

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending July-Sep of 2024-2025 (Year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U452001BR2012PTC018304
Firm Address:	E-85 PEOPLE'S CO-OPERATIVE COLONY KANKARBAGH ,PATNA-800020
Total Experience of promoter in Real Estate Sector	6 Years
Total Experience in Real Estate After Implementation of RERA	6 Years
No of Project done Before Implementation of RERA	No Any
No of Project done After Implementation of RERA	1. LUV KUSH ENCLAVE 2. DEVENDRA GREEN CITY

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00429-2/569/R-314/2018
Name of Project/Phase of Registered Project	DEVENDRA GREEN CITY
Name of Promoter	MAHENDRA GREEN HOMES PVT. LTD.
Project Address	SH-01, ABDULLAHCHAK, PATNA GAYA ROAD,PATNA PLOT No- 411,412,414,415,418,419,420,421,422,423, SAMPATCHAK, PATNA, DIST-PATNA
Name of Co-promoter	NA
Project Registration is valid up to	30/11/2023
Starting date of Project or Phase of the Project	30/10/2018
Type of Project or Phase of the Project	Mixed Development (Residential and Commercial)
Period of validity of map by the Competent Authority	Three years from the date of passing of MAP

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqm)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share- 297	Total Number of Apartments in Landowner's share- 242
Devendra Green City Block- A	3 BHK	1328.00	81	1. Booked /Allotted- 71 2. Sold-0	3. Booked /Allotted- 0 4. Sold-0
Devendra Green City Block- A	3 BHK	1560.00	50		
Devendra Green City Block- B	2 BHK	1062.00	14		
Devendra Green City Block- B	2 BHK	1060.00	14		
Devendra Green City Block- B	3 BHK	1212.00	84		
Devendra Green City Block- B	3 BHK	1492.00	14		
Devendra Green City Block- C	3 BHK	1231.00	14		
Devendra Green City Block- C	3 BHK	1465.00	14		
Devendra Green City Block- C	4 BHK	1680.00	14		
Devendra Green City Block- C	4 BHK	1765.00	14	Percentage of booking- 24%	Percentage of booking-0%
Devendra Green City Block- C	4 BHK	1776.00	14		
Devendra Green City Block- B	4 BHK	1705.00	14		
Devendra Green City Block- D	1 BHK	345.00	36		
Devendra Green City Block- D	1 BHK	365.00	36		
Devendra Green City Block- D	1 BHK	409.00	12		
Devendra Green City Block- D	2 BHK	739.00	60		
Devendra Green City Block-D	2 BHK	767.00	12		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqm)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share– 297	Total Number of Apartments in Landowner's share– 242

- Note:- Association of Allotte not be made because, booking percentage not exceeds 50% yet.**

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Devendra Green City	No Garages available	1. Booked/Allotted - 2. Sold -	

V. DETAILSOFBUILDINGAPPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S.No.	NameoftheApproval/ N.O.C./Permission/Certifi cate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority Of India				
5.	Other Approval(s), if any, Required for the Project.				

VI. Construction Progress of the Project

1. Plan Case Number- Devendra Green City(To be added for each Building / Wing)
Block- B Construction progress given below:

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 (4)
1.	Excavation (if any)	75%	10/03/2025
2.	Basements (if any)	72% Roof casting work complete	10/4/2025
3.	Podiums (if any)	NA	
4.	Plinth	100%	09-02-2024
5.	Stilt Floor	0%	12-04-2025
6.	Slabs of Super Structure	77% Slabs of super structure complete till 13 th floor(D block)	01-05-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	25%	06-04-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	22%	01-04-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	30%	04-09-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	25%	04-05-2026

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 requirements as may be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%	02-10-2027
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VI. Construction Progress of the Project

1. Plan Case Number- Devendra Green City(To be added for each Building / Wing) Block- D Construction progress given below:

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 (4)
1.	Excavation (if any)	100%	10/03/2025
2.	Basements (if any)	00	10/4/2025
3.	Podiums (if any)	NA	
4.	Plinth	100%	09-02-2024
5.	Stilt Floor	0%	12-04-2025
6.	Slabs of Super Structure	0%	01-05-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	06-04-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	01-04-2026

9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	25%	04-09-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	04-05-2026
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 requirements as may be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%	02-10-2027

VI. Construction Progress of the Project

1. **Plan Case Number- Devendra Green City(To be added for each Building / Wing)**
Block- C Construction progress given below:

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 (4)
1.	Excavation (if any)	100%	10/03/2025
2.	Basements (if any)	00	10/4/2025
3.	Podiums (if any)	NA	

4.	Plinth	100%	09-02-2024
5.	Stilt Floor	0%	12-04-2025
6.	Slabs of Super Structure	0	01-05-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	06-04-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	01-04-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	25%	04-09-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	04-05-2026
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 requirements as may be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%	02-10-2027

- **(Note In Block A all Construction activity yet to start)**

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%	10/05/2026
2.	WaterSupply	Yes	13%	08/09/2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	28/04/2026
4.	Storm Water Drains	Yes		18/04/2026
5.	Land scaping & Tree Planting	Yes		16/02/2026
6.	Street Lighting	Yes		15/12/2025
7.	Community Buildings	Yes		14/03/2026
8.	Treatment and Disposal of Sewage and Sullage Water	Yes		26/05/2026
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation/Rain Water Harvesting	Yes	0%	18/04/2026
11.	Energy Management	Yes		24/05/2026
12.	Fire Protection and Fire Safety Requirements	Yes	0%	10/03/2026
13.	Closed Parking	Yes	0%	14/03/2026
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	16/01/2026
16.	Others(Option to Add More)	No		

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

Not Applicable because our project is Residential/Commercial.

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

(A)	S.No.	Particulars
	1.	FrontElevation.-Attached Below
	2.	RearElevation.- Attached Below
	3.	SideElevation.- Attached Below
(B)		Photograph of each floor

X. Financial Progress of the Project

S.No. (1)	Particulars (2)	Amount (in Rs.) (3)
1	Project Account No.	37904834710
2	Estimated Cost of the Project including land cost at the start of the Quarter	1,15,58,00,000.00 /-
3	Estimated Development Cost of the Project at the Start of the Project (Excluding Land Cost)	980026000/-
4	Any Variation in Development Cost which is declared at the start of the Project.	1,25,58,00,000.00 /-
5	Amount received during the Quarter	37,14,250.00/-
6	Actual Cost Incurred during the Quarter	55,74,720.00/-
7	Net amount at end of the Quarter	22,69,139.00/-
8	Total expenditure on Project till date	9,65,93,252.00/-
9	Cumulative fund collected till the end of Quarter in question up to 30.09.2024	9,65,93,252.00/-
10	Cumulative expenditure done till the end of Quarter in question up to 30.09.2024	9,65,93,252.00/-

