FORM-7 [REGULATION-9]

Quarterly progress report for Quarter ending September (Q2) of Financial Year 2024-25

I. PARTICULARS OF PROMOTERS:

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	**F000143/2017**	Name of Firm	**MAGADH DEVELOPERS**
Firm Address:	4H/36, BAHADURPUR HOUSING COLONY, BHOOTNATH ROAD, PATNA BIHAR-800026.		
Total Experience of promoter in Real Estate sector	22 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	3 1 1 NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum- Commercial 4. Plotted project	1 NIL NIL NIL	

II. PARTICULARS OF PROJECT

Project Registration Number	**BRERAP00321-003/57/R-1713/2024**	**Name of Project**/Phase of Registered Project	**DIAMOND PLAZA**
Name of Promoter **:** **MAGADH DEVELOPERS**	Project Address : Survey Plot No.1089 (Part), Khata No.162, Mauza – Jaganpura, Survey Thana – Phulwari Sharif, Present Thana – Ramkrishna Nagar, Thana No.-26, Tauzi No.-355, Ward No.-22, Dist.- Patna		
Name of Co-promoter	NONE		
Project Registration is valid up to	20-09-2027		
Starting date of Project or Phase of the Project	21-03-2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Commercial	
Period of validity of map by the Competent Authority	5 years (TILL 5/11/2028)		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF OFFICE UNITS

Building Name	**Apartment Type**		**Carpet Area (Sq.m)**	**Total Number of Sancti-oned Office Units**	**Promoter's share**		**Landowner's share**	
DIAMOND PLAZA	**OFFICE**		**1544.37**	**22**	Total Number of Office Units in Promoter's share	**7**	Total Number of Office Units in Landowner's share	**15**
					Booked/ Allotted	**NIL**	Booked/ Allotted	**NIL**
					Sold	**NIL**	Sold	**NIL**
					Percentage of booking	**0%**	Percentage of booking	**0%**

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building Name	Total Number of Sanctioned Parking Spaces	Total Number of Garages:	
DIAMOND PLAZA	**13**	Booked/Allotted	**ZERO**
		Sold	**ZERO**

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. / Remarks
1	NOC for Environment				NOT REQUIRED BY PMC.
2	Fire N.O.C.	State Fire Services, Bihar		11-04-2022	ALREADY FILED.
3	Water Supply Permission				NOT REQUIRED BY PMC.
4	NOC from Airport Authority Of India				NOT REQUIRED BY PMC.
5	Other Approval(s), if any, required for the Project.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

Plan Case No.: P/JAGANPURA/PCN-1B+G+4/504/2022

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) 30-09-2024 (3)	Expected Completion date in (dd/mm/yyyy) Format (4)
1.	Excavation	100%	Completed up to 30-06-2024
2.	Basements	100%	Completed up to 30-06-2024
3.	Podiums (if any)		None
4.	Plinth	100%	31-08-2024
5.	Stilt Floor		None
6.	Slabs of Super Structure		
	Slab Above Basement Floor (1st Slab)	100%	31-08-2024
	Slab Above Ground Floor (2nd Slab)	100%	31-10-2024
	Slab Above First Floor (3rd Slab)	0%	31-12-2024
	Slab Above Second Floor (4th Slab)	0%	28-02-2025
	Slab Above Third Floor (5th Slab)	0%	30-04-2025
	Slab Above Fourth Floor (6th Slab)	0%	30-06-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Office Units	0%	30-06-2026
8.	Sanitary Fittings within the Office Units, Electrical Fittings within the Office Units	0%	31-07-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%	31-08-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30-10-2026
11.	**Misc. Requirements**		
	Installation of Lifts	0%	31-03-2027
	Installation of water pumps	50%	31-03-2027
	Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment	0%	30-06-2027
	Compliance to conditions of environment/CRZ NOC	-	NOT REQUIRED BY PMC
	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing.	0%	30-06-2027
	Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale.	0%	30-06-2027

