FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending 31st December 2024

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deedno/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN : U70109BR2022PTC056521	Name of Firm	MAHANAGAR INFRACON PVT. LTD. (formerly known as Shree Shyam Infracon)
Firm Address:	401, Hem, Plaza, Fraser Road, Patna, Bihar - 800001		
Total Experience of promoter in Real Estate sector	10 yrs		
Total Experience in Real Estate after Implementation of RERA	8 yrs		
No of Project done Before Implementation of RERA	1. Residential	1	
No of Project done After Implementation of RERA	1. Residential 2. Residential- cum Commercial	1 2	

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00308-3/59R-1357/2022 Corrigendum MEMO NO.: RERA/PRO-REG-59/2022/196	Name of Project/Phase of Registered Project	THE IMPERIAL
Name of Promoter	MAHANAGAR INFRACON PVT. LTD.	Project Address	NH-30, EAST RAM KRISHNA NAGAR, PATNA, BIHAR - 800027
Name of Co-promoter			
Project Registration is valid up to	15.03.2026		
Starting date of Project or Phase of the Project	06.04.2022		
Type of Project or Phase of the Project	1. Residential		
Period of validity of map by the Competent Authority	31.01.2027		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area (Sq.ft.)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
	1. 4 BHK - 2. 3 BHK				1. Booked / Allotted -23 2. Sold-	3.Booked/Allotted- N.A. Sold - N.A.
					Percentage of booking 74%	Percentage of booking N.A.

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted- 23	
	60	2. Sold-	

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.	N.A.	N.A.	N.A.
2.	Fire N.O.C.	Office of State Fire officer cum Director Bihar	10.02.21	07.04.21 via Letter - 875	
3.	Water Supply Permission	N.A.	N.A.	N.A.	N.A.
4.	NOC from Airport Authority of India	N.A.	N.A.	N.A.	N.A.
5.	Other Approval(s), if any, required for the Project.	N.A.	N.A.	N.A.	N.A.

VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No.: P/DHELWAN/PCN-1B+G+8/381/2021			
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 %	ALREADY COMPLETED
2.	Basements (if any)	95%	20.02.2025
3.	Podiums (if any)	N.A.	-
4.	Plinth	100%	ALREADY COMPLETED
5.	Stilt Floor	N.A.	-
6.	Slabs of Super Structure	100%	ALREADY COMPLETED
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	90% (Eight Floor Brickwork done. Door Frame Fitting done till 8th Floor. Plaster work done till 8th Floor. Flooring going on)	30.06.2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	60% (Internal Plumbing pipes and fitting, WC Cistern fitting, Indian PAN fitting under process. Internal Electrical conduit work done. Bathroom wall tiles fitting under progess)	31.03.2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50% (Stair Case – Plaster work complete, Lift Well – Casted. Lift well plaster going on. Overhead Fire Tank Casted.)	30.06.2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60% (External Plumbing Work in progress. Elevation work under progress. Terrace Slab completed. External plaster completed. Waterproofing in bathrooms done.)	30.09.2025
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	20% (Lift well Brick work completed. Lift well plaster going on. Basement Floor Finishing under progress.)	31.12.2025

	requirements as me 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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	-	-
2.	Water Supply	Yes	0%	31.12.2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	20%	31.10.2025
4.	Storm Water Drains	No	-	-
5.	Landscaping & Tree Planting	Yes	0%	31.12.2025
6.	Street Lighting	Yes	0%	31.12.2025
7.	Community Buildings	No	-	-
8.	Treatment and Disposal of Sewage and Sullage Water	No	-	-
9.	Solid Waste Management & Disposal	No	-	-
10.	Water Conservation / Rain Water Harvesting	Yes	0%	31.12.2025
11.	Energy Management	No	-	-

12.	Fire Protection and Fire Safety Requirements	Yes	0%	31.10.2025
13.	Closed Parking	Yes	90%	31.07.2025
14.	Open Parking	Yes	0%	31.12.2025
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	31.10.2025
16.	Others (Option to Add More)	-	-	-