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

No Any

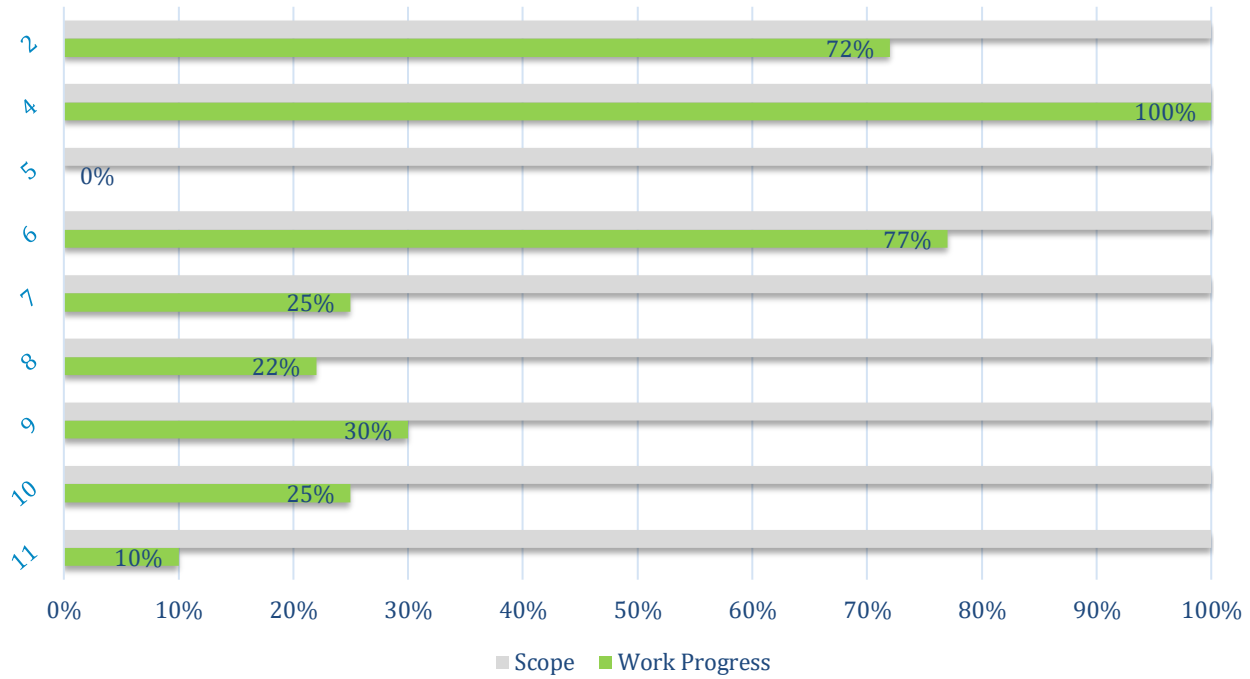
XII. MISCELLANEOUS

A	List of Legal Cases (if any)	
1.	Case No.	No Any
2.	Name of Parties	No Any
3.	No of Execution Cases against this project Case No. Name of Parties.	No Any
4.	No of Suo - Moto cases against this project Case No. Name of Parties	No Any
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties.	No Any
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	35
3.	No. of possessions given to allottees	0

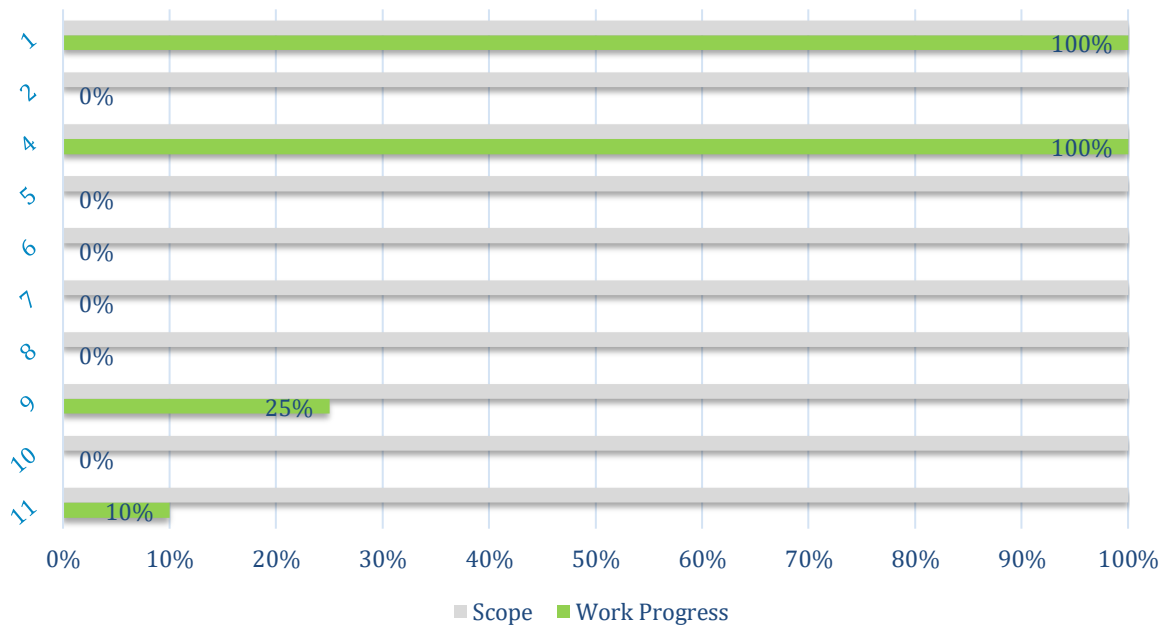
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

