

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 **June-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- 21	
					During the Qtr- 1	
					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 beaded for each Building/Wing)			
S. No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation(if any)	100%	Completed
2.	Basements(if any)	95%	31/07/2024
3.	Podiums(if any)	NA	NA
4.	Plinth	95%	31/07/2024
5.	Stilt Floor	NA	NA
6.	Slabs of Super Structure	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	90%	31/08/2024
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	80%	31/08/2024
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Over head and Underground Water Tanks.	80%	31/07/2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	95%	31/08/2024
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas Appurtenant to Building/Wing, Compound Wall and all other	90%	31/07/2024

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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	70	31/07/2024
2.	Water Supply	YES	95	31/07/2024
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	95	31/07/2024
4.	Storm Water Drains	NA	NA	NA
5.	Landscaping &Tree Planting	YES	20	15/08/2024
6.	Street Lighting	YES	0	31/08/2024
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	90	31/07/2024
11.	Energy Management	NA	NA	NA
12.	Fire Protection and Fire Safety Requirements	YES	90	31/07/2024

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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	80	31/07/2024
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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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. (1)	Particulars (2)	Amount(In Rs.) (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)	13200000.00
6.	Actual Cost Incurred during the Quarter (Money Spent)	7363807.00
7.	Net amount at end of the Quarter	12798177.00
8.	Total expenditure on Project till date	54300402.00
9.	Cumulative fund collected till the end of Quarter in Question (Including Own Fund)	67098578.00
10.	Cumulative expenditure done till the end of Quarter in question	54300402.00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

NIL

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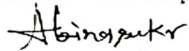
PAN: AAWFM5215D, Labour License- PT-175

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: 14/07/2024

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-Sheikhpura, 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 m^2 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)
Cum

State Fire Officer
Bihar, Patna

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- 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.
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DIG HG & FS

Cum

Fire Officer
Patna



GPS Map Camera



Patna, BR, India

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

Lat 25.570438, Long 85.154251

07/01/2024 05:54 PM GMT+05:30

Note : Captured by GPS Map Camera

Apple Maps



GPS Map Camera

Patna, BR, India

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

Lat 25.570762, Long 85.154035

07/01/2024 05:52 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 25.570764, Long 85.154024

07/01/2024 05:52 PM GMT+05:30

Note : Captured by GPS Map Camera



Patna, BR, India

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

Lat 25.570188, Long 85.153675

07/01/2024 06:00 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 25.570344, Long 85.153884

07/01/2024 06:06 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 25.570273, Long 85.153567
07/01/2024 06:03 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 25.570354, Long 85.153743

07/01/2024 06:04 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 25.570150, Long 85.154490

