FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending December of 2024

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00019-3/53/R-1362/2022	Name of Project/Phase of Registered Project	Magnolia Residency
Name of Promoter	Deva Developers	Project Address	Deva Nagar Singhaul, Beg.
Name of Co-promoter	N.A	N.A	N.A
Project Registration is valid upto	01/04/2027		
Starting date of Project orPhase of the Project	07/04/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project		
Period of validity of map by the Competent Authority	27/08/2021 to 26/08/2024	Validity now extended from 3 to 5 years as per Govt. order	Validity now should be upto 26/08/2026

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	CarpetArea	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 1 BHK-	N.A	N.A	
	2. 2 BHK, -	N.A	N.A	
	3. 3 BHK –	N.A	N.A	
	4. Shop –	N.A	N.A	
	5. Bungalow-	1900.2 (Built Up Area)	12NOS	1. Booked- 6 Allotted- 6 2. Sold -

	6. Plot etc. -	N.A.		

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	
	N.A		

IV. 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 AnnexureNo.
1.	NOC for Environment		N.A		
2.	Fire N.O.C.		N.A		
3.	Water SupplyPermission		N.A		
4.	NOC from Airport Authority of India		N.A		
5.	Other Approval(s), if any, required for the Project.		N.A		

V. Construction Progress of the Project		
1. Plan Case No. **units 7 to 12 (North facing)** (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)
1.	Excavation (if any)	Foundation completed G. Floor Columns completed
2.	Basements (if any)	N.A
3.	Podiums (if any)	N.A
4.	Plinth	Plinth Completed
5.	Stilt Floor	Completed

6.	Slabs of Super Structure	G. Floor roof casting completed First Floor slab casting completed Second Floor slab casting completed G Floor soling & pcc work completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Brickwork, First Floor plaster completed Second Floor plaster completed Door Frame installed POP plaster work in 3 units Pop plaster work completed in other 3 units Floorings- 100 % completed Garage, Lawn step tiles work complete Grage p.c.c work complete. Wooden window frame making and fixing work completed and 1 coat polish done. Final coat (2nd coat) door polish works completed. Interior wall Primer works complete Door lock, T-bolt work completed. UPVC sliding window work completed.
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	electrical conduit pipe fitting, plumbing, wall cutting and pipe fitting completed. CP and sanitary fitting work complete Inside Wiring work completed Electrical fittings completed Sink fixing work complete.
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and UndergroundWater Tanks.	Staircase casting Staircase railing and tiling work completed Parapet wall Grill Fitting Overhead water tank installs and pipe connection work completed.
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of theBuilding/Wing.	External Plaster completed Exterior primer works front side Exterior wall paint work (final coat) complete. Septic Tank completed SWR drain earth work Drain WC & rainwater chamber brickwork and plaster punning work Soak pit excavation & precast pcc ring installed in soakpit. Top floor (terrace) pcc, plaster + punning work completed All Balconi grill primer and one coat paint completed. Rainwater chamber brickwork, plaster and punning work complete.

		All Balcony grill primer and paint (final coat) work 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/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing,	Boring and submersible pump installation work completed Pavers Block Laying work in road area completed.
	Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	Aangan Grill fitting and finishing work Outer side wall white cement work complete. Outside wall putty work completed. East boundary wall brickwork and plaster completed. Lawn grass laying, plantation work. _____ As per passed map

V. Construction Progress of the Project		
1. Plan Case No. **units 1 to 6 (South facing)** (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)
1.	Excavation (if any)	Foundation completed
2.	Basements (if any)	N.A
3.	Podiums (if any)	N.A
4.	Plinth	Plinth Completed
5.	Stilt Floor	Completed
6.	Slabs of Super Structure	First floor roof casting completed Second floor roof casting completed