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT – NOT APPLICABLE				
		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	NOT APPLICABLE	-	-
2.	Water Supply	NOT APPLICABLE	-	-
3.	Sewerage Chambers Septic Tank	NOT APPLICABLE	-	-
4	Drains	NOT APPLICABLE	-	-
5.	Parks, Land Scaping and Tree Planting	NOT APPLICABLE	-	-
6.	Street Lighting	NOT APPLICABLE	-	-
7.	Disposal of sewage & sullage water	NOT APPLICABLE	-	-
8.	Water conservation/Rain Water Harvesting	NOT APPLICABLE	-	-
9.	Energy Management	NOT APPLICABLE	-	-

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

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	41536166531
2.	Estimated Cost of the Project including land cost at the start of the Project	2454.70 Lakhs
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	2403.2 Lakhs
4.	Any Variation in Development Cost which is declared at the start of the Project.	N.A
5.	Amount received during the Quarter	1,36,36,700/-
6.	Actual Cost Incurred during the Quarter	1,00,00,000/-
7.	Net amount at end of the Quarter	49,72,155/-
8.	Total expenditure on Project **till date**	14,06,53,757/-
9.	Cumulative fund collected till the end of Quarter in Question (Collection A/c of the Project)	1,94,81,000/-
10.	Cumulative expenditure done till the end of Quarter in question(Own Fund Utilized)	1,25,92,367/-

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
Yes, Term Loan (Project Financing) is availed by SBI, SME Patna, Dakbunglow.	

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

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.

Signature of Promoter
Name: Raghav Churiwal
Date: 14.01.25

FORM NO. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date- **10.01.2025**

To,

The Authority,

M/s MAHANAGAR INFRACON PVT LTD,

Patna

Subject: Certificate of Percentage of Work executed in the project.

"The Imperial" having No. of Building(s) – 1 of the Phase- 1 bearing the registration no. **BRERAP00308-3/59/R-1357/2022** and being developed on the Plot bearing CS No – 361(P), Khata No- 17, Thana No – 23, Mauza – DHELWAN, Patna Bye Pass, Patna demarcated by its boundaries LAT – 25.5831231 N, LONG – 85.1464643 E of the land-2328.04 SQM, situated at Patna Bye Pass, Near Dhelwan, Village – DHELWAN Block – PATNA SADAR, District – Patna , PIN – 800027

Admeasuring – 2328.04 Sqm, Area being developed by the

PROMOTER - **M/s MAHANAGAR INFRACON PVT LTD,**

Sir,

I, Pankaj Kumar Karn have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the "The Imperial" Building(s) - 1 of the Phase – 1 of the Project, Situated on the plot bearing C.S. No. – 361 (P) Khata No. – 17, Thana No. – 23, Mauza – DHELWAN, Patna admeasuring – 2328 sq. mts. area being situated at Patna Bye Pass, Near Dhelwan, Village – DHELWAN Block – PATNA SADAR, District – Patna , PIN – 800027, developed by – M/s Mahanagar Infracon Pvt Ltd,

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s "A.R.& ASSOCIATES" as L.S. / Architect;
   (ii) M/s PRATIK KUMAR KARN as Structural Consultant
   (iii) M/s /Shri/Smt.---------- as Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) M/s /Shri/Smt.---------- as Site Supervisor

Based on site Inspection, with respect to reach of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number **BRERAP00308-3/59/R-1357/2022** Under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

Building of the Project – The Imperial

Sr. No.	Tasks/Activity	Percentage of work done
1.	Excavation	Done
2.	Number of basement(s) and Plinth	1
3.	Number of Podiums	N.A.
4.	Stilt Floor	1
5.	Number of Slabs of Super Structure	All Completed
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	Eight Floor Brickwork done. Door Frame Fitting done till 8th Floor. Plaster work done till 8th Floor. Internal Flooring work started.
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	Internal Plumbing pipes and fitting, WC Cistern fitting, Indian PAN fitting done. Internal Electrical conduit work done. Bathroom wall tiles fitting under process.
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	Stair Case – Plaster work complete, Lift Well – Casted. Lift Well Plaster work is going on. Overhead Fire Tank Casted.
9.	The external plumbing and external plaster, elevation, completion of terraces with Water proofing of the Building/Wing.	External Plumbing Work in progress. Elevation work under progress. Terrace Slab completed. External plaster completed. Waterproofing in bathrooms done.
10.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 may be required to obtain Occupation/Completion Certificate.	Lift well Brick work completed. Lift Well Plaster work is going on. Basement Floor Finishing under progress.

