FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending 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	CIN NO. U45309BR2021PTC053903	Name of Firm	MANJUSUDHA DEVCON PRIVATE LIMITED
Firm Address :	S/O RIKHESHWAR SAH, CHANDAN HERO SERVICE CENTRE ADARSH COLONY BHOOTH NATH ROAD, AGAMKUAN, BAHADURPUR, PATNA, 800026		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA	02 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP12310-001/75/R-1587/2023	Name of Project/Phase of Registered Project	M S DARBI
Name of Promoter	MANJUSUDHA DEVCON PRIVATE LIMITED	Project Address	MAINPURA, PLOT NO-248, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	05-07-2028		
Starting date of Project or Phase of the Project	14-07-2023		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	01-03-2028		

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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 - FLAT-16	Total Number of Apartments in Landowner's share - FLAT-12
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. 4 BHK 5. Shop 6. Bungalow 7. Plot etc.	08 16 04		FLAT-28	1. Booked / Allotted -04 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 25%	Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	04
	28	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	N/A			
2.	Fire N.O.C.	DIRECTOR-CUM STATE FIRE OFFICER, BIHAR , PATNA		31-12-2022	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 159/22-23

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	NO	
2.	Basements (if any)	NO	
3.	Podiums (if any)	NO	
4.	Plinth	100%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	01-04-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	01-09-2025 01-11-2025 01-04-2026 01-05-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	01-06-2026 01-07-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0% 0% NO	01-07-2026 01-09-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	01-11-2026 01-11-2026 01-11-2026 01-12-2026

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11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities	0% 100% 0% 0% 0% 0% 0%	01-12-2026 01-12-20296 01-02-2027 01-03-2027 01-04-2027

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	01-12-2026
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	01-12-2026
4.	Storm Water Drains	YES	0%	01-12-2026
5.	Landscaping & Tree Planting	YES	0%	01-12-2026
6.	Street Lighting	YES	0%	01-12-2026
7.	Community Buildings	NO		

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8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	YES	0%	01-12-2026
10.	Water Conservation / Rain Water Harvesting	YES	0%	01-12-2026
11.	Energy Management	YES	0%	01-12-2026
12.	Fire Protection and Fire Safety Requirements	YES	0%	01-12-2026
13.	Closed Parking	YES	0%	01-12-2026
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station			
16.	Others (Option to Add More)			

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

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			

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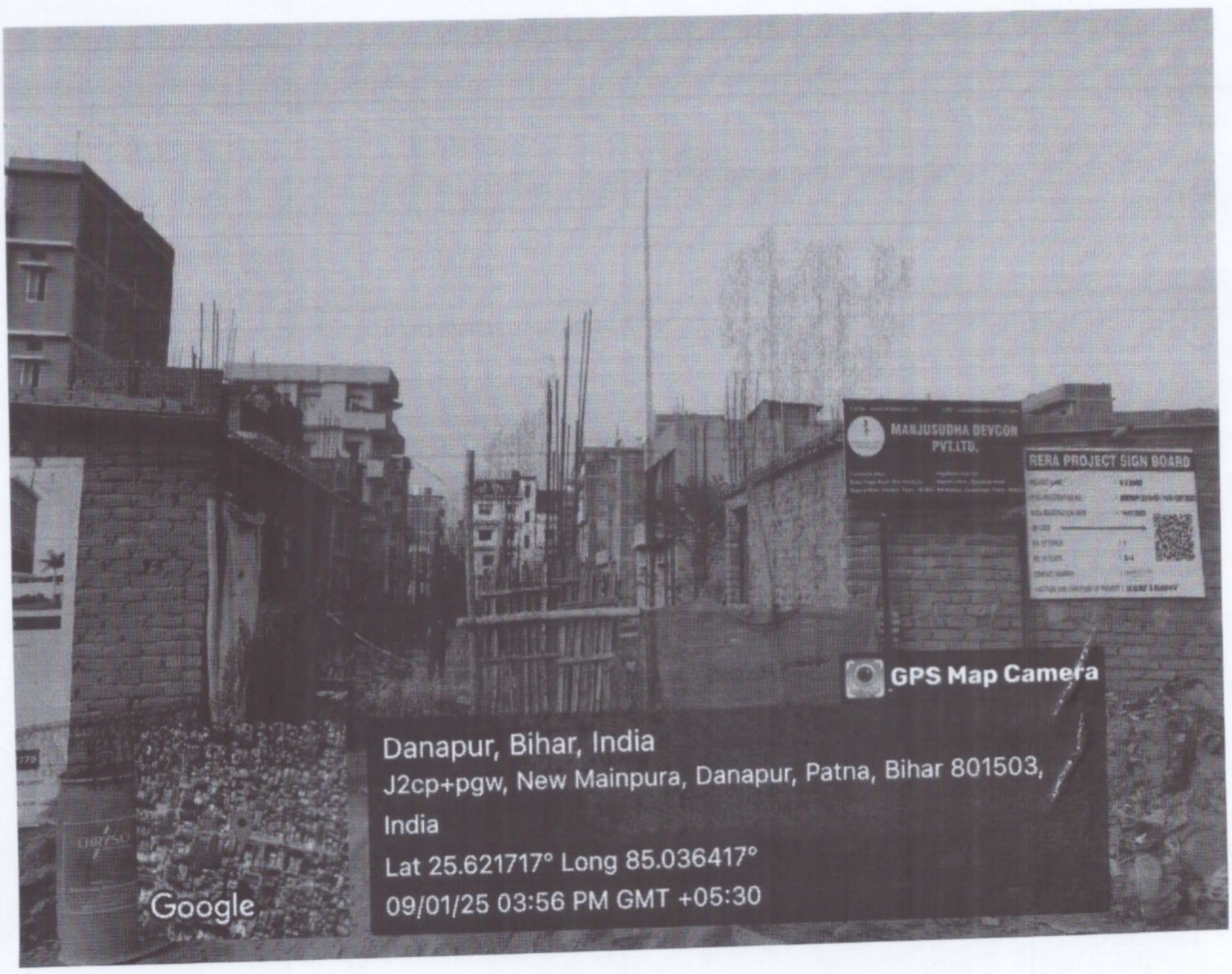
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

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



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X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	923020068210328
2.	Estimated Cost of the Project including land cost at the start of the Project	8,05,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,53,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	7,00,000=00
6.	Actual Cost Incurred during the Quarter	7,00,000=00
7.	Net amount at end of the Quarter	0
8.	Total expenditure on Project **till date**	60,00,000=00
9.	Cumulative fund collected till the end of Quarter in question	20,30,985=00
10.	Cumulative expenditure done till the end of Quarter in question	60,00,000=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL

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2.	Agreement for Sale	NIL
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?

XIV UNITS ALLOCATION DETAILS

Total Number of sanctioned apartments	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
1 BHK - 2 BHK, - 3 BHK 4 BHK - Shop- Bungalow - Plot etc		

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : AMIT KUMAR
Contact No :9431034162
Email id : manjusudhadevcon@gmail.com
Address : S/O Rikheshwar Sah, Chandan Hero Service Centre Adarsh Colony Bhooth Nath Road, Agamkuan, Bahadurpur, Patna, 800026

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 MANJUSUDHA DEVCON PVT. LTD.

DIRECTOR

Signature of Promoter

Name: Amit kumar

Date: 11/01/2025