FORM-7
[REGULATION-9]

Quarterly progress report (QPR) for **4th quarter** ending "**March**"/June/ Sept/December of **2025- 2026** (year), for **Project-'MANIARI ENCLAVE'.**

I. PARTICULARS OF PROJECT

Project Registration Number	**BRERAP00927-003/20/R-1678/2024**	Name of Project/Phase of Registered Project	**MANIARI ENCLAVE**
Name of Promoter	**ARIN REAL ESTATE Pvt. Ltd.**	Project Address	Devi Mandir Road, Harisabha Chowk, Muzaffarpur
Name of Co-promoter	NA		
Project Registration is valid up to	**31/12/2027** [RERA R.C is valid from 19/04/2024 to 31/12/2027]		
Starting date of Project or Phase of the Project	10/02/2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial **3. Residential-cum-Commercial** 4. Plotted project	**Residential-cum-Commercial** (Mixed Development Project) [It is a proposed Commercial cum Residential building, G+5]	
Period of validity of map by the Competent Authority	**3 Years** (Building Permit letter was issued dated 05/12/2023 and it is valid for 3 years)		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area (In sq. ft.)	Total Number of sanctioned apartments	Total Number of Apartments-
1 Block (B+G+4)	1. 1BHK - 2. 2BHK,- 3. 3BHK - 4. Shop - 5. Bungalow- 6. Plot etc. -	**2 BHK & 3BHK**	2 BHK- 713.34, 749.25, 722.59, 737.52, 768.29, 642.33 & 3 BHK- 842.71, 1015.03, 1041.73, 1022.75, 1018.71, 807.70, 893.06, 978.25, 1020.42, 1025.55	80 Apartments (Flats)	1. Booked/ Allotted- 01 2. Sold-0

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	01
1 Block (G+5)	Total provided Parking area is 2400.34 sq. m.	2. Sold -	0

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 Annexure No.
1.	NOC for Environment	NA			
2.	Fire N.O.C.	Yes, State Fire Office, Bihar, Patna		16/06/23	Submitted with RERA application

3.	Water Supply Permission	Own Boring			
4.	NOC from Airport Authority Of India	NA			
5.	Other Approval(s), if any, Required for the Project.	NA			

V. CONSTRUCTIONPROGRESSOF THEPROJECT

1. Plan Case No.: 32-13/2023

S. No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	NA
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	40%
5.	Stilt Floor	0%
6.	Slabs/ Columns of Super Structure	20%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	0%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	10%
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	0%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC, 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.	0%

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 date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads &Footpaths	Yes	0%	
2.	Water Supply	Yes	15%	
3.	Sewerage(Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	-	
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.	Closed Parking	Yes (Covered parking)	0%	

14.	Open Parking	No	-	
15.	Electrical Meter Room, Sub-Station, Receiving Station	No	-	
16.	Others (Option to Add More)	No	-	

VI	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGEOF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and footpaths	NA	-	-
2.	Water Supply	NA	-	-
3.	Sewerage Chambers Septic Tank	NA	-	-
4	Drains	NA	-	-
5.	Parks, Landscaping 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	-	-

VII.	GEOTAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK)OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Submitted (attached)
	2.	Rear Elevation	Submitted (attached)

	3.	Side Elevation	Submitted (attached)
(B)		Photograph of each floor	-

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	465520110000897
2.	Estimated Cost of the Project including land cost at The start of the Project	Rs. 30,00,00,000
3.	Amount received during the Quarter	Rs. 7451000.00
4.	Actual Cost Incurred during the Quarter	Rs. 3723175.00
5.	Net amount at end of the Quarter	Rs. 3727825.00
6.	Total expenditure on Project **till date**	Rs. 26269836.74
7.	Cumulative fund collected till the end of Quarter in question	Rs. 1000000.00
8.	Cumulative expenditure done till the end of Quarter In question	Rs. 2723175.00

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NA

X. MISCELLANEOUS		
A	List of Legal Cases (if any)- **NONE**	
1.	Case No.	NA
2.	Name of Parties	NA
B	Sale/Agreement for Sale During the Quarter	
1.	Sale Deed	-
2.	Agreement for Sale	-
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind? - Project works are in progress as per time schedule and it is not delayed.		

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.

ARIN REAL ESTATE PVT. LTD

MANAGING DIRECTOR

Signature of Promoter

Name: Arin Real Estate Pvt. Ltd.

Date: 14/04/2025