

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending of DEC. 2024 (year)

I. PARTICULARS OF PROMOTERS			
Partnership deed no.	138	Name of Firm SRI MATESHWARI CONSTRUCTIONS	
Firm Address :	108, Hariom Commercial complex, New Dak-bungalow road, Patna, 80001.		
Total Experience of promoter in Real Estate sector	21 Years		
Total Experience in Real Estate after Implementation of RERA	7 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	6 0 0 0	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	5 0 0 0	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00026- 9/121/R-1442/2022	Name of Project/Phase of Registered Project	BISHWAJEET HEIGHTS
Name of Promoter	SRI MATESHWARI CONSTRUCTIONS	Project Address	Abhimanyu Nagar, Jalalpur, Patna
Name of Co-promoter			
Project Registration is valid up to	30/04/2028		
Starting date of Project or Phase of the Project	19/06/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4. Plotted project	Residential	
Period of validity of map by the Competent Authority	15/04/2025		



III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area(s qft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -18	Total Number of Apartments in Landowner's share -14
	1. 1 BHK 2. 2 BHK 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	3 BHK	955	32	1. Booked /Allotted - 1 (in this qtr.) Total - 9 2. Sold - 0 Percentage of booking - 50%	3. Booked/ Allotted - 4. Sold - 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)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 0
1	0	2. Sold	- 0

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			
2.	Fire N.O.C.	. STATE FIRE DEPT.	08/06/2021	24/12/2021	Already Submitted
3.	Water Supply Permission	Self			
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.				

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VI. CONSTRUCTION PROGRESS OF THE PROJECT1. Plan Case No. **27/22-23** (To be filled 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	100%	Completed
6.	Slabs of Super Structure	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	80%	30/06/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	60%	30/06/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	30/06/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%	30/06/2026
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	10%	30/06/2026

	requirements as may be required to complete project as per Specifications in Agreement of Sale.	
	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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	31/12/2026
2.	Water Supply	YES	0%	31/12/2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	60%	31/12/2026
4.	Storm Water Drains	YES	15%	31/12/2026
5.	Landscaping & Tree Planting	YES	0%	31/12/2026
6.	Street Lighting	YES	0%	31/12/2026
7.	Community Buildings	NO	NA	-
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	31/12/2026
9.	Solid Waste Management & Disposal	YES	50%	31/12/2026
10.	Water Conservation / Rain Water Harvesting	YES	50%	31/12/2026
11.	Energy Management	YES	0%	31/12/2026

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12.	Fire Protection and Fire Safety Requirements	YES	5%	31/12/2026
13.	Closed Parking	YES	60%	31/12/2026
14.	Open Parking	YES	0%	31/12/2026
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	31/12/2026
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	NA		
2.	Water Supply	NA		
3.	Sewerage Chambers Septic Tank	NA		
4.	Drains	NA		
5.	Parks, Land Scaping and Tree Planting	NA		
6.	Street Lighting	NA		
7.	Disposal of sewage & sullage water	NA		
8.	Water conservation/Rain Water Harvesting	NA		
9.	Energy Management	NA		

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

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	922020009106713
2.	Estimated Cost of the Project including land cost at the start of the Project	127400000
3.	Estimated Development Cost of the Project at the Start of the Project. (Excluding Land Cost)	90000000
4.	Any variation in Development Cost which is declared At the start of the Project.	
5.	Amount received during the Quarter	10895238
6.	Actual Cost Incurred during the Quarter	2604667
7.	Net amount at end of the Quarter	8290571
8.	Total expenditure on Project till date	72028629
9.	Cumulative fund collected till the end of Quarter in question	39692918
10.	Cumulative expenditure done till the end of Quarter in question	72028629

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any
NA

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XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	NO
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of execution Cases against this project Case No. Name of Parties	NA
4.	No. of Suo- Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	1
3.	No. of possessions given to allottees	0
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
<p>Weather the project in progress is as per time schedule or lagging behind?</p> <p>Answer – The Project in Progress is as per time Schedule. kindly find mile stone chart attached below.</p>		

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	203,207,303,304,307,401,407,501,504	

XV. BROCHURE /Prospectus- Attached Below**XVI Grievance Redressal Officer**

Name :

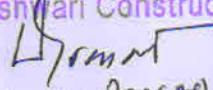
Contact No :

Email id :

Address :

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 Sri Matesh Vari Constructions
Signature of Promoter 

