 85.154516

09/30/2024 12:52 PM GMT+05:30

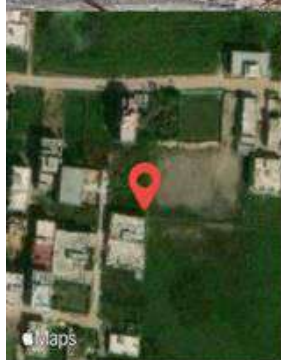
Note : Captured by GPS Map Camera



Apple Maps



GPS Map Camera



Patna, BR, India

Road Number 1A, Khemnichak, Patna, 800027,
BR, India

Lat 25.570236, Long 85.153699

09/30/2024 12:53 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera



Patna, BR, India

Road Number 1A, Khemnichak, Patna, 800027,
BR, India

Lat 25.570239, Long 85.153749

09/30/2024 12:53 PM GMT+05:30

Note : Captured by GPS Map Camera

Project name	Shanti Complex, Jaganpura
---------------------	----------------------------------

Milestone Chart	
-----------------	--

Jul ,24 -Sept 24

[illegible]

COMPLETED
PLANNED

Subject: Re: Shanti Complex : BRERAP00203-4/55/R-1350/2022 - Completion of project

From: Abinash Kumar<abinash.1966@rediffmail.com> on Fri, 04 Oct 2024 19:06:18

To: "RERA Project Monitor"<monitor.rera@gmail.com>

4 attachment(s) - 1._FORM-_XII_-_Completion_Submission_Letter.pdf (380.85KB) , 2._Project_cost_Certificate.pdf (243.06KB) , 3._Photo_of_Completion.pdf (809.05KB) , 5._Affidavit.pdf (803.90KB)

Dear Sir,
As per below mail trail

Please find enclosed documents as per section 30 (1) of Bihar RERA Regulations 2024 for completion of project -

i. In case Occupancy Certificate is not issued by the Competent Authority concerned, the authenticated copy of Completion Certificate given by Certified Architect submitted before competent Authority for issuance of the Occupancy Certificate including the notice submitted there under. - **Document attached**

ii. The Certificate of Chartered Accountant clearly indicating the total fund spent on the project. - **Document attached**

iii. Current photograph of the project showing front, side and back elevation of building developed. - **Document attached**

iv. Number of Sale Deed(s) executed from the share of the Promoter - **NIL till 30th September 2024**

v. An Affidavit stating -

a. That the Promoter has provided all the services as per the Agreement for Sale, prospectus and brochure.

b. That the number of complaint cases pending against the promoter - **Attached.**

Regards

From: RERA Project Monitor <monitor.rera@gmail.com>

Sent: Thu, 26 Sep 2024 11:35:02

To: Abinash Kumar <abinash.1966@rediffmail.com>

Subject: Re: Shanti Complex : BRERAP00203-4/55/R-1350/2022 - Completion of project

Dear Sir

This is not a completion certificate also the competent Authority doesn't issue a completion certificate.

Rather it will be made by your concerned architect In Form XII (Bihar Building Bylaws) after that you have to submit the completion certificate to the concerned competent authority who will issue occupancy certificate.

Also, for completion of project in RERA, you have to submit documents as per section 30 (1) of Bihar RERA Regulations 2024

Thank you

On Wed, 25 Sept 2024 at 15:06, Abinash Kumar <abinash.1966@rediffmail.com> wrote:

Dear Sir,

We have completed the project Shanti Complex -BRERAP00203-4/55/R-1350/2022 (Mauja - Shekpura, Survey Thana - Phulwari, Survey plot no.- 793 (P), 787 (P) Khata no - 75, 82, Thana No.-111, Tauzi - 181, District - Patna) for which we have applied to issue of completion certificate, which is attached with this email.

Regards

FORM- XII
NOTICE (CERTIFICATE) OF COMPLETION
BYELAWS NO.-15

From,

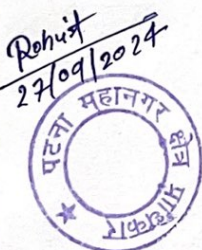
ABINASH KUMAR
DIRECTOR,
M/S MAHADEV DEVELOPER
AT SHOP NO-05, MANNA SURTI COMPLEX, LOHIA NAGAR
KANKARBAGH, PATNA- 20

TO,

Director-in -charge
Patna Metropolitan Authority
Patna, Bihar.

I hereby certify that the development, of erection, re-erection or for material alteration in with respect of Plot No (CS) 787.793 (part) Plot No (MSP) Khata No. 75.82 Holding no. Village Mohalla- Shelkhpura / Ward No. of Patna Metropolitan area / Planning area under metropolitan Planning Authorities / or planning Scheme notified under Bihar urban Planning and Development Act 2012 within the development plan area of has been surprised by me and has been completed by the date 28.09.2024 according to the sanctioned plan (Vide no PMAA/PRN/B+G+3/76/2019 dated 18.03.2021) and provisions of the Byelaws. Implementation of life safety provisions has been complied as mentioned in byelaws 16(5). The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strictly, in accordance with the general and detailed specifications.