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

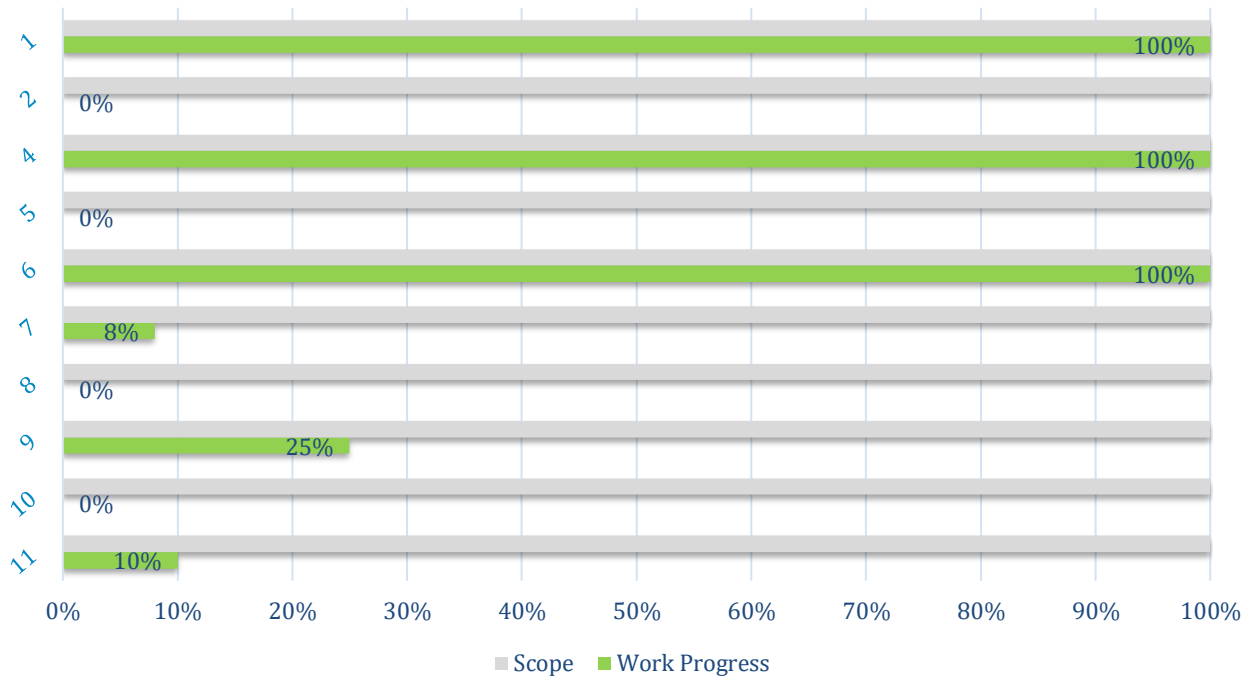
PROGRESS CHART Block B



PROGRESS CHART Block C



PROGRESS CHART Block D



XIV UNITS ALLOCATION DETAILS

Apartment Type	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
3 BHK	81	Attached Below	No Any
3 BHK	50		
2 BHK	14		
2 BHK	14		
3 BHK	84		
3 BHK	14		
3 BHK	14		
3 BHK	14		
4 BHK	14		
4 BHK	14		
4 BHK	14		

XIV UNITS ALLOCATION DETAILS

Apartment Type	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
4 BHK	14		
1 BHK	36		
1 BHK	36		
1 BHK	12		
2 BHK	60		
2 BHK	12		

Details of allotment made so far with Flat number

SR. NO.	ALLOTTE NAME	FLAT NO	SR. NO.	ALLOTTE NAME	FLAT NO
1	SITA DEVI	A706	35	NIKHIL KUMAR	B1309
2	RAHUL KR	B207	36	PRIYA	B1111
3	RANESH ROUSHAN	B809	37	KHUSBOO NIDHI	B402
4	MANOJ KR GUPTA	B710	38	INDU KUMARI	B1108
5	KANCHANMALA	B810	39	SWATI SREYA	B108
6	SHAMBHU KR PATEL	B910	40	SANJIV KHEMKA	B812
7	ARVIND KR SINHA	B909	41	LOVELY KUMARI	B410
8	NANDINI	B209	42	UJJAVAL KUMAR	B1212
9	PRAMOD KR PRAVIN	B411	43	RANDHIR PATEL	C503
10	ABHA SINGH	B310	44	RAHUL KR & RAJEEV KUMAR	C404
11	SUDHAKAR KUMAR	B1010	45	DR. SURAJKANT MANI	C603
12	VANDANA SINHA	B608	46	ABNISH KR DIWAKAR	C702
13	ABHISHEK KR KUNDAN	B610	47	DR.DHARMENDRA	C304
14	ALOK KR TIWARI	B708	48	RAKESH KUMAR	C1101
15	VIVEK KUMAR	B510	49	SHAILENDRA KUMAR	C403
16	ASHWINI KUMAR	B1008	50	ANJU KUMARI	C303
17	MALTI KUMARI	B1009	51	BASANT KR SINGH	C203
18	SAVETA KUMARI	B1110	52	ASHWANI KUMAR	C803
19	Mrs SARIKA DEVI	B712	53	DR. APARNA KUMARI	C405
20	PAPIYA BISWAS	B208	54	ALOK KUMAR	C605

21	SANJEEVA KUMAR	B404	55	GOPESH KUMAR	C1004
22	MANOJ KUMAR	B612	56	VISHAL ANAND	504'D'
23	SUDHAKAR SINHA	B707	57	SENTU KUMAR	312(A)'D'
24	BIRENDRA PD SINGH	B508	58	GAURAV KUMAR	101'D'
25	RAKESH KR SINGH	B1112	59	ANJALI VERMA	109'D'
26	MANNU VERMA	B407	60	ANAND PRAKASH	208'D'
27	KRISHNA SARRAF	B712-A	61	KUMKUM RANI	301'D'
28	MRS LILAWATI DEVI	B702	62	ARPANA KUMARI	209'D'
29	RAJEEV RANJAN	B911	63	ARCHANA KUMARI	309'D'
30	RISHI RAJ	B907	64	ANURADHA KUMARI	409'D'
31	VIVEK KUMAR	B908	65	SUNITA KUMARI	108'D'
32	SWETA	B111	66	AMRENDRA KUMAR	401'D'
33	AMAN KUMAR	B1409	67	ABHIMANYU KUMAR	708'D'
34	PALLAVI BHARTI	B1411	68	BANTI SINGH	808'D'
			69	ABHISHEK VIJAY SINGH	908'D'
			70	ARCHANA KUMARI	509'D'
			71	KUMARI VINITA	612-A'D'

XV. BROCHURE /Prospectus:- Attached Below

XVI Grievance Redressal Officer

Name :- Ravinesh Kumar

Contact No :- 9955805687

Email id :- ravineshe85@gmail.com

Address :- 203, HITECH ARCADE BUILDING, RAJENDRA PATH, PATNA.

Project Site Photographs

BLOCK- B



BLOCK- C



BLOCK-D



BLOCK- A



Undertaking

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our 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.

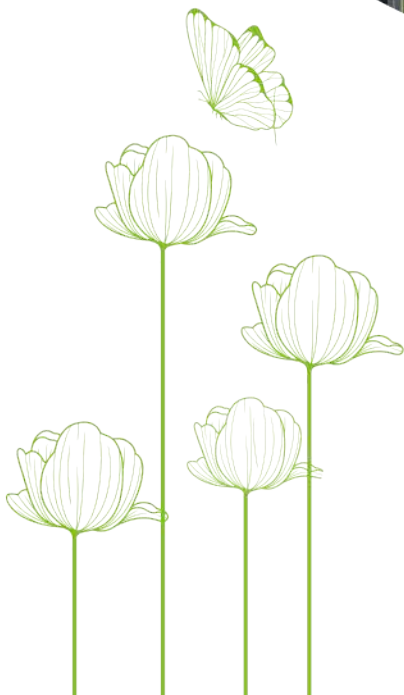
Signature of Promoter

Name: Ravinesh Kumar

Date :

Ravinesh Kumar

Think Green
Live Green



DEVENDRA GREEN CITY

— A Complete Township —

a unit of Mahendra Green Homes Pvt. Ltd.
SH-01, Patna Gaya Road

www.mahendragreenhomes.com



The club is all set to enhance the lifestyle of the residents of Devendra Green City with its wide range of offerings which will help one to relax and rejuvenate. The club consists of all the modern amenities like Gym, Table Tennis, Carrom, Pool Table, Swimming Pool, Play Area, Badminton Court, Jogging Track and many more.