07/01/2024 05:57 PM GMT+05:30

Note : Captured by GPS Map Camera



Apple Maps



GPS Map Camera



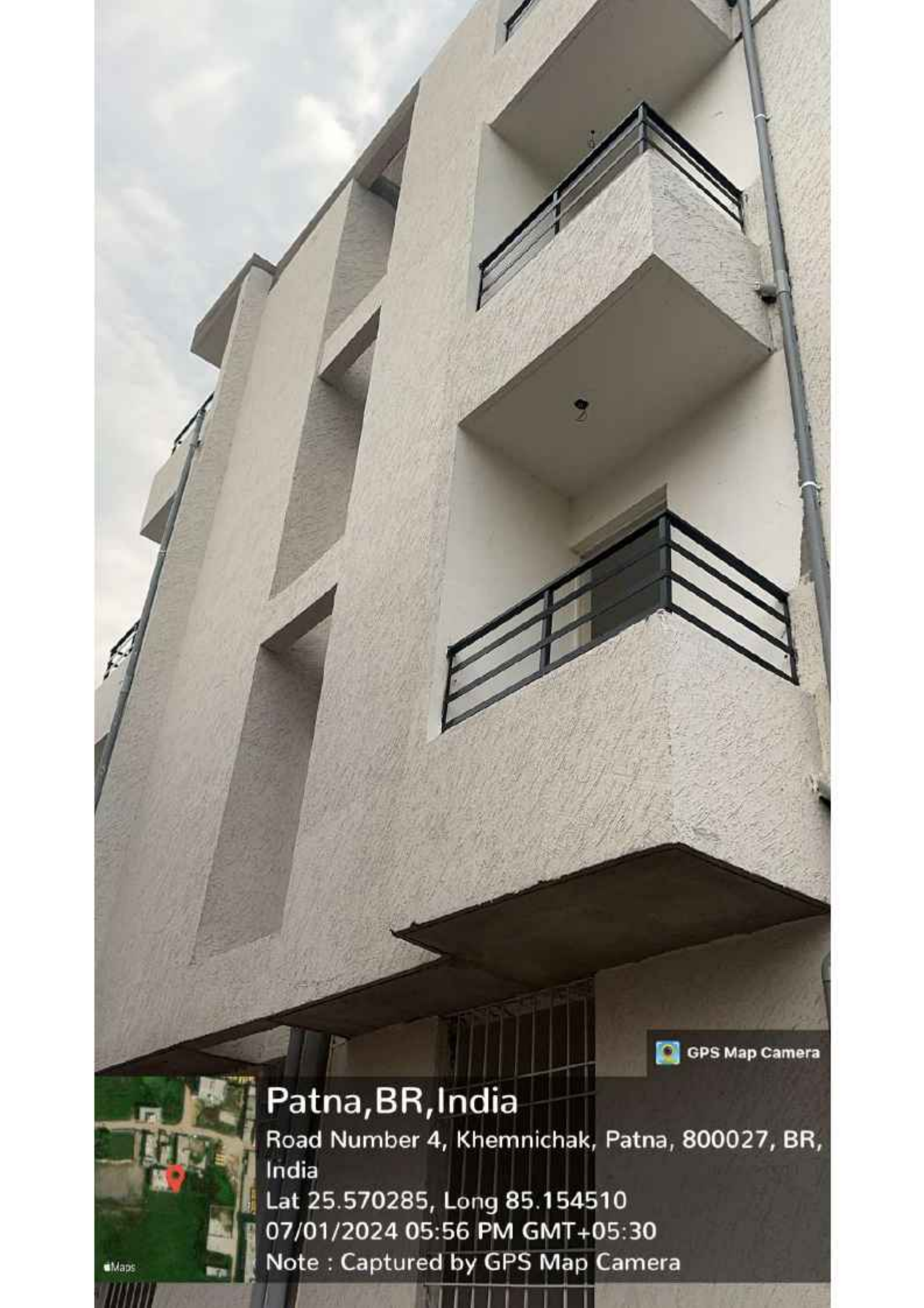
Patna, BR, India

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

Lat 25.570191, Long 85.153672

07/01/2024 06:00 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 25.570285, Long 85.154510

07/01/2024 05:56 PM GMT+05:30

Note : Captured by GPS Map Camera



Apple Maps



GPS Map Camera



Patna, BR, India

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

Lat 25.570382, Long 85.154104

07/01/2024 06:05 PM GMT+05:30

Note : Captured by GPS Map Camera



Patna, BR, India
Road Number 4, Khemnichak, Patna, 800027, BR,
India
Lat 25.570133, Long 85.154070
07/01/2024 06:08 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 25.570364, Long 85.153714

07/01/2024 06:02 PM GMT+05:30

Note : Captured by GPS Map Camera



Patna, BR, India

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

Lat 25.570279, Long 85.154171

07/01/2024 05:55 PM GMT+05:30

Note : Captured by GPS Map Camera



Project name	Shanti Complex, Jaganpura
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Milestone Chart

Apr ,24 -Jun 24

[illegible]

Project name	Shanti Complex, Jaganpura
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Milestone Chart

Apr ,24 -Jun 24

[illegible]

PLANNED

PLANNED