I/we hereby also enclose the plan and documents as required under these request to issue the occupancy permission for the said building and premises.



Adress:- PATNA

Date:- 27.9.24

Satyendra Pd. Singh
Er. Satyendra Pd. Singl

Signature of technical person B.Sc. Engg. (Civil)
Empanelment No.-ER/17/201
Patna Nagar Nigam

Name of the technical person SATYENDRA PD. SINGH

Signature of the owner(s)

For, Mahadev Developers

Name of the owner(s)

Abinash K.
Partner



TO WHOM IT MAY CONCERN

This is to certify that total fund spent on the project **SHANTI COMPLEX** (Project Registration Number - BRERAP00203-4/55/R-1350/2022) developed by Mahadev Developers is Rs 7,63,89,084.00 /- (Seven Crore Sixty Three Lakh Eighty Nine Thousand Eighty Four only).

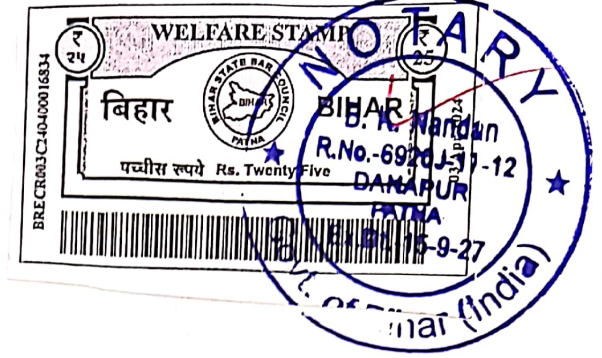
This certificate is issued on the basis of Books of Accounts and other details and information presented before us for verification by management of Mahadev Developers.

For, SASD & Co
Chartered Accountants
Firm Registration No.: 325049E

Madhurendra



CA. Madhurendra Kumar
Partner
Membership No.: 532417
UDIN: 24532417BKCMMK1655
Date: 01-Oct-2024



12565
04/10/24

Affidavit

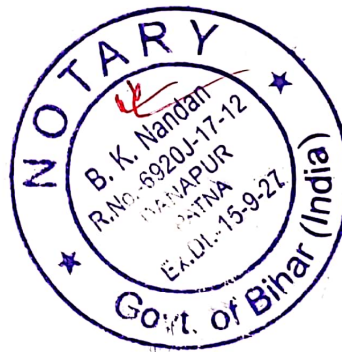
I Abinash Kumar resident of Patna being Partner of Mahadev Developers do hereby solemnly affirm and declare that:

1. We have provided all the services as per the Agreement for Sale, prospectus and brochure of the project **SHANTI COMPLEX** (Project Registration Number - BRERAP00203-4/55/R-1350/2022).
2. The number of complaint cases pending against us is NIL.

I, solemnly affirm that this declaration is true, that it conceals nothing and that no part of it false.

For and on behalf of the
Mahadev Developers

Abinash Kumar
Partner
Place: Patna
Date: 01 October 2024



Sri/Smt. Abinash Kumar
who is identified by Sri. S. P. D.
Advocate solemnly affirmed and
declared before me
04/10/24
Brajesh Kumar Nandan
Notary Public Danapur (Patna)

I identify the deponent, Executan
who has Signed/Put-L.T.I./R.T.I. in
my presence

S. P. D.
Advocate
4/10/24





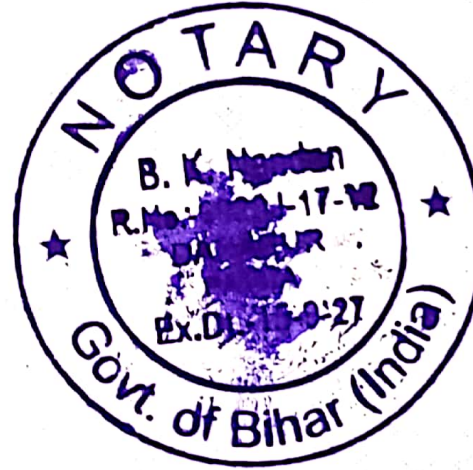
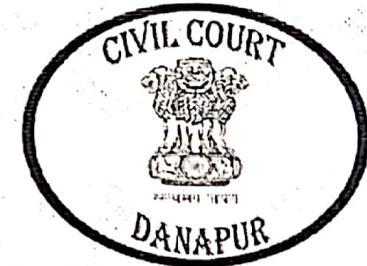
INDIA JUDICIAL GOVERNMENT OF BIHAR e-Court Fee