Green city, a world in itself. Home surrounded by lush greens, the amalgamation of finest amenities and ample space between each towers isn't just a home, it's a lifetime experience. The design makes optimum use of natural resources and enhances the living experience for its residents in every way. Right next to New Bus stand, it offers a great connectivity to each and every part of Patna. The handpicked location will provide you with a serene lifestyle and a turmoil free Life.







At Devendra Green City, we are changing the definition of freedom. End your search of freedom outside and discover it within the boundaries. Get the lifestyle you deserve and the lifestyle you desire at Devendra Green City.





The project not only keeps you connected to almost all the places in Patna via SH-01 (NH-30) (close proximity) but also provides you with a calm and a mellow environment Within the lines. The project is a fusion of great connectivity and harmonious surroundings, giving you the best of both the worlds.







LAYOUT PLAN

SH 01
PATNA-GAYA ROAD

COMMERCIAL COMPLEX
ENTRY/EXIT

6 M Wide Road

GREEN PATCH

3.6M WIDE F

RESIDENTIAL COMPLEX
ENTRY/EXIT

6M WIDE ROAD

Tower A (B+G+13 FLOORS)

Disclaimer:

All Specification, designs, layout, images, conditions, Legends, Features, Colours are only indicative and some of these can be changed at the discretion of the architect, developer, these are purely conceptual and constitute no legal offerings. 1sq.mt. = 10.764 sq.ft. •The colour and design of the tiles can be changed without any prior notice. • Variation in the colour and size of vitrified tiles/granite may occur. • Variation in colour in mica may occur. • Area in all categories of apartments may vary up to $\pm 2\%$ without any change in cost. • However, in case the variation is beyond $\pm 2\%$ charges are applicable.



6.6M WIDE ROAD

TEMPLE

Tower D
(B+G+12 FLOORS)

6M WIDE ROAD

Tower C
(B+G+14 FLOORS)

SWIMMING POOL

3.6M WIDE ROAD

KIDS PLAY AREA

BADMINTON COURT

Tower B (B+G+14 FLOORS)