Name: Laxmi Deora Managing Partner

Date: 14.01.2025

MILE STONE CHART												
WORK DETAIL	PROJECT = BISHWAJEET HEIGHTS											
	→ EXPECTED DATE FOR COMPLETION WORK											
	Aug 2022 to Sept. 2022											
Piling Work												
Foundation Work		Oct 2022 to Nov 2022										
Basement cast			Dec 2022 to Jan 2023									
Structure Work Completed				Feb 2023 to Jan 2024								
Brick Work					Feb 2024 to Aug 2024							
Plastering Work (Internal)						Sept. 2024 to Apr 2025						
Plastering Work (External)							May 2025 to Sept 2025					
Window Fitting								Oct 2025 to Mar 2026				
Floor Covering Work									Apr 2026 to Sept 2026			
Electric Work (Cable) Conduct										Oct 2026 to Apr 2027		
Plumbing Work Fitting											May 2027 to Aug 2027	
Painting Work (Internal)												Sept 2027 to Nov 2027
Painting Work (External)												Dec 2027 to Mar 2028

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BRERAP00026-9/121/R-1442/2022

Luxurious **3 BHK** Deluxe Flats



BISHWAJEET HEIGHTS

KOTHTWA, DANAPUR, PATNA

Perfect home with perfect space

A PROJECT BY






BISHWAJEET
 HEIGHTS

**Comfort, Convenience,
good construction quality & Finishing**

Quality of Project

- Fully lighted and airy all flat.
- Near Police Chowki & Railway Station.
- No water logging area.
- 24 Hours communication from any other place.
- Nearer to best Schools of Patna.
- A number of Nursing Homes nearer to the project.



AMENITIES YOU DESERVE



Layout Plan

1st to 4th Floor



Area Statement

Flat # 01 (3 BHK)
 Carpet Area 990 sft.
 Balcony Area 142 sft.
 Outer Wall Area 55 sft.
 Service Area 358 sft.
 Total Area 1545 sft.

Flat # 02 (3 BHK)
 Carpet Area 935 sft.
 Balcony Area 148 sft.
 Outer Wall Area 55 sft.
 Service Area 342 sft.
 Total Area 1480 sft.

Flat # 03 (3 BHK)
 Carpet Area 1052 sft.
 Balcony Area 145 sft.
 Outer Wall Area 60 sft.
 Service Area 378 sft.
 Total Area 1635 sft.

Flat # 04 (3 BHK)
 Carpet Area 1015 sft.
 Balcony Area 149 sft.
 Outer Wall Area 55 sft.
 Service Area 366 sft.
 Total Area 1585 sft.

Flat # 05 (3 BHK)
 Carpet Area 980 sft.
 Balcony Area 127 sft.
 Outer Wall Area 58 sft.
 Service Area 350 sft.
 Total Area 1515 sft.

Flat # 06 (3 BHK)
 Carpet Area 960 sft.
 Balcony Area 153 sft.
 Outer Wall Area 56 sft.
 Service Area 351 sft.
 Total Area 1520 sft.

Flat # 07 (3 BHK)
 Carpet Area 955 sft.
 Balcony Area 145 sft.
 Outer Wall Area 54 sft.
 Service Area 346 sft.
 Total Area 1500 sft.



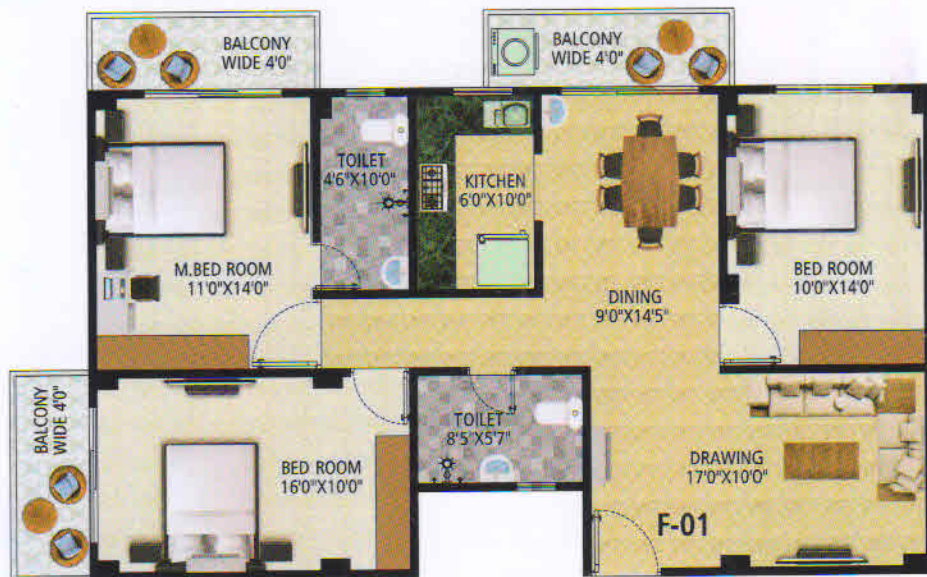
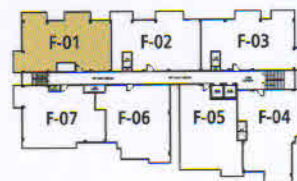
5th Floor