Certificate No. : BR-JS-AF1AZJNYZMMHZFR
Certificate Issued Date & Time : 04-10-2024 11:37:39
Account Reference : NA
Description of Document : Courtfee with Litigant details
Name of Litigant : MAHADEV DEVELOPERS
Amount : ₹100
Amount in Words : Rupees One Hundred



BR-JS-AF1AZJNYZMMHZFR



Issued At
The Patliputra central Co-Op Bank Ltd
Patna-800001
BH/2720/5900139

Statutory Alert:

1. The authenticity of this certificate should be verified at <https://indiadigitalstamps.pitneybowes.com/> or using Mobile app.
Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the user of the certificate.
3. In case of any discrepancy please inform the competent Authority.





Prohibition Excise &
Registration Department,
Government of Bihar



INDIA NON JUDICIAL



Other

First Party Name * : Not Applicable
Second Party Name * : MAHADEV DEVELOPERS
Purchased By * : MAHADEV DEVELOPERS
Certificate Number : BR038156531728018824551
Consideration Price : ₹0.00/-
Stamp Duty Paid : ₹1000.00/-
Registration Fee & Other Fees : ₹0.00/-
LLR & Proc Fee : ₹0.00/-
Miscellaneous Fees : ₹0.00/-
Discore SC : ₹0.00/-
Total Amount : ₹1000.00/- (One Thousand)



12641
Date 05/10/2024

— This stamp paper will only be valid if embossed below with special RED ink impression —



Phone No.
Sold To/Issued To:
Mahadev developers
For Show/ID Proof:
Mahadev developers

SHANTI INDIA
INDIA NON JUDICIAL
SRO OFFICE
DANAPUR
800012

Stamp
Sign



OCT-04-2024 10:48:52

₹ 0001000/-
ZERO ZERO ZERO ONE ZERO ZERO ZERO

38156531728038932041-00017304
3815653- 82220

Name of the project - Shanti Complex (BRERAP00203-4/55/R-1350/2022)

Name of the association - Shanti Complex Allottees Association

Details of the Members of General Body (Details of Allottees)

S. N	Name of the allottee	Flat No	Parking Space Details	Mobile No of Allottee	Address of allottee
1	Mr. Rajesh Kumar	1st - 107	107	9049340400	Qr. No - 820, A - Road, Sector - 9A, Bokaro Steel City
2	Mr. Rajeev Ranjan Singha, & Smt. Saroj Bala	3rd - 308	308	8809206245, 9939498707	Patel Nagar barhi Tola, Ward No - 06, Islampur, Distt - Nalanda
	Mr. Upendra Prasad, & Nitesh Kumar	2nd - 207	207	9431523589, 8146124541	Qr. No - 385, A - Road, Sector - 9A, Bokaro Steel City



Mr. Mahadev Developers
Partner

Mr. Mahadev Developers

Partner

Partner

S. N	Name of the allottee	Flat No	Parking Space Details	Mobile No of Allottee	Address of allottee
4	Smt. Karuna Devi, & Sunil Kumar	2nd - 211	211	8789688098, 9798451266	Line Par, Mirzapur, Bighapur, Gondapur, Distt - Nabada
5	Smt. Subharti, & Ramashish Prasad Verma	2nd - 208	208	7766904750, 9431070982	At - Saindih, Po - Payarepur, Ps - Giriyak, Distt - Nalanda
6	Smt. Indu Kumari	1st - 101	101	7667374504	At - Sariyapur, House No - 29, Islampur, Distt - Nalanda
7	Smt Usha Kumari, & Vijay Kishore	1st - 105	105	9835117152,	At - Pitokhari, Po - Rikhai, Ps - Chandi, Distt - Nalanda
8	Mr, Shashi Bhushan, & Rajani Gandha	3rd - 303	303	9470011235, 9304794646	At - Bhaisasure, Sundargarh, Ps - Bihar Sharif, Distt - Nalanda
9	Smt. Archana Kumari	G - 005	5	9412293525	Adarsh Bihar, Road No - 1, Ram Krishana nagar, New jaganpura, Patna
10	Mr. Ratan Raj, & Sarchana Kumari	1st - 106	106	8971843311, 9852754422	Vivek Vihar Conony, Mohanpur Bus Stand, Near Kranti Hotel, Samastipur
11	Smt, Rajeshwari Kumari	3rd - 315	315	8271210756	At + Po - Hesal, Ps - Angara, Distt - Ranchi
12	Smt. Anjana Kumari	2nd - 215	215	8905943015	House No - 56, At - Dharampur, Ward No - 1, Po + Ps - Hilsa, Distt - Nalanda
13	Smt. Khushi Sinha	3rd - 302	302	8579022065	27 Lala Babu Road, New Godown, Po + Ps - Gaya, Distt- Gaya
14	Mr. Dhanraj Kumar, & Urmila Kumari	3rd - 304	304	8340522023, 9955824301	At - Farasapur, Ps - Chiksaura, Mohinddinpur, Distt - Nalanda
15	Mr. Dinesh kumar	3rd - 309	309	8540811413	A. G Office, Birchand Patel Marg, R. Block, Patna
16	Smt. Guriya Kumari, & Kumar Harsh Bardhan	2nd - 204	204	6203861979, 9931426230	Station Road Jakhraj Sthan, Professor Colony, Distt - Sheikhpura
17	Mr. Jitendra Kumar Singh, & Daizy Devi	1st - 113	113	9693481844, 8210588283	Type - IV - 16, Sudamadih Main Colony, Sudamadih Chelyagi Dhanbad, Nirsa - Cum - Chirkunda, Distt - Dhanbad
18	Mr. Gagan Raj	3rd - 305	305	7411416477	Abdulahchak, Po - Barriya, Distt - Patna
	Mr. Binay Kumar	3rd - 306	306	9431624166	Abdulahchak, Po - Barriya, Distt - Patna



