FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

| I. PARTICULARS OF PROMOTERS | | | |
|---|---|---|---|
| Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies | 10AHXPP5575F1ZY | Name of Firm | RAVI PRAKASH (MANTRA INFRA & DECOR) |
| Firm Address : | Chopra House,ray gopal sarkar lane,naya bazar | | |
| Total Experience of promoter in Real Estate sector | | | |
| Total Experience in Real Estate after Implementation of RERA | 01 YEARS | | |
| No of Project done Before Implementation of RERA | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project | | |
| No of Project done After Implementation of RERA | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project | | |

| II. PARTICULARS OF PROJECT | | | |
|---|---|---|---|
| Project Registration Number | BRERAP12326-002/116/R-1765/2024 | Name of Project/Phase of Registered Project | KHATRI · RESIDENCY |
| Name of Promoter | RAVI PRAKASH (MANTRA INFRA & DECOR) | Project Address | KHATA NO-81, PLOT NO-118, MAUZA- JOGSAR, MOHALLA- MAHANT NARAYAN DAS LANE , BHAGALPUR |
| Name of Co-promoter | N/A | | |
| Project Registration is valid up to | 21-05-2028 | | |
| Starting date of Project or Phase of the Project | 19-09-2024 | | |
| Type of Project or Phase of the Project | Residential | | |
| Period of validity of map by the Competent Authority | 21-05-2028 | | |

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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 - |
|---|---|---|---|---|---|---|
| | 1. 1 BHK<br>2. 2 BHK, -<br>3. 3 BHK<br>4. Shop<br>5. Bungalow<br>-<br>6. Plot etc. | 04<br>12 | | FLAT-16 | 1. Booked / Allotted -NIL<br>2. Sold-NIL | 3. Booked/ Allotted -<br>Sold - |
| | | | | | Percentage of booking 0% | Percentage of booking |

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 - | NIL |
| | 16 | 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. | N/A | | | |
| 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.30-23-24

| 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) | 100% | |
| 2. | Basements (if any) | N/A | |
| 3. | Podiums (if any) | 60% | |
| 4. | Plinth | 0% | |
| 5. | Stilt Floor | 0% | |
| 6. | Slabs of Super Structure | 0% | |
| 7. | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises. | 0% | |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | 0% | |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | 0% | |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | 0% | |
| 11. | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be | 0% | |

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| | | | |
|---|---|---|---|
| | required to complete project as per Specifications in Agreement of Sale.<br><br>Any other activities | | |

| 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% | |
| 2. | Water Supply | YES | 0% | |
| 3. | Sewerage (Chamber, Line, Septic Tank, STP) | YES | 0% | |
| 4. | Storm Water Drains | YES | 0% | |
| 5. | Landscaping & Tree Planting | YES | 0% | |
| 6. | Street Lighting | YES | 0% | |
| 7. | Community Buildings | NO | N/A | |
| 8. | Treatment and Disposal of Sewage and Sullage Water | NO | N/A | |
| 9. | Solid Waste Management & Disposal | YES | 0% | |
| 10. | Water Conservation / Rain Water Harvesting | YES | 0% | |
| 11. | Energy Management | YES | 0% | |

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| | | | | |
|---|---|---|---|---|
| 12. | Fire Protection and Fire Safety Requirements | YES | 0% | |
| 13. | Closed Parking | YES | 0% | |
| 14. | Open Parking | NO | N/A | |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | NO | N/A | |
| 16. | Others (Option to Add More) | NO | N/A | |

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

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| IX. | GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT | | |
|---|---|---|---|
| (A) | Sr. No. | | Attach |
| | 1. | Front Elevation | Attach |
| | 2. | Rear Elevation | Attach |
| | 3. | Side Elevation | |
| (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. | 61620029000000028 |
| 2. | Estimated Cost of the Project including land cost at the start of the Project | 2,12,49,800-00 |
| 3. | Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) | 1,17,60,000-00 |
| 4. | Any Variation in Development Cost which is declared at the start of the Project . | N/A |
| 5. | Amount received during the Quarter | 00-00 |
| 6. | Actual Cost Incurred during the Quarter | 00-00 |
| 7. | Net amount at end of the Quarter | 00-00 |
| 8. | Total expenditure on Project till date | 00-00 |
| 9. | Cumulative fund collected till the end of Quarter in question | |
| 10. | Cumulative expenditure done till the end of Quarter in question | |