(3 BHK)	
Carpet Area	1350 sq.ft.
Outer Wall Area	80 sq.ft.
Service Area	430 sq.ft.
Terrace Area	885 sq.ft.
Total Area	2745 sq.ft.

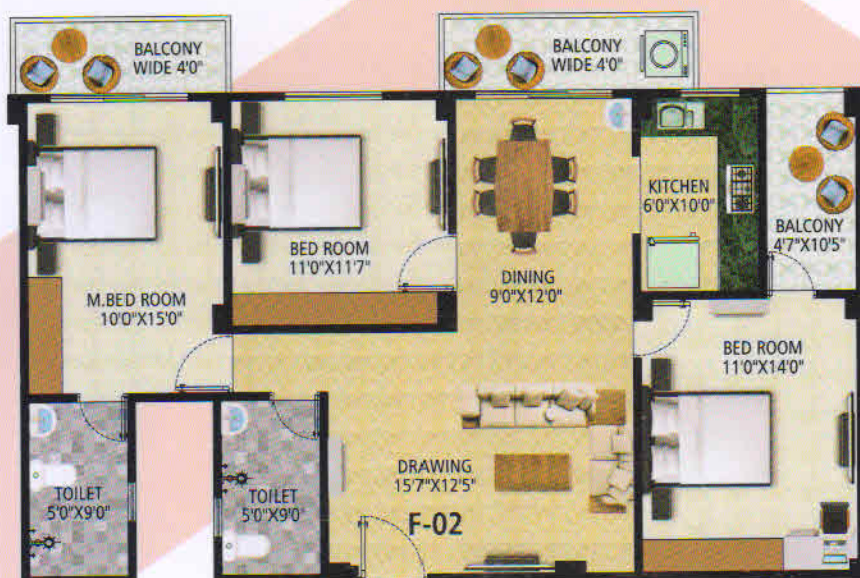
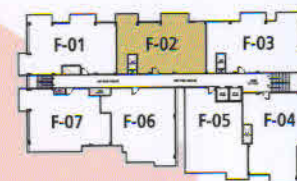
Flat Layout

3 BHK
(1st to 4th Floor)



Flat # 01
Total Area 1545.00 sq.ft.

- 3 Bedrooms
- 2 Toilets
- 3 Balconies

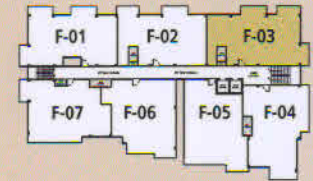


Flat # 02
Total Area 1480.00 sq.ft.

- 3 Bedrooms
- 2 Toilets
- 3 Balconies

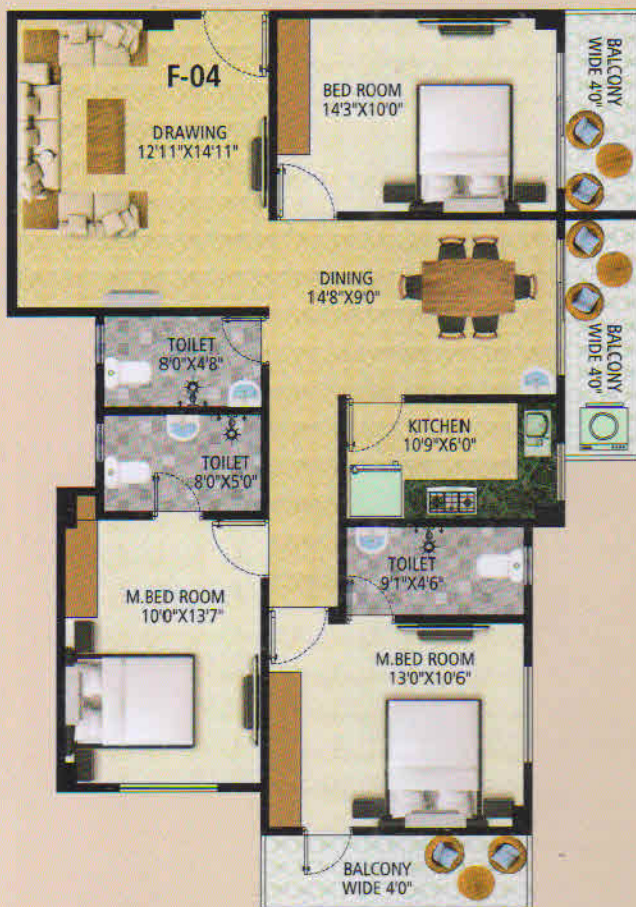
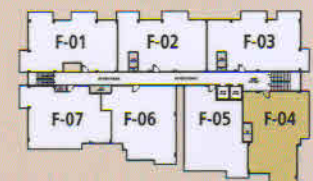
Flat Layout