For, Mahadev Developers

Abhinav

Partner

On 15/09/2019 At Mahadev Developers

S. N	Name of the allottee	Flat No	Parking Space Details	Mobile No of Allottee	Address of allottee
20	Smt. Ranju Kumari, & Biresh Prasad	3rd - 307	307	7077270149, 9178049673	At - Meyar, Po - Kari Meyar, Ps - Noorsaria, Distt - Nalanda
21	Smt. Kavita Kumari Kamta Prasad Singh	1st - 102	102	8825300013, 8873509759	At - Mustafapur, Po - Kanchanpur, Ps - Fatuha, Distt - Patna
22	Smt. Sulochana kumari, Mukesh Kumar	1st - 103	103	9631588518, 9771452290	At - Kathouli Ps - Noorshari, Distt - Nalanda
23	Smt. Manoranjan Kumari Singha	G - 004, 2nd - 205, 2nd - 206	004, 204, 206	9308074798	At - Ganpat Bigha, Ps & Po - Hilsa, Distt - Nalanda
24	Mr. Amar Nath Singha & Umesh Kumar	1st - 104	104	8340431606	C - 55, New Patrakar & Nagar, Patna - 20, At - Ganpati Bigha, Ps & Po - Hilsa, Distt - Nalanda
25	Mr. Shadhu Sharan Prasad	G - 09, G - 10, 1st - 108, 3rd - 311	09, 010, 108, 311	9430677665	At - Shankarpur Jhama, Po - Daruara, Ps - Noorsaria, distt - Nalanda
26	Smt. Sharmila Kumari	G - 08, 2nd - 209, 2nd - 210	08, 209, 210	8294673060	At - Korut, Ps - Chandi, Po - Gunjarchak, Ps - Nalanda
27	Smt. Shanti devi	G - 03, 1st - 110, 2nd - 202, 3rd - 310	03, 110, 202, 310	9431388376	At - Ganpati Bigha, Ps & Po - Hilsa, Distt - Naland
28	Mr. Ranjeet Kumar & Shiv Kumar Singh	2nd - 203, 3rd - 312	203, 312	9334348601, 9135197017	Yogipur, Ps - Patrakar Nagar, Po - Lohiya Nagar, Patna - 20, & At - Mohan Khandha, Po - Telmat, Ps - Harnuat, Dist - Nalanda



For, Mahadev Developers

Abinav

Partner

Mahesh Kumar

Owner

12/9/2023

S. N	Name of the allottee	Flat No	Parking Space Details	Mobile No of Allottee	Address of allottee
29	Mr. Awadhesh Pd Singh, & Ashok Kr Singh	1st - 112, 2nd - 212	112, 212	9431457468, 9234872034	At - Fharaspur, Po - Mohiunddinpur, Ps - Hilsa, Dist - Nalanda & Do
30	Smt. Sandhya Kumari	1st - 111	111	9431073303	Flat No - 204 Shiv Apartment, Lohiya Nagar, Kankarbagh, Patna
31	Mr. Binod Kumar	G - 012, 1st - 114, 3rd - 313	012, 114, 313	8789481149	At - Mehtarma, Po - Bhathar, Ps - Tharthari, Dist - Nalanda
32	Mr. Surendra Mahto	2nd - 214, 3rd - 314	214, 314	9801572180	At - Dilman Chapra, Po - Jesauli Jamuniya, Ps - Kesariya, Distt - East Champaran

Details of the office bearers

S. N	Post	Name of the office Bearer	Flat No	Mobile No	Address of the office bearer
1	President	Mr. Mukesh Kumar	1st - 103	9771452290	At - Kathouli Ps - Noorshari, Distt - Nalanda
2	Secretary	Mr. Shiv Kumar Singh	3rd - 312	9135197017	Yogipur, Ps - Patrakar Nagar, Po - Lohiya Nagar, Patna -20, & At - Mohan Khandha, Po - Telmar, Ps - Harnuat, Dist - Nalanda
3	Treasurer	Mr. Kamta Prasad Singh	1st - 102	8873509757	At - Mustafapur, Po - Kanchanpur, Ps - Fatuha, Distt - Patna



For, Mahadev Developers

Abinav K.