## 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<br>Case No.<br>Name of Parties | NO |
| 4. | No of Suo - Moto cases against this project<br>Case No.<br>Name of Parties | NO |
| 5. | No of Certificate cases /PDR cases against this project<br>Case No.<br>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<br>1 BHK-04<br>2 BHK -12<br>3 BHK-<br>4 BHK-<br>Shop-<br>Bungalow -<br>Plot etc | Details of allotment made so far with Flat number/ Bungalow - Plot etc<br><br>NO BOOKING | Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc<br><br>N/A |
| **XV. BROCHURE /Prospectus** | | |
| **XVI Grievance Redressal Officer**<br>**Name :** RAVI PRAKASH<br>**Contact No :** 7903802346<br>**Email id :** raviprakashchopra@gmail.com<br>**Address :** Chopra House,ray gopal sarkar lane,naya bazar | | |

**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.

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Signature of Promoter

Name: RAVI PRAKASH

PROPRIETOR

Date:

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**Annexure A**

**List of Extra/Additional Items executed with Cost**
**(which were not part of the original Estimate of Total Cost)**

FORM No. 3

[See Regulation 3]

**CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)**

**(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**

Cost of Real Estate Project 1,54,00000
Bihar RERA Registration Number BRERAP12326-002/116/R-1765

| Sr. No. | Particulars | Amount (₹) Estimated Incurred |
|---|---|---|
| 1.i | **Land Cost :** | |
| | a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost. | N |
| | b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority. | |
| | c. Acquisition cost of TDR (if any) | I |
| | d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and | |
| | e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities. | L |
| | f. Under Rehabilitation Scheme: | |
| | (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer. | |
| | (ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA. | |
| | **Note :**(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered). | |
| | (iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing | |

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temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,

(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.

**Sub-Total of Land Cost** —

| Sr.No. | Particulars | Amount (₹) Estimated | Incurred |
|---|---|---|---|
| ii | **Development Cost/ Cost of Construction :** | | |
| | a. (i) Estimated Cost of Construction as certified by Engineer. | 154,00,000 | |
| | (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. | | 22,00,000 |
| | **Note : ( for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).** | | |
| | (iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. | NIL | |
| | All costs directly incurred to complete the (i) construction of the entire phase of the project registered. | | |
| | b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority. | NIL | |
| | c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction; | NIL | |
| | **Sub-Total of Development Cost** | | 22,00,000 |

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| | | |
|---|---|---|
| 2. | Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column. | 154,00,000 |
| 3 | Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column. | 22,00,000 |
| 4 | % completion of Construction Work<br>(as per Project Architect's Certificate) | 14.28 % |
| 5 | Proportion of the Cost incurred on Land Cost and | NIL |
| | Construction Cost to the Total Estimated Cost. (3/2) | .1428 |
| 6 | Amount Which can be withdrawn from the Designated Account.<br>**Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5)** | 22,00,000 |
| 7 | Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. | NIL |
| 8 | Net Amount which can be withdrawn from the Designated Bank Account under this certificate. | 22,00,000 (Subject to availability |
| | This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company. | Promoter Name- Ravi Prakash |

Yours Faithfully,

Signature of Chartered Accountant (Membership Number..550282)

Name Shwetanshu Shekhar

M/S. MAPSS AND COMPANY * FRN-012796C * CHARTERED ACCOUNTANT

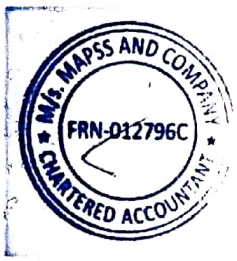
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## (ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

| Sr. No. | Particulars | Amount (₹) Estimate Incurred |
|---|---|---|
| 1. | Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV ) | 132,00,000 |
| 2. | Balance amount of receivables from sold apartments (as per Annexure A to this certificate(as certified by Chartered Accountant as verified from the records and books of Accounts) | — |
| 3. | (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)as per Annexure A to this certificate | whole area is unsold as on period of this certificate |
| 4. | Estimated receivables of ongoing project. Sum of 2 + 3 (ii) | — |
| 5. | Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account | — |

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,




Signature of Chartered Accountant,

(Membership Number---------- 550282 )

