

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending 31st March of 2025 (Year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U45400BR2015PTC023547
Name of the Promoter's Entity	MANDVI BUILDCON PVT. LTD.
Address of the Promoter's Entity:	2nd Floor, Saif Manzil, Near Bank Of Baroda, Exhibition Road, Patna, 800001
Total Experience of promoter in Real Estate Sector	1 Completed REAL Estate Projects
Total Experience in Real Estate After commencement of RERA	1 Completed REAL Estate Projects
No of Project done Before commencement of RERA	No Any
No of Project done After commencement of RERA	1. Shail Villa, Saket Vihar, Mitra Mandal Colony, Phulwari, Patna, Block- Phulwari Sarif 2. Bhavya Vatika, Saket Vihar, Mitramandal Colony, Anisabad, Patna, Block- Phulwari Sarif

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00103-2/82/R-1198/2021
Name of Project	BHAVYA VATIKA
Name of Promoter	MANDVI BUILDCON PVT. LTD.
Project Address	SAKET VIHAR, MITRAMANDAL COLONY, ANISABAD, PATNA, PLOT NO.- 737, 811, 812, 813, DIST.- PATNA
Project Registration is valid up to	29/05/2025
Starting date of Project	30/05/2021
Type of Project	Residential/Group Housing
Name of the Competent Authority which sanctioned the project map	Nagar Parishad Phulwarisharif, Patna

Period of validity of map by the Competent Authority	Five Years from the date of passing of MAP
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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share- 11	Total Number of Apartments in Landowner's share- 11
Bhavya Vatika	3 BHK	907.00	3	1. Booked- 10 2. AFS Executed-10	3. Booked /Allotted- 0 4. AFS Executed-0
Bhavya Vatika	3 BHK	897.00	3	Percentage of booking- 90.9% of total Units Percentage AFS 90.9% of total Units	Percentage of booking- 0 % of total units
Bhavya Vatika	3 BHK	903.00	3		
Bhavya Vatika	3 BHK	872.00	3		
Bhavya Vatika	3 BHK	883.00	2		
Bhavya Vatika	2 BHK	631.00	3		
Bhavya Vatika	2 BHK	532.00	3	Percentage of booking- 90.9% of total Units Percentage AFS 90.9% of total Units	Percentage of booking- 0 % of total units
Bhavya Vatika	2 BHK	515.00	1		
Bhavya Vatika	1 BHK	523.00	1		

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

- Note:- Delay in Association Formation Due to Non-Availability of Allottees, We are working on resolving the issue and will update you once allottees are available.**

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO. /OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allotees No Any	(B) Cancelled by Promoters No Any
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VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES/ PARKING SPACE

Building Wise/ Block Number	Total Number of Sanctioned Garages/ Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted -
Bhavya Vatika	22	<u>10</u>

VII. DETAILS OF BUILDING APPROVALS

Already filed along with Registration Application

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Validity Upto		Attach Copy
1.	Environment Clearance				
2.	Fire N.O.C.				
4.	Airport Authority of India NOC				
5.	Water Supply Permission				
6.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

Plan Case No.-399, Dated- 19.04.2021 (Bhavya Vatika) (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 (4)
1.	Excavation (if any)	100%	01-05-2022
2.	Basements (if any)	100%	12-06-2024
3.	Podiums (if any)	NA	
4.	Plinth	100%	10-07-2022
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	100%	07-10-2023
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	95%	01-12-2024

8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90%	10-12-2024
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	10-12-2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	95%	10-12-2024
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	75%	10-02-2025
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	70%	10-02-2025
13.	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.	90%	10-02-2025
14.	Overall Percentage of Actual Work Done and final completion date	90%	10-02-2025

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA

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	No	NA	
2.	Water Supply	Yes	100%	15-06-2024

3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	80%	10-12-2024
4.	Storm Water Drains	No	NA	
5.	Landscaping & Tree Planting	No	NA	
6.	Street Lighting	No	NA	
7.	Community Buildings	No	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	No	NA	
9.	Solid Waste Management & Disposal	No	NA	
10.	Water Conservation / RainWater Harvesting	No	NA	
11.	Energy Management	No	NA	
12.	Fire Protection and FireSafety Requirements	No	NA	
13.	Closed Parking	Yes	90%	10-12-2024
14.	Open Parking	No	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	No	NA	
16.	Others (Option to AddMore)	No	NA	
17.	Overall Percentage of Actual Work Done and final completion date	Yes	90%	10-02-2025

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

Not Applicable because our project is Residential/Group Housing.