7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	First floor brickwork completed Second floor brickwork completed Grage p.c.c work completed. Garage, Lawn step tiles work completed. All unit's internal plaster work completed. POP plaster work completed Wooden window frame making and fixing work completed UPVC sliding window work completed. Final coat door polish work completed. Door lock, T-bolt work complete Interior wall Primer works completed.
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Electrical conduit pipe fitting, Electrical- Inside wiring work completed Electrical Fitting works completed. Plumbing pipe fitting SWR and CPVC pipework in bathrooms Sink fixing work complete CP and sanitary fitting work complete (unit 1 to 5)
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and UndergroundWater Tanks.	Staircase casting Staircase railing and tiling work completed Stair skirting plaster work. Overhead water tank installs and pipe connection work completed.
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of theBuilding/Wing.	External Plaster for all units completed External putty work completed Exterior wall Final coat putty works complete. Exterior wall paint work (single coat) complete. Septic Tank excavation, soling, pcc base casting, brickwork, punning plaster work for 6 units Septic tank slab casting work completed 4 " SWR earthline work completed for all units Top floor (Terrace) p.c.c plaster and punning work for 3 units Balconi grill primer and one coat paint done. Front balcony skirting plaster work. Rainwater chamber brickwork, plaster and punning work complete.

11.	Installation of Lifts, water pumps,Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, 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.	Boring and submersible pump installation work completed Pavers Block laying work in road area completed. Lawn grass laying, plantation work. Aangan grill fixing and finishing Outer side wall white cement work completed. Main gate grill making and fixing work completed Compound wall with grill work and Main Gate completed. All balcony grill primer and paint (1 coat) completed As per passed map

VI. 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 dateof the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	NIL	
2.	Water Supply	YES	NIL	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Sewerage line, Septic Tank, Soak pit	NIL	
4.	Storm Water Drains	YES	NIL	
5.	Landscaping & Tree Planting	YES	NIL	
6.	Street Lighting	YES	NIL	
7.	Community Buildings	N.A	N.A	

8.	Treatment and Disposal of Sewage and Sullage Water	N.A	N.A	
9.	Solid Waste Management & Disposal	N.A	N.A	
10.	Water Conservation / Rain Water Harvesting	N.A	N.A	
11.	Energy Management	N.A	N.A	
12.	Fire Protection and FireSafety Requirements	N.A	N.A	
13.	Closed Parking	N.A	N.A	
14.	Open Parking	N.A	N.A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Transformer, Bus bar	NIL	
16.	Others (Option to Add More)	_____	_____	

VIA. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		Proposed Yes/No.	Percentage of Actual Work Done (As on date of certificate)	Details
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			

5.	Parks, Land Scaping and Tree Planting		N.A	
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/RainWater Harvesting			
9.	Energy Management			

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

VIII. Financial Progress of the Project		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. Canara Bank, Begusarai Current A/C No-120000822795	

2.	Estimated Cost of the Project including land costat the start of the Project	Rs. 15,00,00,000 (Land – Approx 5.5 Crs +)
3.	Amount received during the Quarter	27,72,101
4.	Actual Cost Incurred during the Quarter	31,55,710
5.	Net amount at end of the Quarter	5,58,857.50
6.	Total expenditure on Project till date	10,89,88,781
7.	Cumulative fund collected till the end of Quarterin question	6,11,65,163
8.	Cumulative expenditure done till the end ofQuarter	10,89,88,781

	in question	

IX.	Details of Mortgage or Charge if any created
	N.A

X.	MISCELLANEOUS	
A	List of Legal Cases (if any)	
1.	Case No.	
2.	Name of Parties	N.A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Whether the project in progress is as per time schedule or lagging behind?

Overall project progressing as per schedule.

Current Gantt Chart as below

Action Item	Jun-22	Sep-22	Dec-22	Mar-23	Jun-23	Sep-23	Dec-23	Mar-24	Jun-24	Sep-24	Dec-24	Mar-25	Jun-25
Site preparation													
Civil Work													
Concealed wiring conduit & plumbing													
Door frame fixing & plaster													
Wiring													
POP & Flooring													
Door & Window fixing													
Switches													
Sanitary & CP Fitting													
External Putty & Painting													
Civic Infrastructure													

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 concealedhere from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Signature of Promoter

Name:

Date:

Bharat Bhushan Deva