Partner

on 12/11/2019 At Mukesh Kumar

12/11/2019

Undertaking:

We solemnly affirm, declare and undertake that all the details stated above are true to the best of our knowledge and nothing material has been concealed here. 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.

Mugesh Kumar

Signature of President

विश्व कुमार सिंह

Signature of Secretary

For MAHADEV DEVELOPERS

Abinash K.

Signature and Stamp of ^{Partner}Promoter



Date:

Signature of Joint Secretary (If any)

महादेव कुमार

Signature of Treasurer



Stamp of Association of Allottees



Abinash Kumar
who is identified by *Sri. R. N. Singh*
Advocate solemnly affirmed and
declared before me
05/10/24
Brajesh Kumar Nandan
Notary Public Danapur (Patna)

i identify the deponent, Executan
who has Signed/Put-L.T.I/R.T.I. in
my presence

Ram Nandan
Advocate
05/10/24



Industrial Fire Service

9334043295
9905279311

First Floor, Shop No.-1, Samrat Building, Raghuvans Market, Exhibition Road, Patna - 800 001

To,

M/S Mahadev developers.

Jaganpura, Patna.

SUB: COMPLETION OF INSTALLATION OF FIRE FIGHTING SYSTEM IN
SHANTI COMPLEX, NEW JAGANPURA, PATNA.

Dear Sir,

We have to refer to the installation of fire fighting system at your building project
"Shanti Complex, New Jaganpura, Patna."

We would like to inform you that the installation and commissioning of fire fighting of fire fighting system at your "Shanti Complex, Patna." undertaken by us, have been completed to our satisfaction, Equipments details are given below:

Sl. No.	ITEM	QTY.
1.	63 mm dia Hydrant valve, ISI Mark	10.
2.	63 mm dia Branch Pipe. ISI Mark	10.
3.	63 mm dia RRL Fire hose 15mts Lng. ISI	10.
4.	Hose Box	10.
5.	First Aid Fire hose Reel Coupler	10.
6.	Fire Alarm System	2 set.
7.	ABC Ckg. type fire extinguisher, ISI	20 L.
8.	Co2 type fire extg. 4.5 kg Cap.	2 L.
9.	Automatic sprinkler valve	68 L.
10.	Terrace Pump	1.
11.	Over head tank	15 KL.
12.	U. G. Tank.	25 KL.

Above fire fighting equipments required servicing after one year and fire extinguisher required refilling /servicing after 2 years.

Thanking you & assuring you of our best services at all time.

Yours truly,

For Industrial Fire Service.

Thanking you.

Letter No. 199

Provisional Fire Clearance

(Under 15 Mtr. Height)

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Abinash Sinha
Director,
M/s Mahadev Developers,
Shaop No-05, Manna Surti Complex,
Lohia Nagar, Kankarbagh, Patna.

Sub :-

The views regarding Proposed Residential Building of under 15 mtr. In height to be constructed at Dist-
Bhagalpur.

Patna Dt. 24/01/2020.

Sir,

Please refer to your letter No.- SC/JAG/19/101, dt.-26/12/2019 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 (B+G+3) (Total B/U Area-4831.71 Sqmtr.), Fully Abinash Sinha, Plot No.-793(P), 787(P), Khata No.-75,82, Tauzi No.-181, Thana No.-111, Thana-Ram Krishna Nagar, Mauza-Sheikhpora, 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 :**

- 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.
- The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

- 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.
- The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- 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 :-**

- 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.
- 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.
- 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.
- The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- In case of two staircase, one must be on outer wall.
- 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 and 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 20,000 Ltrs. capacity with automatic refilling arrangements preferably 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 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 Officer, 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 approval in favor 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)

State Fire Officer
Bihar, 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 :**

- 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.
- The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- The interior finish decoration of the building shall be made low flame spread materials conforming I.S specifications.
- Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

- 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.
- The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- 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 :-**

- 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.
- 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.
- 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.
- The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- In case of two staircase, one must be on outer wall.
- Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) **LIFT :-**