6M WIDE ROAD

6M Wide Road

6M Wide Road

6M Wide Road

TRANSFORMER

STP

WATER BODY

FRUIT GARDEN

FLOWER GARDEN

FLOWER GARDEN

ROAD

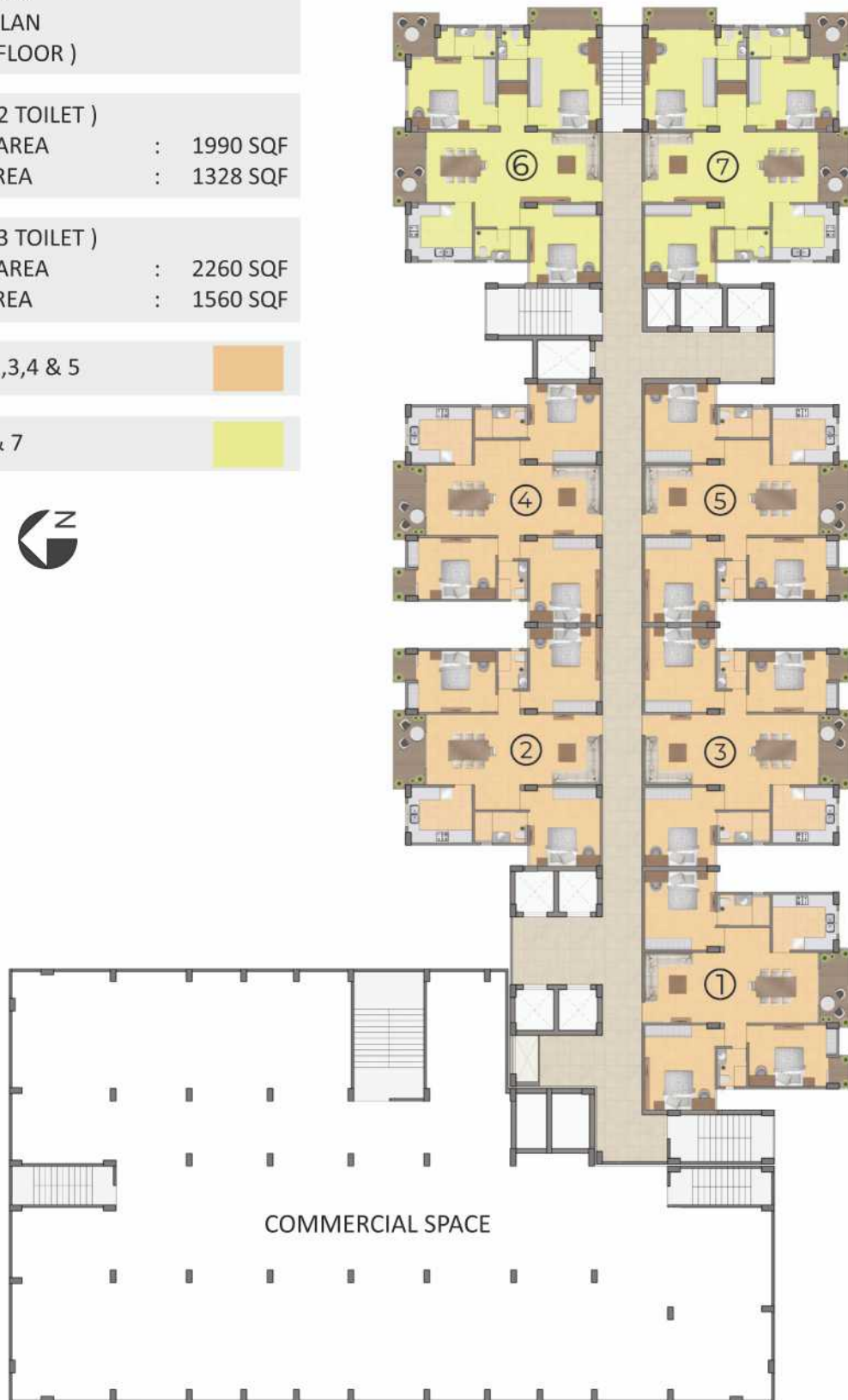
**TOWER - A CLUSTER
TYPICAL FLOOR PLAN
(FIRST TO FIFTH FLOOR)**

TYPE 1 (3 BHK + 2 TOILET)
SUPER BUILT UP AREA : 1990 SQF
TOTAL CARPET AREA : 1328 SQF

TYPE 2 (3 BHK + 3 TOILET)
SUPER BUILT UP AREA : 2260 SQF
TOTAL CARPET AREA : 1560 SQF

TYPE 1 UNIT : 1,2,3,4 & 5

TYPE 2 UNIT : 6 & 7



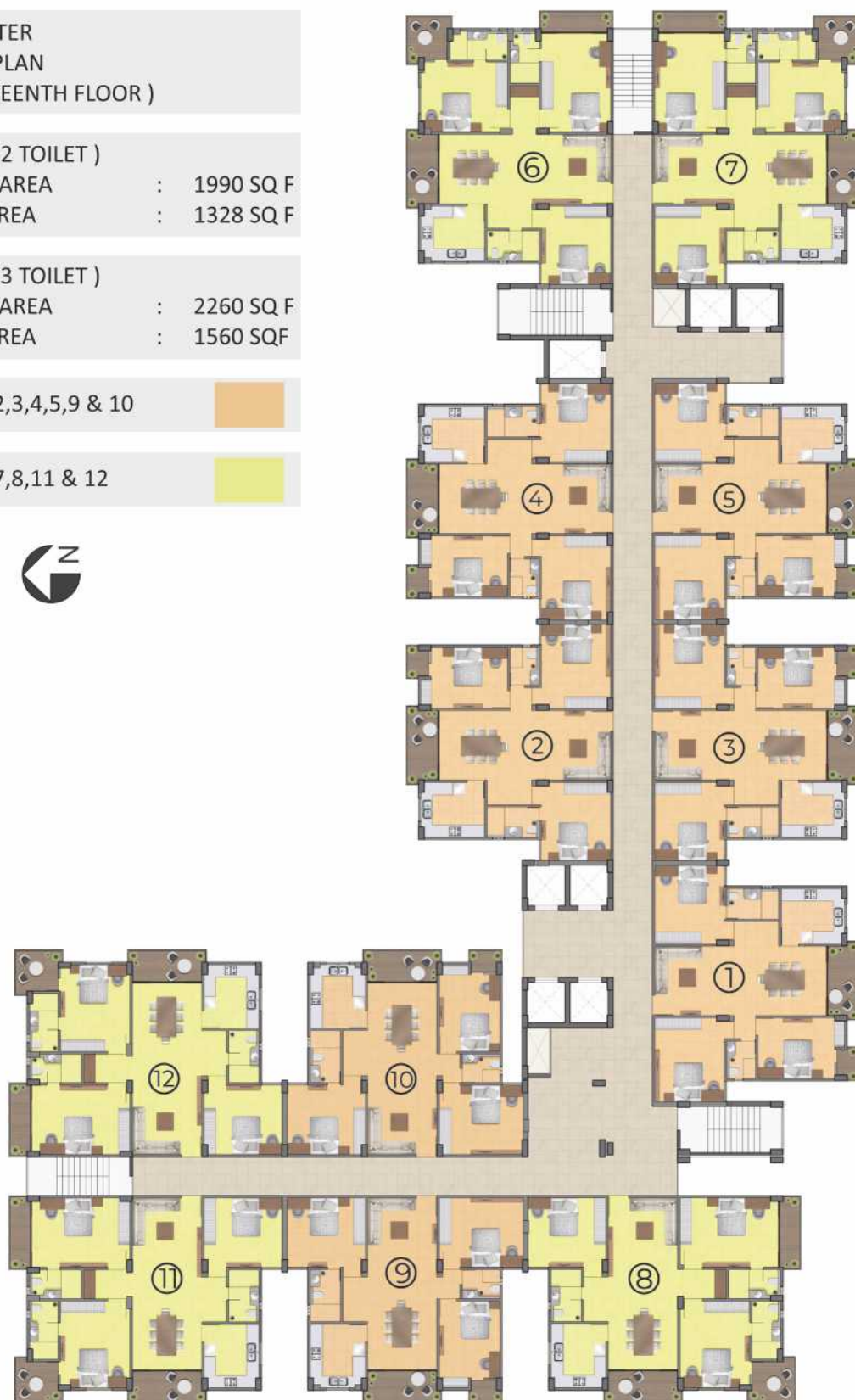
TOWER - A CLUSTER
TYPICAL FLOOR PLAN
(SIXTH TO THIRTEENTH FLOOR)

TYPE 1 (3 BHK + 2 TOILET)
SUPER BUILT UP AREA : 1990 SQ F
TOTAL CARPET AREA : 1328 SQ F

TYPE 2 (3 BHK + 3 TOILET)
SUPER BUILT UP AREA : 2260 SQ F
TOTAL CARPET AREA : 1560 SQ F

TYPE 1 UNIT : 1,2,3,4,5,9 & 10

TYPE 2 UNIT : 6,7,8,11 & 12



TOWER A -TYPE 1 (UNIT 1,2,3,4,5,9 & 10)

3 BEDROOM		
LIVING AREA		
DINING AREA		
KITCHEN	Super Built up Area	1990 sqft
	Total Carpet Area	1328 sqft
UTILITY AREA	Carpet Area	1185 sqft
2 TOILET	Area of Internal walls and columns	60 sqft
2 BALCONY	Area of Balcony	83 sqft

DISCLAIMER

TOTAL AREA :The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit.

CARPET AREA:The Carpet area means the net usable floor area of a unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

All Specification, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder, these are purely conceptual and constitute no legal offerings.

- The colour and design of the tiles can be changed without any prior notice: Variation in the colour and size of vitrified tiles/granite may occur. Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost.



TOWER A -TYPE 2 (UNIT 6,7,8,11 & 12)

3 BEDROOM		
LIVING AREA		
DINING AREA		
KITCHEN	Super Built up Area	: 2260 sqft
	Total Carpet Area	: 1560 sqft
UTILITY AREA	Carpet Area	: 1320 sqft
3 TOILET	Area of Internal walls and columns	: 65 sqft
3 BALCONY	Area of Balcony	: 175 sqft

DISCLAIMER

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- The colour and design of the tiles can be changed without any prior notice: Variation in the colour and size of vitrified tiles/granite may occur. Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost.



↑ ENTRY

TOWER - B CLUSTER
TYPICAL FLOOR PLAN
(GROUND TO FOURTEENTH FLOOR)

TYPE 1 (3 BHK + 2 TOILET)
SUPER BUILT UP AREA : 1775 SQF
TOTAL CARPET AREA : 1212 SQ F

TYPE 2 (2 BHK + 2 TOILET)
SUPER BUILT UP AREA : 1445 SQF
TOTAL CARPET AREA : 1062 SQF

TYPE 3 (4 BHK + 3 TOILET)
SUPER BUILT UP AREA : 2475 SQ F
TOTAL CARPET AREA : 1730 SQ F

TYPE4 (3 BHK + 3 TOILET)
SUPER BUILT UP AREA : 2125 SQ F
TOTAL CARPET AREA : 1492 SQ F

TYPE 5 (2 BHK + 2 TOILET)
SUPER BUILT UP AREA : 1475 SQ F
TOTAL CARPET AREA : 1060 SQ F

TYPE 1 UNIT : 1,3,4,9,10 & 11

TYPE 2 UNIT : 2

TYPE 3 UNIT : 5,6,12 & 12A

TYPE4 UNIT : 7

TYPE 5 UNIT : 8



TOWER B -TYPE 1 (UNIT 1, 2, 3, 4, 9, 10 & 11)

3 BEDROOM
LIVING AREA
DINING AREA
KITCHEN

KITCHEN	Super Built up Area	:	1775 sqft
	Total Carpet Area	:	1212 sqft
UTILITY AREA	Carpet Area	:	1072 sqft
2 TOILET	Area of Internal walls and columns	:	50 sqft
2 BALCONY	Area of Balcony	:	90 sqft

DISCLAIMER

TOTAL AREA :The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit.