3 BHK
(1st to 4th Floor)



Flat # 03
Total Area 1635.00 sq.ft.

- 3 Bedrooms
- 3 Toilets
- 3 Balconies

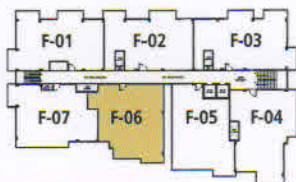


Flat # 04
Total Area 1585.00 sq.ft.

- 3 Bedrooms
- 3 Toilets
- 3 Balconies

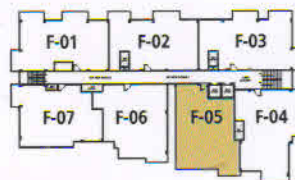
Flat Layout

3 BHK
(1st to 4th Floor)



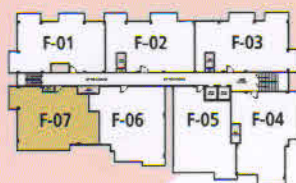
Flat # 06
Total Area 1520.00 sq.ft.

-  3 Bedrooms
  3 Toilets
 3 Balconies



Flat # 05
Total Area 1515.00 sq.ft.

-  3 Bedrooms
  3 Toilets
 3 Balconies

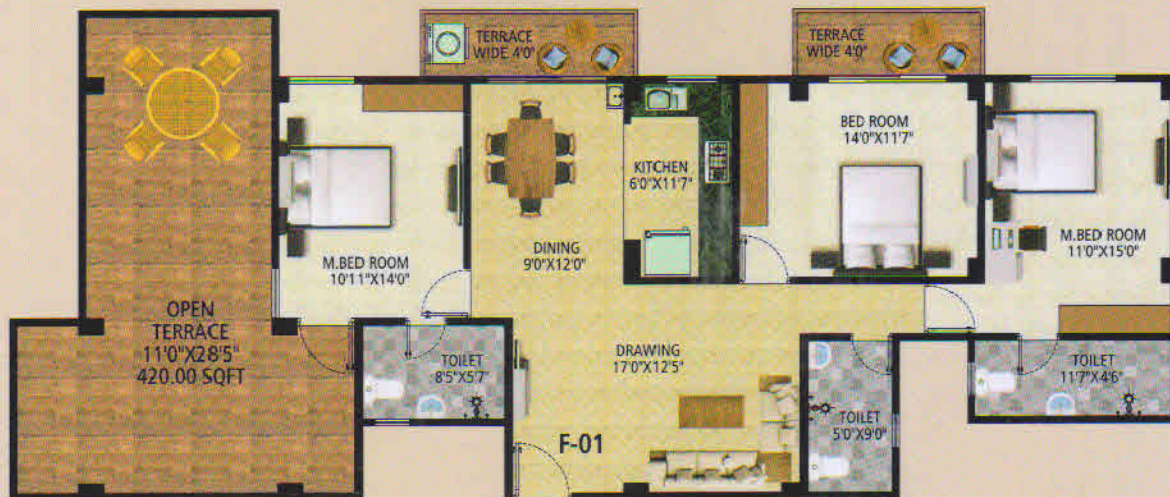
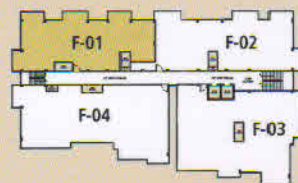


Flat # 07
Total Area 1500.00 sq.ft.

-  3 Bedrooms
  3 Toilets
 3 Balconies



Flat Layout 3 BHK with Terrace (5th Floor)



Flat # 01

Total Area 2040.00 sq.ft.