XI. Financial Progress of the Project

S.No.	Particulars	Amount (in Rs.)
1	Project Account No.	1020102000014021
2	Estimated Cost of the Project including land cost at the start of the Project.	532.00/- (In Lakh)
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	305.00/- (In Lakh)
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any

5	Amount received during the Quarter	29,80,000.00/-
6	Actual Cost Incurred during the Quarter	28,06,086.00/-
7	Net amount at end of the Quarter	1,065.22/-
8	Total expenditure on Project till date	2,97,66,220.00/-
9	Cumulative fund collected till the end of Quarter in question	3,14,22,002.00/-
10	Cumulative expenditure done till the end of Quarter in question	2,97,66,220.00/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	97%

XII. Details Of Mortgage Or Charge If Any Created/Details Of Loan Taken By Promoters Against The Project, If Any.

No Any

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

(A)	S. No.	Particulars
	1.	Front Elevation.- Attached Below
	2.	Rear Elevation.- Attached Below
	3.	Side Elevation.- Attached Below
	4.	Photograph of each floor showing the progress of interior works
	5.	Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)
(B)		Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority

XIV. MISCELLANEOUS

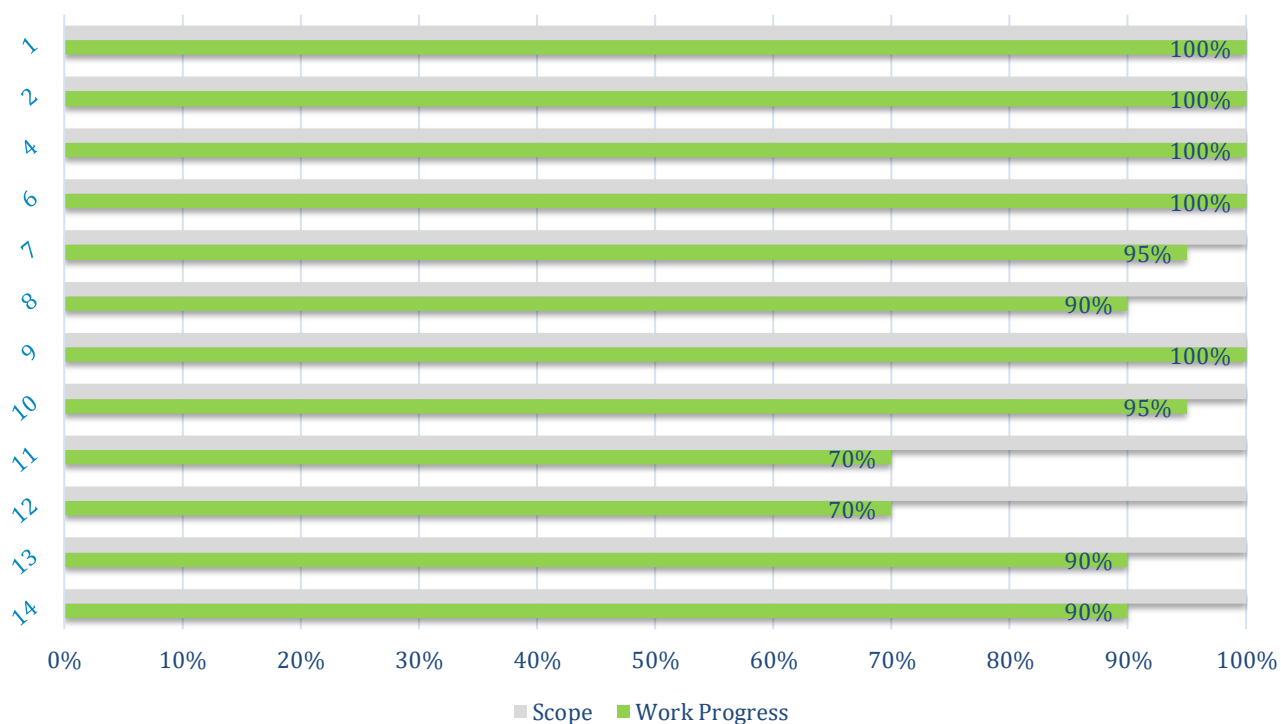
A	List of Legal Cases (if any) On Project / Promoter	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA

5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
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XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