TABLE-B

Internal and External Development Work in respect of the entire Registered Phase.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-Paths	No	-	
2	Water Supply	YES	0%	Own Bore Well
3	Sewerage (Chamber, lines, Septic Tank, STP)	YES	20%	Sewerage Tank Completed
4	Storm Water Drains	NO	0%	
5	Landscaping & Tree Planting.	YES	0%	
6	Street Lighting	YES	0%	
7	Community Buildings	NO	-	
8	Treatment and disposal of sewage and Sullage water	NO	-	
9	Solid Waste management & Disposal.	NO	-	
10	Water conservation, Rain water harvesting.	YES	0%	
11	Energy management	NO	-	
12	Fire protection and fire safety requirements	YES	0%	
13	Electrical meter room, sub-station, receiving station.	YES	0%	
14	Others (Option to Add more).	-	-	

Yours Faithfully,

ER. PANKAJ KUMAR KARN
(Registration No. – ER/10/2018)
Er. Pankaj Kr. Karn
(Engineer)
EMP No.-ER/10/2018
PATNA MUNICIPAL CORPORATION

SKKSS & Co
CHARTERED ACCOUNTANTS
F.R.N.- 023814C

Tel : +91 8585970043
+91 9263374200
skkssco@gmail.com

FORM NO. 3
[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project "THE IMPERIAL"
Bihar RERA Registration Number BRERAP00308-3/59/R-1357/2022

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.	20,00,000.00
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and Authority or State Government or any Statutory Authority.	
	c. Acquisition cost of TDR (if any)	
	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	31,46,035.86
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	
	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 C.A. Note : (for total cost of construction incurred, Minimum of (i) or (ii)	
	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**	51,46,035.86

DARIYAPUR GOLA ROAD,
MUKHTAR TOLI, NEAR A.K. LAL HOSPITAL
NALA ROAD, PATNA - 800004

SKKSS & Co PATNA Chartered Accountants

SKKSS & Co
CHARTERED ACCOUNTANTS
F.R.N.:- 023814C

Tel : +91 8585970043
+91 9263374200
skkssco@gmail.com

Sr.No.	Particulars	Amount ( ) Estimated Incurred
I ii	**Development Cost/ Cost of Construction :**	
	a. (i) Estimated Cost of Construction as certified by Engineer.	24,03,24,316.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A.	13,55,07,721.91
	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 roadsetc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	
	All costs directly incurred to complete the (i) construction of the entire phase of the project of the project registered.	
	a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	
	b) 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;	
	Sub-Total of Development Cost	
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	24,54,70,351.86
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	14,06,53,757.77
4.	% Completion of Construction Work (As per project Architect's Certificate)	
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	57.30
6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)**	**14,06,53,757.77**
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	8,10,48,607.73
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. 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.	**5,96,05,150.04**

DARIYAPUR GOLA ROAD,
MUKHTAR TOLI, NEAR A.K. LAL HOSPITAL
NALA ROAD, PATNA - 800004

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F.R.N.- 023814C

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+91 9263374200
skkssco@gmail.com

(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)	10,48,16,594.09
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)	8,36,43,246.00
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	9,75,40,456.00
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	18,11,83,702.00
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 [**MIPL**] and is based on the records.

Shweta Singh

Yours Faithfully,
Signature of Chartered Accountant
(Membership Number - 436021)
Name - FCA Shweta Singh

SKKSS & Co CA PATNA Chartered Accountants

DARIYAPUR GOLA ROAD,
MUKHTAR TOLI, NEAR A.K. LAL HOSPITAL
NALA ROAD, PATNA - 800004