CARPET AREA:The Carpet area means the net usable floor area of a unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

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- The colour and design of the tiles can be changed without any prior notice: Variation in the colour and size of vitrified tiles/granite may occur. Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost.



TOWER B -TYPE 2 (UNIT 2)

2 BEDROOM

LIVING AREA

DINING AREA

KITCHEN

Super Built up Area : 1445 sqft

Total Carpet Area : 1062 sqft

UTILITY AREA

Carpet Area : 933 sqft

2 TOILET

Area of Internal walls and columns : 60 sqft

1 BALCONY

Area of Balcony : 69 sqft

DISCLAIMER

TOTAL AREA : The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit.

CARPET AREA: The Carpet area means the net usable floor area of a unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

All Specification, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder, these are purely conceptual and constitute no legal offerings.

- The colour and design of the tiles can be changed without any prior notice: Variation in the colour and size of vitrified tiles/granite may occur. Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost.



TOWER B -TYPE 3 (UNIT 5,6,12 & 12A)

4 BEDROOM

LIVING AREA

DINING AREA

KITCHEN

Super Built up Area : 2475 sqft

Total Carpet Area : 1730 sqft

UTILITY AREA

Carpet Area : 1485 sqft

3 TOILET

Area of Internal walls and columns : 65 sqft

3 BALCONY

Area of Balcony : 180 sqft

DISCLAIMER

TOTAL AREA : The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit.

CARPET AREA: The Carpet area means the net usable floor area of a unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

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TOWER B -TYPE 4 (UNIT 7)

3 BEDROOM

LIVING AREA

DINING AREA

KITCHEN

Super Built up Area : 2125 sqft

Total Carpet Area : 1492 sqft

UTILITY AREA

Carpet Area : 1265 sqft

3 TOILET

Area of Internal walls and columns : 45 sqft

3 BALCONY

Area of Balcony : 182 sqft

DISCLAIMER

TOTAL AREA : The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit.

CARPET AREA: The Carpet area means the net usable floor area of a unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

All Specification, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder, these are purely conceptual and constitute no legal offerings.

- The colour and design of the tiles can be changed without any prior notice: Variation in the colour and size of vitrified tiles/granite may occur. Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost.



TOWER B -TYPE 5 (UNIT 8)

2 BEDROOM
LIVING AREA
DINING AREA
KITCHEN

	Super Built up Area	:	1475 sqft
	Total Carpet Area	:	1070 sqft
UTILITY AREA	Carpet Area	:	940 sqft
2 TOILET	Area of Internal walls and columns	:	60 sqft
1 BALCONY	Area of Balcony	:	70 sqft

DISCLAIMER

TOTAL AREA :The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit.

CARPET AREA:The Carpet area means the net usable floor area of a unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

All Specification, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder, these are purely conceptual and constitute no legal offerings.

- The colour and design of the tiles can be changed without any prior notice: Variation in the colour and size of vitrified tiles/granite may occur. Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost.



**TOWER - C CLUSTER
TYPICAL FLOOR PLAN
(FIRST TO FOURTEENTH FLOOR)**

TYPE 1 (3 BHK + 3 TOILET)
SUPER BUILT UP AREA : 2300 SQ F
TOTAL CARPET AREA : 1695 SQ F

TYPE 2 (4 BHK + 3 TOILET)
SUPER BUILT UP AREA : 2445 SQ F
TOTAL CARPET AREA : 1475 SQ F

TYPE 3 (3 BHK + 3 TOILET)
SUPER BUILT UP AREA : 1975 SQ F
TOTAL CARPET AREA : 1775 SQ F

TYPE4 (3 BHK + 2 TOILET)
SUPER BUILT UP AREA : 1690 SQ F
TOTAL CARPET AREA : 1231 SQ F

TYPE 5 (4 BHK + 3 TOILET)
SUPER BUILT UP AREA : 2420 SQ F
TOTAL CARPET AREA : 1791 SQ F

TYPE 1 : UNIT 1

TYPE 2 : UNIT 2

TYPE 3 : UNIT 3

TYPE4 : UNIT 4

4 TYPES : UNIT 5



TOWER C -TYPE 1

4 BEDROOM

DRAWING ROOM

LOBBY & DINING AREA

KITCHEN	Super Built up Area	:	2300 sqft
	Total Carpet Area	:	1695 sqft
UTILITY AREA	Carpet Area	:	1440 sqft
3 TOILET	Area of Internal walls and columns	:	70 sqft
3 BALCONY	Area of Balcony	:	185 sqft

DISCLAIMER

TOTAL AREA : The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit.

CARPET AREA: The Carpet area means the net usable floor area of a unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

All Specification, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder, these are purely conceptual and constitute no legal offerings.

- The colour and design of the tiles can be changed without any prior notice: Variation in the colour and size of vitrified tiles/granite may occur. Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost.



TOWER C -TYPE 2

4 BEDROOM

DRAWING ROOM

LOBBY & DINING AREA

KITCHEN	Super Built up Area	:	2445 sqft
	Total Carpet Area	:	1780 sqft
UTILITY AREA	Carpet Area	:	1525 sqft
3 TOILET	Area of Internal walls and columns	:	75 sqft
3 BALCONY	Area of Balcony	:	180 sqft

DISCLAIMER

TOTAL AREA : The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit.

CARPET AREA: The Carpet area means the net usable floor area of a unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

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- The colour and design of the tiles can be changed without any prior notice: Variation in the colour and size of vitrified tiles/granite may occur. Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to ±3% without any change in cost.



TOWER C - TYPE 3

3 BEDROOM

LIVING AREA

DINING AREA

KITCHEN

Super Built up Area : 1975 sqft

Total Carpet Area : 1475 sqft

UTILITY BALCONY Carpet Area : 1225 sqft

3 TOILET Area of Internal walls and columns : 70 sqft

3 BALCONY Area of Balcony : 180 sqft

DISCLAIMER

TOTAL AREA : The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit.

CARPET AREA: The Carpet area means the net usable floor area of a unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

All Specification, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder, these are purely conceptual and constitute no legal offerings.

- The colour and design of the tiles can be changed without any prior notice: Variation in the colour and size of vitrified tiles/granite may occur. Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost.



TOWER C - TYPE 4

3 BEDROOM

LIVING AREA

DINING AREA

KITCHEN

Super Built up Area

: 1690 sqft

Total Carpet Area

: 1231 sqft

UTILITY BALCONY Carpet Area

: 1110 sqft

2 TOILET

Area of Internal walls and columns

: 55 sqft

1 BALCONY

Area of Balcony

: 66 sqft

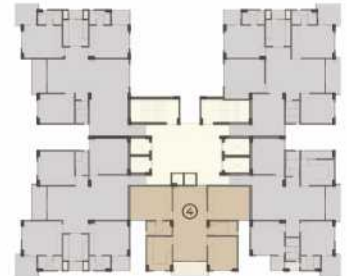
DISCLAIMER

TOTAL AREA : The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit.