- 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 m².
- The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- 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 and comes to stand still with door open.
- 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.
- 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.
- 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.
- That an underground water static tank of not less than 50,000 Ltrs. capacity with automatic refilling arrangements preferably 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.
- That the internal finishing shall be non-combustible or class - I surface spread of flame.
- That electric cables must be shield at each floor with intumescent coating.
- That Fire exit drill be carried out regularly at least twice in a year after occupation.
- That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to ensure the road width because he is the passing authority.
- That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- That the setback shall be checked by the Architect / Passing authority as per the established rule. If anything wrong, the Architect / Passing authority shall be held responsible.
- 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).
- 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.
- 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 approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

DIG HG & FS

Cum

Fire Officer
Patna

ज्ञापांक.....1041/2024ई0।

कार्यालय अनुमंडल अग्निशामालय पदाधिकारी, कंकड़बाग, पटना।

दिनांक.....19/09/2024/

सेवा में,

जिला अग्निशमन पदाधिकारी, पटना।

प्रसंग:— इस कार्यालय का ज्ञापांक— 1035, दिनांक— 18.09.2024।

विषय:— संस्थानों का अग्नि अंकेक्षण कर रिपोर्ट भेजने के संबंध में।

महाशय,

उपर्युक्त विषय के संबंध में कहना है कि अग्निशामालय कंकड़बाग क्षेत्रांतर्गत आने वाले संस्थान का बिहार अग्निशमन सेवा नियमावली 2021 के अनुसूचि (ग) के प्रावधान के अनुसार अग्नि अंकेक्षण शुल्क डी0डी0 के रूप में लेते हुए अग्नि अंकेक्षण किया गया है। जिसकी विवरणी निम्न है:—

क्र0 सं0	संस्थान का नाम	ड्राफ्ट का नं0	ड्राफ्ट का तिथि	बैंक का नाम	राशि	अभ्युक्ति
01.	SHANTI COMPLEX, NEW JAGANPURA, NEAR OPEN BIRLA MIND SCHOOL, PATNA.	029347	19.09.2024	HDFC BANK	6,200.00 / —	

Email Id	abinash.1966@rediffmail.com
MobileNo.	9674912110

अनु0:— यथोपरि।

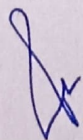
विश्वासभाजन

सहायक जिला अग्निशमन पदाधिकारी,
कंकड़बाग, पटना।

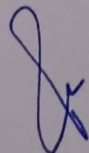
प्रपत्र-श
अग्नि अंकेक्षण के चेक बिन्दु एवं अग्नि अंकेक्षण बाद अग्नि सुरक्षा उपायों से संबंधित वांछित कारवाई हेतु नोटिस।

(बिहार अग्निशमन सेवा अधिनियम, 2014 की धारा-33 एवं 43(2)(3) के अधीन बिहार अग्निशमन सेवा नियमावली, 2021 के नियम 22(ख)(ग)(घ)(छ)(ज)(झ)(ञ) के अन्तर्गत)

01. भवन का नाम/पता/पहचान हेतु कोई खास चिह्नित भवन:- **SHANTI COMPLEX, NEW JAGANPURA, NEAR OPEN BIRLA MIND SCHOOL, PATNA.**
02. भवन का निर्माण वर्ष:- **2024 ई0।**
03. अनापति प्रमाण पत्र (आपबंधित/अंतिम/नवीनीकरण का वर्ष:- **नहीं।**
04. विगत अग्नि अंकेक्षण की तिथि:- **नहीं।**
05. भवन अधिभोग का प्रकार:- **A**
06. उप कब्जे (Sub-occupancy) के प्रकार:- **आवास।**
07. जमीन के स्तर से भवन की उँचाई (मीटर में):- **11.95 मी0।**
08. भवन के परिवेश में निर्माण की उँचाई:- **12 मी0।**
09. बिजली लाईन से भवन की दूरी (खड़ा एवं क्षैतिजदूरी-मीटर में):- **04 मी0, दूर एवं 04 उँचा।**
10. भवन की आच्छादित क्षेत्र(वर्ग मीटर में):- **6104 वर्ग मी0।**
(तल घर और स्टील्ट सहित सभी मंजिलों का)
11. मंजिलों की संख्या:- **B+G+3**
12. तलघर की संख्या:- **01**
13. स्टील्ट/भूतल की संख्या:- **01**
14. ब्लॉक की संख्या:- **01**
15. प्रति मंजिल औसत प्रवासी भार:- **75 व्यक्ति।**
16. मंजिलवार (क्षेत्रफल/अधिवासियों की संख्या):- **B- 1256 वर्ग मी0, G- 1080 वर्ग मी0/75 व्यक्ति, G+1 से G+3 - 1256 वर्ग मी0।**
17. पहुँच सड़क/स्ट्रीट (नाम एवं चौड़ाई):- **20 फीट।**
(पहुँच सड़क की चौड़ाई न्यूनतम 12 फीट/20 फीट होना चाहिए)
18. क्या यह कठिन सतह का और वाहन चालन योग्य है? **हाँ।**
19. क्या मृत अंत (Dead end) में समाप्त हो रहा है? **नहीं।**
20. पहुँच/खुले स्थान और ब्लॉक के आगे और अन्य 3 तरफ सेट बैक की चौड़ाई:-
पु0- 04 मी0 प0- 04 मी0 उ0- 06 मी0 द0- 04 मी0।
21. भवन के चारों ओर तथा भवन के कोण पर घूमने के लिए वाहन का पहुँच:- **नहीं।**
22. क्या अग्निशमन वाहनों के आसानी से प्रवेश और निकास सुनिश्चित करने के लिए मुख्य प्रवेश द्वार और निकास द्वार की न्यूनतम चौड़ाई एवं उँचाई है:- **हाँ, चौ0- 18 फीट, उँ0- उपर खुला हुआ है।**
23. कार पार्किंग (स्थल एवं वाहनों की संख्या):- **बेसमेंट- 60 वाहन।**
24. खुले स्थान में प्रोजेक्शन (भवन से चारों तरफ की दूरी):- **नहीं।**
25. प्रवेश द्वार की संख्या:- **01**
26. निकासी द्वार की संख्या:- **01**
27. प्रवेश/निकासी द्वार में सिरफ के तरफ खुला स्थान:- **हाँ।**
28. आंतरिक सीढ़ी (संख्या/ट्रीड्स की चौड़ाई/राईजर की उँचाई एवं संख्या/हैण्डरेल की उँचाई):-
03/4'2" / 11" / 05" / 10 / 03'
29. बाहरी सीढ़ी की संख्या (संख्या/ट्रीड्स की चौड़ाई/राईजर की उँचाई एवं संख्या/हैण्डरेल की उँचाई):- **नहीं।**
30. यात्रा दूरी (सबसे दूर के स्थान से दूरी/गलियारे के मुड़े हुए अंत से सीढ़ियों तक की दूरी:- **28 मी0।**