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

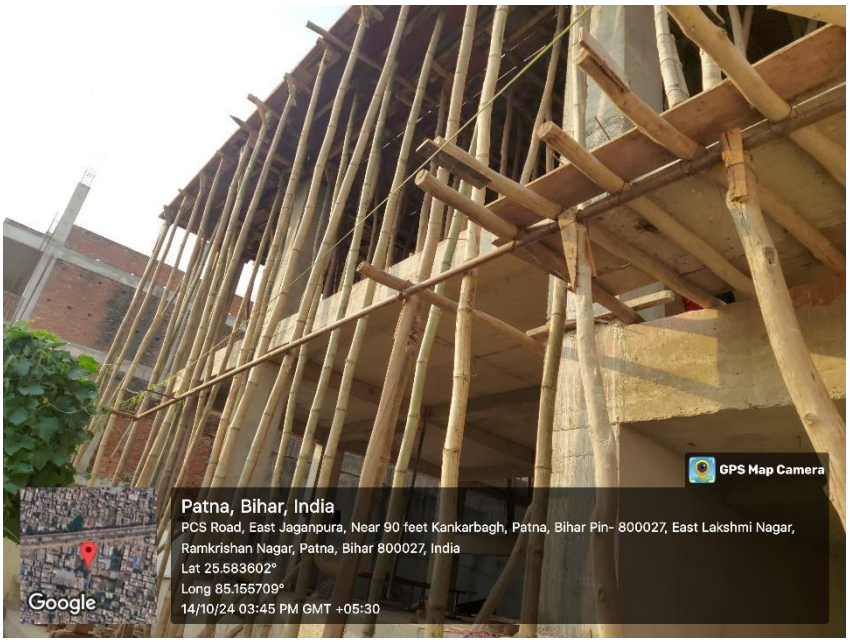
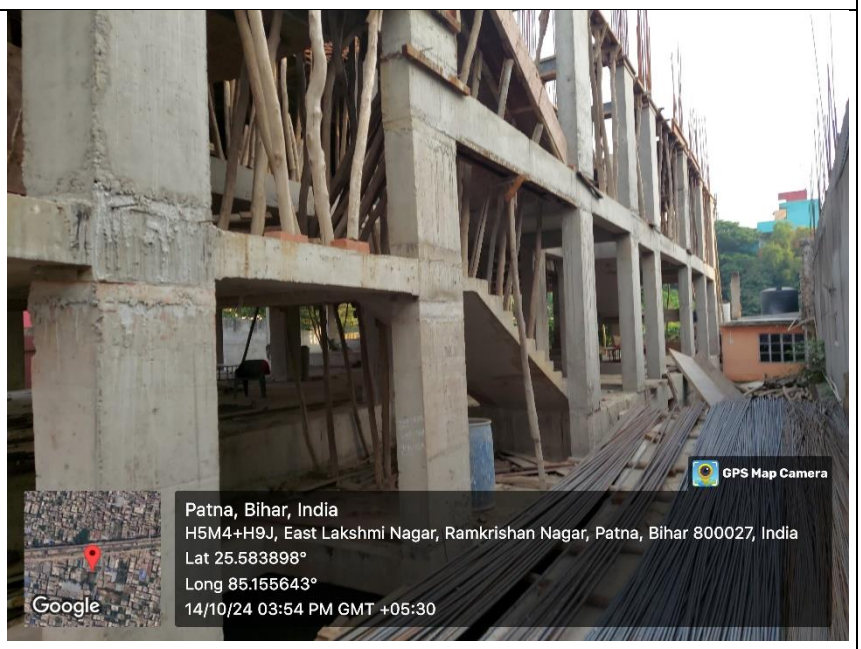
Sl. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	-	
2.	Water Supply (Underground water by self-Boring)	Yes	50%	30-04-2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	30-04-2027
4.	Storm Water Drains	No	-	
5.	Landscaping & Tree Planting	Yes	0%	30-04-2027
6.	Street Lighting	No	-	
7.	Community Buildings	No	-	
8.	Treatment and Disposal of Sewage and Sullage Water	No	-	
9.	Solid Waste Management & Disposal	Yes	0%	
10.	Water Conservation / Rain Water Harvesting	Yes	0%	30-04-2027
11.	Energy Management	No	-	
12.	Fire Protection and Fire Safety Requirements	Yes	0%	30-06-2027
13.	Closed Parking	Yes	0%	30-04-2027
14,	Open Parking	No	-	
15.	Electrical Meter Room, Sub- Station, Receiving Station	No	-	
16.	Others (Option to Add More)			

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

		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1	Internal Roads and foot paths	**NO PLOTTED DEVELOPMENT**		
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			

IX. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK OF) THE PROJECT

	Sr. No.		
(A)	1.	Front Elevation	

	2	Rear Elevation	
	3	Side Elevation	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. 120028849197 (Retention Account) CANARA Bank Hanuman Nagar Patna.	---
2.	Estimated Cost of the Project including land cost at the start of the Project	9,42,82,200/-
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	3,10,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project	-
5.	Amount received during the Quarter	NIL
6.	Actual Cost Incurred during the Quarter	Q2 = 34,38,044/-
7.	Net amount in this Quarter =(Total Received in this Quarter – Total Incurred in this Quarter)	= (-) 34,38,044/-
8.	Total expenditure on Project till date	Previous = 43,13,750/- Q1 = 42,62,134/- Q2 = 34,38,044/- Total = 1,20,13,928/-
9.	Total fund collected till the end of Quarter in question	NIL
10.	Cumulative expenditure done till the end of Quarter in question	1,20,13,928/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

NIL

XII. MISCELLANEOUS

A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	No Any
2.	Name of Parties	NONE
3.	No of Execution Cases against this project Case No. Name of Parties	NIL
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NIL
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NIL
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
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?	As per time schedule

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

For Magadh Developers
Vijay Kumar
Partner

Name : VIJAY KUMAR

Date : 15-10-2024

Additional Information

Quarter ending September (Q2) of Financial Year 2024-25

A. PARTICULARS OF PROMOTERS :

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	**F000143/2017**	Name of Firm	**MAGADH DEVELOPERS**
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No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	1 NIL NIL NIL	

B. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS/ OFFICE UNITS

Total Number of Office Units in Promoter's share – Booked/ Allotted Sold Percentage of booking	**7** **NIL** **NIL** **0%**
Total Number of Office Units in Landowner's share – Booked/ Allotted Sold Percentage of booking	**15** **NIL** **NIL** **0%**

C. CONSTRUCTION PROGRESS OF THE PROJECT

The construction progress must include the Expected Completion date in (dd/mm/yyyy) Format.

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) 30-09-2024 (3)	Expected Completion date in (dd/mm/yyyy) Format (4)
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D. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)	3,10,00,000/-
2.	Any Variation in Development Cost which declared at the start of the Project	-

E. MISCELLANEOUS

1.	List of Legal Cases (if any) – On Project / Promoter	
	Case No.	NIL
	Name of Parties	NIL
2.	No of Execution Cases against this project	
	Case No.	NIL
	Name of Parties	NIL
3.	No of Suo - Moto cases against this project	
	Case No.	NIL
	Name of Parties	NIL
4.	No of Certificate cases /PDR cases against this project	
	Case No.	NIL
	Name of Parties	NIL

Signature of Promoter

For Magadh Developers

Vijay Kumar

Partner

Name : VIJAY KUMAR

Date : 15-10-2024