- 3 Bedrooms
- 3 Toilets
- 0 Balcony
- 3 Terrace



Flat # 02

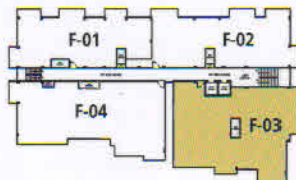
Total Area 2320.00 sq.ft.

- 3 Bedrooms
- 4 Toilets
- 0 Balconies
- 3 Terrace

Flat Layout

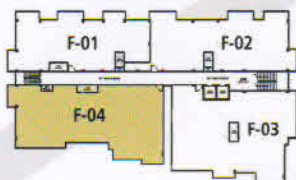
3 BHK with Terrace

(5th Floor)



Flat # 03
Total Area 2885.00 sq.ft.

- | | |
|------------|-----------|
| 3 Bedrooms | 3 Toilets |
| 1 Balcony | 3 Terrace |



Flat # 04
Total Area 2745.00 sq.ft.

- | | |
|------------|-----------|
| 3 Bedrooms | 3 Toilets |
| 1 Balcony | 3 Terrace |

Specifications

STRUCTURE	: RCC Frame Structure with Earthquake resistance.
SUPER STRUCTURE	: 1st Class Brick work in Cement Sand Mortar.
FLOORING	: Vitrified Tiles Flooring inside the Flat. Except Toilet & Kitchen.
DOORS & WINDOWS	: Chowkhat of Salwood, Door Shutter will be of Flush Door Painted with two coats of enamel paint. Fully Glazed window with uPVC/aluminium frame.
KITCHEN	: Kitchen top will be of Granite Stone with Steel Sink, Glaze Tiles dodo upto 2' high from working platform & Floor will be Ceramic Tiles.
TOILETS	: Glazed Tiles on wall up to Lintel level, Floor will be Ceramic tiles, Chinaware will be of Hindware/Parryware make and C.P fitting will be ESSCO/Hindware/Parryware.
ELECTRICAL	: Copper Wiring in Concealed P.V.C Conduits. Power Plug in D/D, Bedrooms, Toilets and Kitchen.
FINISHING	: All walls will be finished with Wall Putty.
SERVICE	: Telephone Point (not connection) in each flat. PBX facility from each flat to security point.
WATER	: 24 Hours water supply from own Tube well.
POWER BACKUP	: 300Watts Power in each flat from silent Gen-Set.
LOANS	: Loan facility available from Bank / Financial Institution.
NOTE	: Payment are to be made by Cheque/Bank Draft in favour of Sri Mateshwari Constructions at Patna.



Features of Building & Common Areas

Parking Space	Sufficient car parking Space provided for all flats and their easy movement to enter and exit the building.
Water Supply	Round the clock water supply, insulated water tanks.
Lift	Of a known, reliable, branded company.
Generator with auto-changer	Suitable capacities silent generator with auto-changer, to be installed.

Note: Extra charges for cupboards, shelves, extra electrical points, power plugs, telephone points and modifications or alterations other than agreement shall be borne by flat purchasers only.
Registration charges, GST extra.

Mode of Payment

- At the time of Booking.....10% of sale price
- After completion of Foundation20%
- After completion of Ground Floor Slab.....10%
- After completion of 1st Floor Slab10%
- After completion of 2nd Floor Slab10%

- After completion of 3rd Floor Slab.....10%
- After completion of 4th Floor Slab.....10%
- After completion of 5th Floor Slab.....5%
- After completion of Brick Work.....5%
- After completion of Plaster Work.....5%
- One Month before Possession.....5%



Distances From

Danapur Rly Station.....	3.0 Km
Patliputra Rly Station	3.7 Km
AIIMS	5.6 Km
Bailey Road	1.6 Km
Aqua Water Park	5.2 Km
St. Karen's Secondary School....	2.6 Km



OUR DELIVERED PROJECTS IN PATNA



Girja Complex
Near Patna Central School
Jaganpura, Patna



Jamuna Tower
Ashok Nagar, Patna



SINGH VILLA
Gola Road, Patna



Mateshwari Residency
Near Patna Central School
Bypass, Patna



SRI MATESHWARI CONSTRUCTIONS

Registered Office

108, Hariom Commercial Complex
New Dakbungalow Road, Patna - 800 001 (Bihar)

☎ 0612-2216335
9334117578
9334837720
7634814814

Architect :
A.R. & ASSOCIATES
Kailash Niwash, Bhikhna Pahari
Patna 800004
Mob. : 9771344539

All details in this booklet are for easy information and concept purpose only, and do not form part of the agreement.
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