CARPET AREA: The Carpet area means the net usable floor area of a unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

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- The colour and design of the tiles can be changed without any prior notice: Variation in the colour and size of vitrified tiles/granite may occur. Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost.



ENTRY ↓



TOWER C -TYPE 5

4 BEDROOM
LIVING AREA
DINING AREA
KITCHEN

UTILITY BALCONY	Super Built up Area	:	2420 sqft
3 TOILET	Total Carpet Area	:	1791 sqft
3 BALCONY	Carpet Area	:	1505 sqft
	Area of Internal walls and columns	:	70 sqft
	Area of Balcony	:	216 sqft

DISCLAIMER

TOTAL AREA : The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit.

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- The colour and design of the tiles can be changed without any prior notice: Variation in the colour and size of vitrified tiles/granite may occur. Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost.



TOWER - D CLUSTER
TYPICAL FLOOR PLAN
(FIRST TO TWELFTH FLOOR)

TYPE 1 (2 BHK + 2 TOILET)
SUPER BUILT UP AREA : 1051 SQF
TOTAL CARPET AREA : 767 SQ F

TYPE 2 (1 BHK + 1 TOILET)
SUPER BUILT UP AREA : 458 SQF
TOTAL CARPET AREA : 345 SQ F

TYPE 3 (3 BHK + 3 TOILET)
SUPER BUILT UP AREA : 491 SQF
TOTAL CARPET AREA : 365 SQ F

TYPE4 (2 BHK + 2 TOILET)
SUPER BUILT UP AREA : 1025 SQF
TOTAL CARPET AREA : 739 SQF

TYPE 5 (1 BHK + 1 TOILET)
SUPER BUILT UP AREA : 555 SQF
TOTAL CARPET AREA : 409 SQF

TYPE 1 : UNIT 1

TYPE 2 : UNIT 2,10, 11

TYPE 3 : UNIT 3,8,9

TYPE4 : UNIT 4,5,7,12,12A

4 TYPES : UNIT 6



TOWER D -TYPE 1 Unit 1)

2 BEDROOM
LIVING AREA
DINING AREA

KITCHEN	Super Built up Area	:	1051 sqft
	Total Carpet Area	:	767 sqft
UTILITY BALCONY	Carpet Area	:	687 sqft
2 TOILET	Area of Internal walls and columns	:	39 sqft
1 BALCONY	Area of Balcony	:	41 sqft

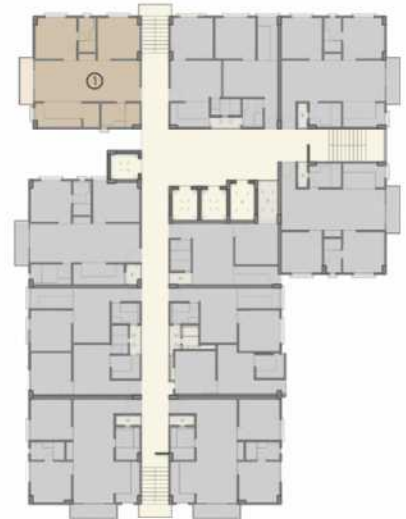
DISCLAIMER

TOTAL AREA : The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit.

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TOWER D -TYPE 2 (Unit 2,10 & 11)

BEDROOM
LIVING AREA
KITCHEN
TOILET

Super Built up Area	:	458 sqft
Total Carpet Area	:	345 sqft
Carpet Area	:	324 sqft
Area of Internal walls and columns	:	21 sqft

DISCLAIMER

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- The colour and design of the tiles can be changed without any prior notice: Variation in the colour and size of vitrified tiles/granite may occur. Variation in colour in mica may occur.
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TOWER D -TYPE 3 (Unit 3, 8 & 9)

BEDROOM
LIVING AREA
KITCHEN
TOILET

Super Built up Area	:	491 sqft
Total Carpet Area	:	365 sqft
Carpet Area	:	344 sqft
Area of Internal walls and columns	:	21 sqft



TOWER D -TYPE 4 (Unit 4,5,7,12 & 12A)

2 BEDROOM
LIVING AREA
KITCHEN

Super Built up Area	:	1025 sqft
Total Carpet Area	:	939 sqft
Carpet Area	:	654 sqft
Area of Internal walls and columns	:	44 sqft
Area of Balcony	:	41 sqft

UTILITY AREA
2 TOILET
BALCONY

DISCLAIMER

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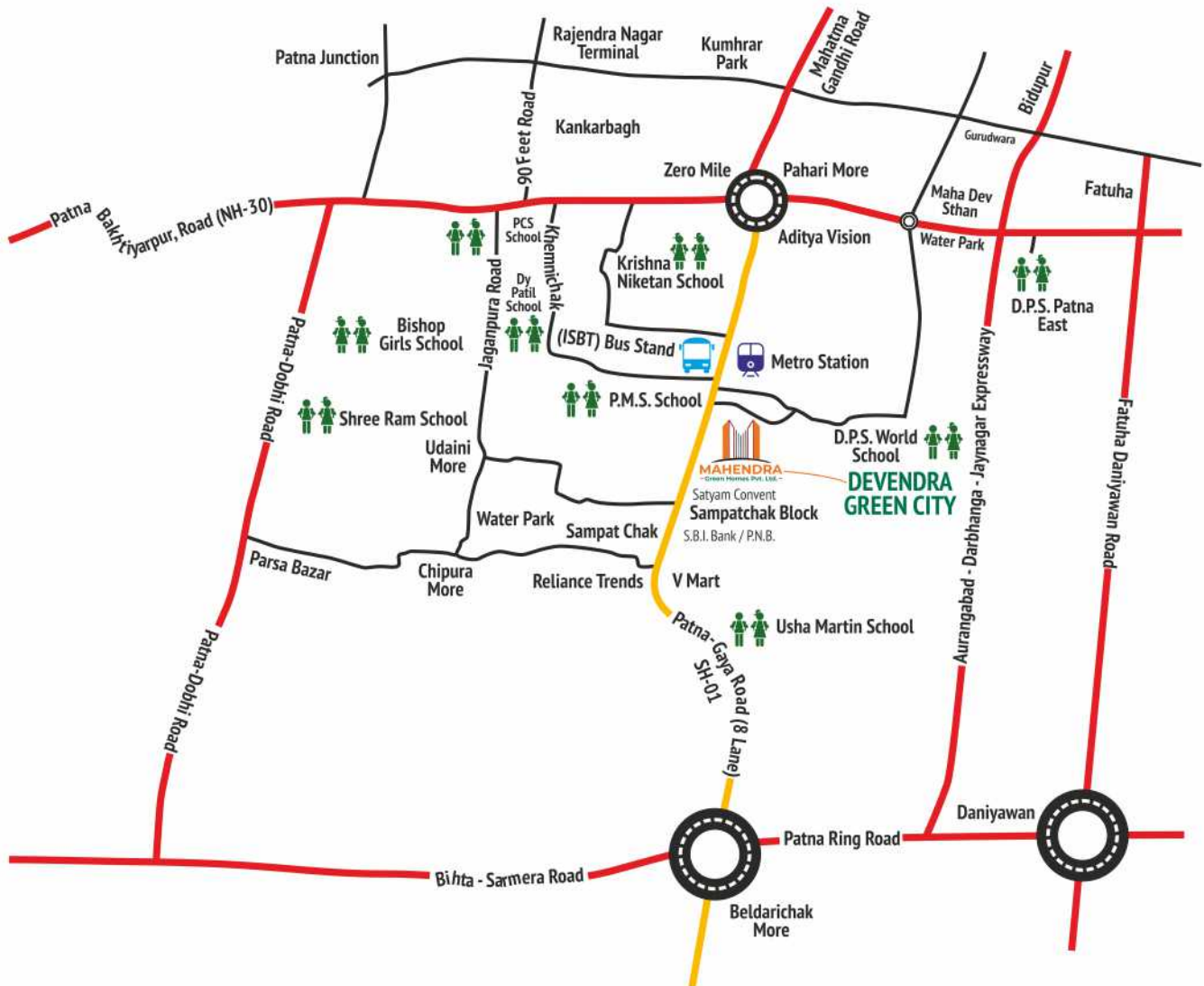
TOWER D -TYPE 5 (Unit 6)