Name Shwetanshu Shekhar

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**Annexure A**

**Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project**

**Sold Inventory**

| Sr. No. | Flat No. | Carpet Area (in sq.mts.) | Unit Consideration as per Agreement/Letter of Allotment | Received Amount | Balance Receivable |
|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

NIL

**(Unsold Inventory Valuation)**
**Ready Reckoner Rate as on the date of Certificate**
**of the Residential/Commercial premises Rs. _____ per sq.mts.**

| Sr.No. | Flat No. | Carpet Area (in sq.mts.) | Unit Consideration as per Read Reckoner |
|---|---|---|---|
| 01 | 02 | 03 | 04 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

NIL

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FORM No. 2
[See Regulation 3]

## ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date :- 12/4/2025

To,
The RAVI PRAKASH (Name & Address of Promoter),
MANTRA INFRA AND DECOR [PROP]
NAYA BAZAR, BHAGALPUR- 812002

Subject : Certificate of Cost Incurred for Development of [Project Name] KHATRI RESIDENCY for Construction of _____ building(s)/ 1 Wing(s) of the _____ Phase ( Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ 118 Khata No./ 81 Thana No./ Tauzi No../C.N.No./CTSNo./SurveyNo./Final Plot No. 118 demarcated by its boundaries ( latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division _____ Village _____ Block _____ District BHAGALPUR PIN 812002 admeasuring _____ sq.mts. area being developed by [Promoter] MANTRA INFRA AND DECOR

Ref: Bihar RERA Registration Number BRERAP12326-002/116/R-1765

Sir,

I/ We UMESH PANDIT have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being ENGINEER Building(s)/ _____ Wing(s) of the KHATRI RESIDE Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 118 of Division _____ Village _____ Taluka _____ District BHAGALPUR PIN 812002 admeasuring 389.82 sq.mts. area being developed by [Owner/Promoter]

1. Following technical professionals are appointed by Owner / Promoter :—

(i) M/s /Shri/Smt _____ as L.S. / Architect ;
(ii) M/s /Shri/Smt _____ as Structural Consultant
(iii) M/s /Shri/Smt _____ as MEP Consultant
(iv) M/s /Shri/Smt _____ as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by _____ Quantity Surveyor* appointed by Developer/Engineer, and the assumption of

Umesh Pandit
Regd. D. M. Civil Engineer
Lic. No.-30/98 B.R.D.A., BGP.
Mob:-9835275991

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the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 1,54,000,00 ( Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate / Completion Certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 22,000,00 (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from _____ (planning Authority) is estimated at Rs. _____( Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

**TABLE A**

**Building /Wing bearing Number_____ or called _____**
**(to be prepared separately for each Building /Wing of the Real Estate Project)**

| Sr. No. | Particulars | Amounts |
|---|---|---|
| 1 | Total Estimated cost of the building/wing as on _____ date of Registration is | Rs. 1,54,000,00 |
| 2 | Cost incurred as on _____ (based on the Estimated cost ) | Rs. 22,000,00 |
| 3 | Work done in Percentage (as Percentage of the estimated cost ) | 10 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 1,34,000,00 |
| 5 | Cost Incurred on Additional /Extra Items as on 8 _____ not included in the Estimated Cost (Annexure A) | Rs. _____ |

Umesh Pandit
Regd. D. M. Civil Engineer
Lic. No.-30/93 B.P.D.A., BGP.
Mob:-9635275991

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## TABLE B

**(To be prepared for the entire registered phase of the Real Estate Project)**

| Sr. No. | Particulars | Amounts |
|---|---|---|
| 1 | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is | 1,54,00,000 Rs |
| 2 | Cost incurred as on (based on the Estimated cost). | Rs. 22,00,000 |
| 3 | Work done in Percentage (as Percentage of the estimated cost). | 10% |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost). | Rs. 1,34,00,000 |
| 5 | Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A). | Rs. — |

Yours Faithfully,

Signature of Engineer.

(Licence No. .....)

Umesh Pandit
Regd. D. M. Civil Engineer
Lic. No.-30/98 B.R.D.A., BGP.
Mob:-9835275991

*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive

Umesh Pandit
Regd. D. M. Civil Engineer
Lic. No.-30/98 B.R.D.A., BGP.
Mob:-9835275991

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