31. रैम्प की संख्या/चौड़ाई/स्टीप):- 01/5.41 मीटर।
32. यात्री लिफ्ट की संख्या एवं क्षमता:- 02/06 व्यक्ति।
33. सेवा लिफ्ट की संख्या एवं क्षमता:- नहीं।
34. फायर लिफ्ट की संख्या एवं क्षमता:- नहीं।
35. शरण क्षेत्र (किस मंजिल पर/क्षेत्रफल):- नहीं।
36. फायर टॉवर (किस मंजिल पर/क्षेत्रफल):- नहीं।
37. बंद उर्ध्वाधर खुला स्थान:- नहीं।
38. कोरिडोर और मार्ग (वांछित चौड़ाई के अनुसार/रास्ता बाधित नहीं):- 05 फीट/हाँ।
39. क्षैतिज निकास की स्थिति:- हाँ।
40. निकास हेतु रौशनीकरण निकासी संकेत:- हाँ।
41. तलघर में छत दूरी/जाने का रास्ता/वेन्टलेशन/इत्यादि:- 03 मी0/रैम्प, सिढ़ी एवं लिफ्ट/है।
42. फायर रेटिंग संबंधी कागजात:- नहीं।
43. कम्पार्टमेन्टलाइजेशन:- नहीं।
44. धुआँ निकासी व्यवस्था:- नहीं।
45. विद्युत अधिष्ठापन:- हाँ।
46. सब-स्टेशन/ट्रांसफॉर्मर:- हाँ, 01 अदद 315 के.वी.ए.।
47. बिजली आपूर्ति के बैकल्पिक स्रोत:- हाँ, 01 अदद, डी0जी0 सेट, 315 के.वी.ए.।
48. एयर कंडीशनिंग सिस्टम:- नहीं।
49. आसमानी बिजली से संरक्षण के प्रावधान:- नहीं।
50. न्यूनतम फिक्सड फायर फाइटिंग अधिष्ठापन (NBC-2016 का भाग-4 का तालिका-7 के अनुसार:- मानक लागू है।
51. स्वचालित जॉच और अलार्म सिस्टम (धूम्र संसूचक, हीट डिटेक्टर, बीम डिटेक्टर, मंजिल में अग्नि संसूचक नियंत्रण पैनल):- हाँ, अलार्म सिस्टम एवं धूम्र संसूचक।
52. स्वचालित स्प्रिंकलर सिस्टम:- हाँ, (बेसमेंट में)।
53. नली रील:- हाँ।
54. वेट राईजर्स:- नहीं।
55. सूखी राईजर्स:- नहीं।
56. डाउन कमर:- हाँ।
57. यार्ड हाइड्रेंट:- नहीं।
58. भूमिगत स्टैटिक जल टैंक (संख्या/कुल क्षमता-लीटर):- 01 अदद, 25,000 लीटर।
59. छत टैंक (संख्या/कुल क्षमता-लीटर):- 03 अदद, 12,000 लीटर।
60. पम्पों की विवरणी-इलेक्ट्रीकल मुख्य पम्प/स्टैंडबाय डीजल पम्प/छिड़काव प्रणाली के लिए विद्युत पम्प/बूस्टर पम्प/(संख्या एवं क्षमता प्रति मिनट):- 900 एल0पी0एम0 का प्रेशर पम्प लगा हुआ है।
61. पोर्टेबल अग्निशामक यंत्र (प्रत्येक प्रकार कि संख्या/क्षमता/गुणवत्ता/मेंक/क्रमांक/एक्सप्लोसिव नं0/विनिर्माण का वर्ष/खरीद का वर्ष/आईएसआई का मार्क/रिफिलिंग की तिथि:- कुल- 36 अदद,
ABC 6kg- 32 Pcs., Co2 4.5 kg- 04 Pcs. /2024/2024/2024
62. अग्नि नियंत्रण कक्ष:- नहीं।
63. फायर ड्रील और फायर ऑर्डर (भवन खाली करने की आपातकालीन योजना सहित):- नहीं।
64. अग्नि सुरक्षा अधिकारी:- नहीं।
65. अन्य बिन्दु-प्रपत्र-ग/झ के आधार पर शामिल किया जा सकता है:- नहीं।