BEDROOM
LIVING AREA
KITCHEN
TOILET

Super Built up Area	:	555 sqft
Total Carpet Area	:	409 sqft
Carpet Area	:	374 sqft
Area of Internal walls and columns	:	35 sqft



Location



Location Advantages

- Corner plot with 45 meters of two side wide roads (4 Lane) and ease of connectivity.
- Well connected to Main NH-30. Approved 8 Lane Roadway.
- 2 minutes drive from the **New Bus Stand, Patna-ISBT.**
- 2 minutes drive from **Metro Station, Patna.**
- 15 minutes drive from **Patna Railway Station.**
- 20 minutes drive from **Patna Airport.**
- **Hospitals and Education** institutions in close proximity.
- Approved under **Patna Metropolitan Area Authority.**
- Project approved under **RERA ACT. (Reg No: BRERAP00429-2/569/R-314/2018).**
- Approved under **National Green Tribunal Act. (NGT)**
- **Approved under Fire**
- **Approved under Airport Authority**

Specification/Finishes

Structure designed for the highest seismic Considerations of zone against zone-IV as stipulated by the BIS codes, for better safety.

ECO friendly environment with proposed rain Water harvesting system to recharge aquifer, And proposed use of metered treated water From STP log horticulture.

High speed passenger elevators with additional Service elevator in each core. Pressurized staircases lift lobbies and lift Shafts. for Other fire safety.

Living/ Dining / Lobby / Passages

Floor: Imported Marble /stone / tiles
Walls: Acrylic emulsion paint finish wall Patti
Ceiling: Putti
Ceiling: (Extent as per design)

Bedrooms

Floor: Laminated wooden flooring
Walls: Putti Acrylic emulsion paint finish
Ceiling: Putti
Ceiling: (Extent as per design)

Kitchens

Floor: Anti-skid tiles
Walls: Tiles up to 2'-0" - above counter and acrylic emulsion paint in the balance areas
Ceiling: Putti
Ceiling: (Extent as per design)
Counter: Marble / Granite / Synthetic Stone
Fittings& fixtures: CP fittings, sink with single drain board.

Master Toilet

Floor: Marble/ granite / synthetic stone/ anti -skid tiles
Walls: Marble / tiles / acrylic emulsion paint & mirror.
Counters: Marble /granite / synthetic stone
Sanitary ware / CP fittings, Single lever CP fittings, health faucet, wash basin & EWC of standard make.

Common Toilet

Floor: anti-skid tiles
Walls: Putti
Ceiling: Putti
Counters: Marble /granite /synthetic stone
Sanitary ware / CP fittings: Single lever CP fittings, health faucet, wash basin & EWC of standard make

Balconies

Floor: Tiles/stone
Walls & ceiling: Putti

Doors

Main apartment doors, Polished veneer flush door/ solid core moulded skin door.
Internal doors including utility room door.
Painted flush door/ moulded skin door

External Glazing

Windows/ external glazing: Energy efficient double glass, units with tinted/ reflective or clear glass in toilets and utility rooms.

Electrical Fixtures & fittings

Modular switches of Legrand / Crabtree / Norsys or equivalent make, all internal wirings(complete) and ceiling light fixtures in balconies.

Power back-up

blocks - A B & C Proposed 13KW to 24KW (depending upon, the size & the type of apartment)
Blocks - D Proposed 11 KW to 18 KW (depending upon the size & type of apartment)

Security System

Secured gated community with access control at entrances and CCTV for parking area and entrance lobby at ground floor, and basements.

Lift Lobby

Lift lobby walls: Granite / stone / tiles / Acrylic emulsion/ wall paper/ textured paint finish.
Lift lobby floor: Grande /stone/ tiles
lift lobby ceiling: Acrylic emulsion paint finish

Fire Fighting System

Synchronized fire-fighting system with sprinklers, smoke and heat detection system as per norms.

Community recreational facilities

Multi -purpose hall
Health facilities like gymnasium with modern health equipments.
Swimming Pool with change rooms, Indoor games facility like cards room, pool table, etc.

PAYMENT SCHEDULE (CONSTRUCTION LINKED PLAN)

At the time of booking and registration	10%
On completion of foundation	15%
On completion of 1st floor casting	05%
On completion of 2nd Floor roof casting	05%
On completion of 3rd Floor roof casting	05%
On completion of 4th Floor roof casting	05%
On completion of 5th Floor roof casting	05%
On completion of 6th Floor roof casting	05%
On completion of 7th Floor roof casting	05%
On completion of 8th Floor roof casting	05%
On completion of 9th Floor roof casting	05%
On completion of 10th Floor roof casting	05%
On completion of 11th Floor roof casting	05%
On completion of 12th Floor roof casting	05%
On completion of 14th Floor roof casting	05%
Bricks Work	05%
Before one month from the date of possession	05%

DEVELOPMENT CHARGES

Parking Cost in Basement	4,50,000/-
Parking on Ground	5,50,000/-
Fixed Charges will have to pay by the prospective owner, Generator, Lift, Fire Fitting, Intercom CCTV & Other Miscellaneous Charges	

Housing Loan : We shall arrange and help in obtaining long term Loan.



& Other Banks





Mahendra Green Homes PVT. LTD.

MANSION | RESIDENTIAL | TOWNSHIP | COMMERCIAL | HOSPITALITY | EDUCATION

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Disclaimer:

All Specification, designs, layout, images, conditions, Legends, Features, Colours are only indicative and some of these can be changed at the discretion of the architect, developer, these are purely conceptual and constitute no legal offerings. 1sq.mt. = 10.764 sq.ft. •The colour and design of the tiles can be changed without any prior notice. • Variation in the colour and size of vitrified tiles/granite may occur. • Variation in colour in mica may occur. • Area in all categories of apartments may vary up to $\pm 2\%$ without any change in cost. • However, in case the variation is beyond $\pm 2\%$ charges are applicable.