❖ जाँच पदाधिकारी का मंतव्य:-

- दिनांक:-19.09.2024 को SHANTI COMPLEX, NEW JAGANPURA, NEAR OPEN BIRLA MIND SCHOOL, PATNA. का अनुमंडल अ0शा0 कंकड़बाग के पदाधिकारी, स0जि0अ0प0 इन्द्रजीत कुमार एवं कर्मी अ0चा0 मुकेश कुमार, अ0 प्रीति प्रीया एवं अ0 स्वाति कुमारी के द्वारा अग्नि सुरक्षा के दृष्टिकोण से अग्नि अंकेक्षण की गई। अग्नि अंकेक्षण के क्रम में सभी अग्निशमन यंत्र पर्याप्त एवं क्रियाशील अवस्था में पाए गए। अनुपालन की आवश्यकता नहीं है।
- संस्थान में अधिष्ठापित अग्निशमन यंत्रों को सक्रिय रखने की पूर्ण जिम्मेवारी संबंधित प्रबंधक की होगी।
- अतः उक्त संस्थान का अग्नि अंकेक्षण प्रमाण-पत्र निर्गत किया जा सकता है।

विश्वासभाजन

सहायक जिला अग्निशमन पदाधिकारी,
कंकड़बाग, पटना।



Form No 4
(Regulations 6 (1))
Fund Utilization Certificate

To,
Mahadev Developers
Ground Floor, Parwati Keshav Sadan
Ramkrishna Nagar, New Jaganpura,
Behind Patna Central School
Patna-800027, Bihar.

Subject:- Report on Statement of Accounts on project fund utilization and withdrawal by Mahadev Developers (Project- Shanti Complex) for the period from 1st April, 2023 to 31st March, 2024 with respect to Bihar RERA Registration No.: BRERAP00203-4/55/R-1350/2022.

Dear Sir,

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
2. I have obtained all necessary information and explanation from the firm, during the course of our audit, which in my /our opinion are necessary for the purpose of this certificate.
3. I hereby confirm that we have examined the prescribed registers, books and documents and the relevant records of Mahadev Developers for the period ended 31st March, 2024 and hereby certify that:
 - I. M/s Mahadev Developers have completed 70% of the project titled Shanti Complex, Bihar RERA Reg. No.- BRERAP00203-4/55/R-1350/2022 located at Plot no. 787,793, Khata no.-75,82, Thana No.-111, Mauza- Sheikhpura, Patna-800027 Bihar.
 - II. Amount collected during the year for this project is Rs. 3,70,76,601/- and amounts collected till date is Rs.- 5,38,98,578 /-.
 - III. Amount withdrawn during the year for this project is Rs. 3,65,11,059 /- and amount incurred till date is Rs. 4,69,36,594 /-.



ANAND ALOK & CO.
Chartered Accountant

CA Alok Anand
Proprietor

I certify that Mahadev Developers has utilized the amounts collected for the projects Shanti Complex, only for that projects and the withdrawal from the common bank accounts of the said project has been in accordance with the proportion to the percentage of completion of the project.

For, ANAND ALOK & CO.

Chartered Accountant
Firm Registration No. 002861

CA Alok Anand

Proprietor

Membership No. 505016

UDIN: 24505016BLFCLN5003

Address: HNo 31B, School Block, Shakarpur, Delhi 110092.

Contact number: - 9711466526

Email ID:- alok505016@gmail.com

Date: 28 Sept 2024