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

PROGRESS CHART



XVI. BROCHURE /Prospectus Copy of the brochure/prospectus to be uploaded with Form 7- Attached Below

XVII Grievance Redressal Officer

Name : ABHISHEK KUMAR

Contact No : 9334985007

Email id : mandvi.buildcon@gmail.com

Address : 2ND FLOOR,SAIF MANZIL,NEAR BANK OF BARODA,EXIBITION ROAD,PATNA

Project Site Photographs



Patna, Bihar, India

Haroon Nagar Road, Anisabad, Patna, Bihar
800002, India

Lat 25.579744, Long 85.087133

04/12/2025 02:31 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera

Patna, Bihar, India

Haroon Nagar Road, Anisabad, Patna, Bihar
800002, India

Lat 25.579772, Long 85.087120

04/12/2025 02:31 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera



Patna, Bihar, India

Haroon Nagar Road, Anisabad, Patna, Bihar
800002, India

Lat 25.579695, Long 85.087254

04/12/2025 02:31 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera



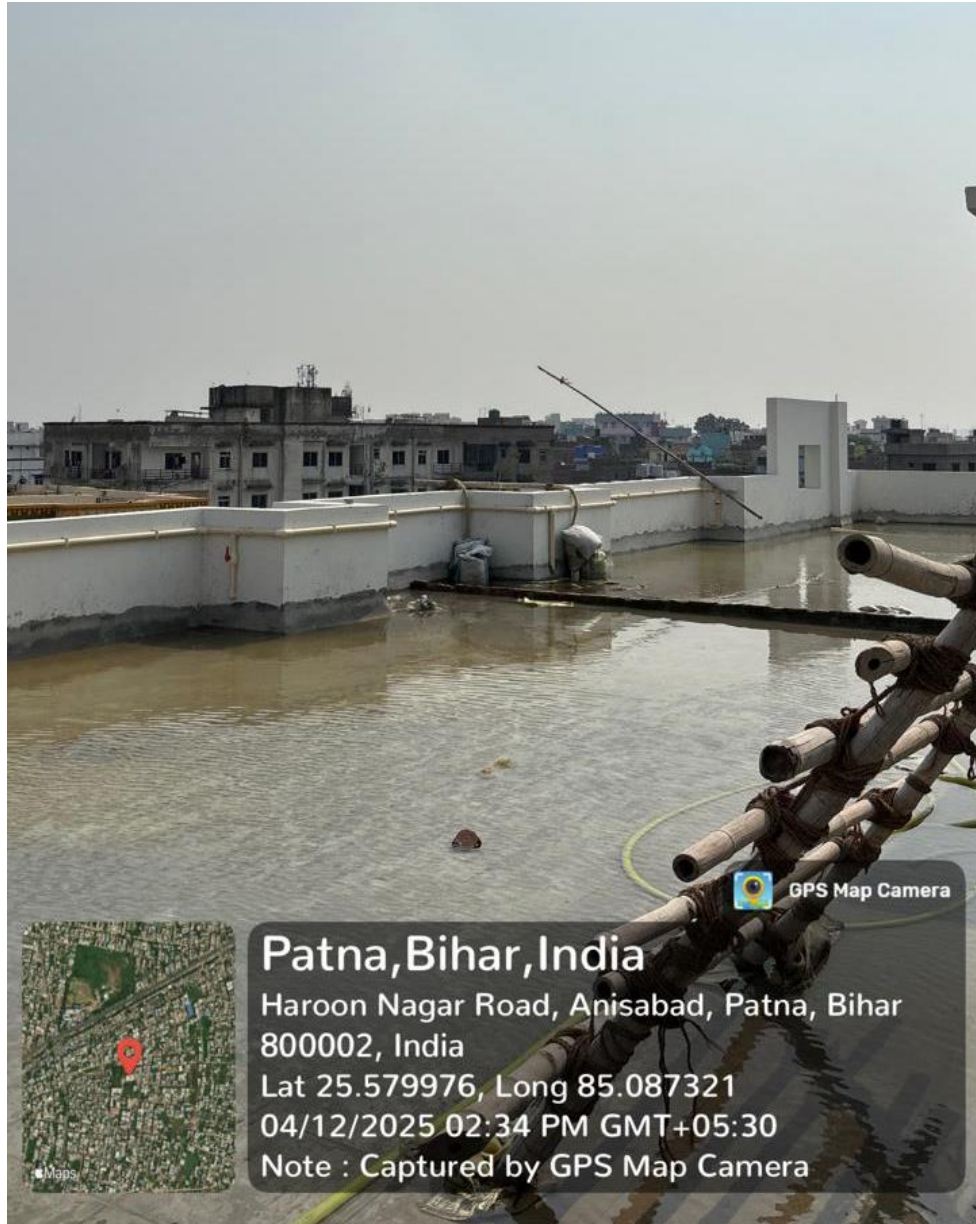
Patna, Bihar, India

Haroon Nagar Road, Anisabad, Patna, Bihar
800002, India

Lat 25.579509, Long 85.086965

04/12/2025 02:32 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera

Patna, Bihar, India

Haroon Nagar Road, Anisabad, Patna, Bihar
800002, India

Lat 25.579976, Long 85.087321

04/12/2025 02:34 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera



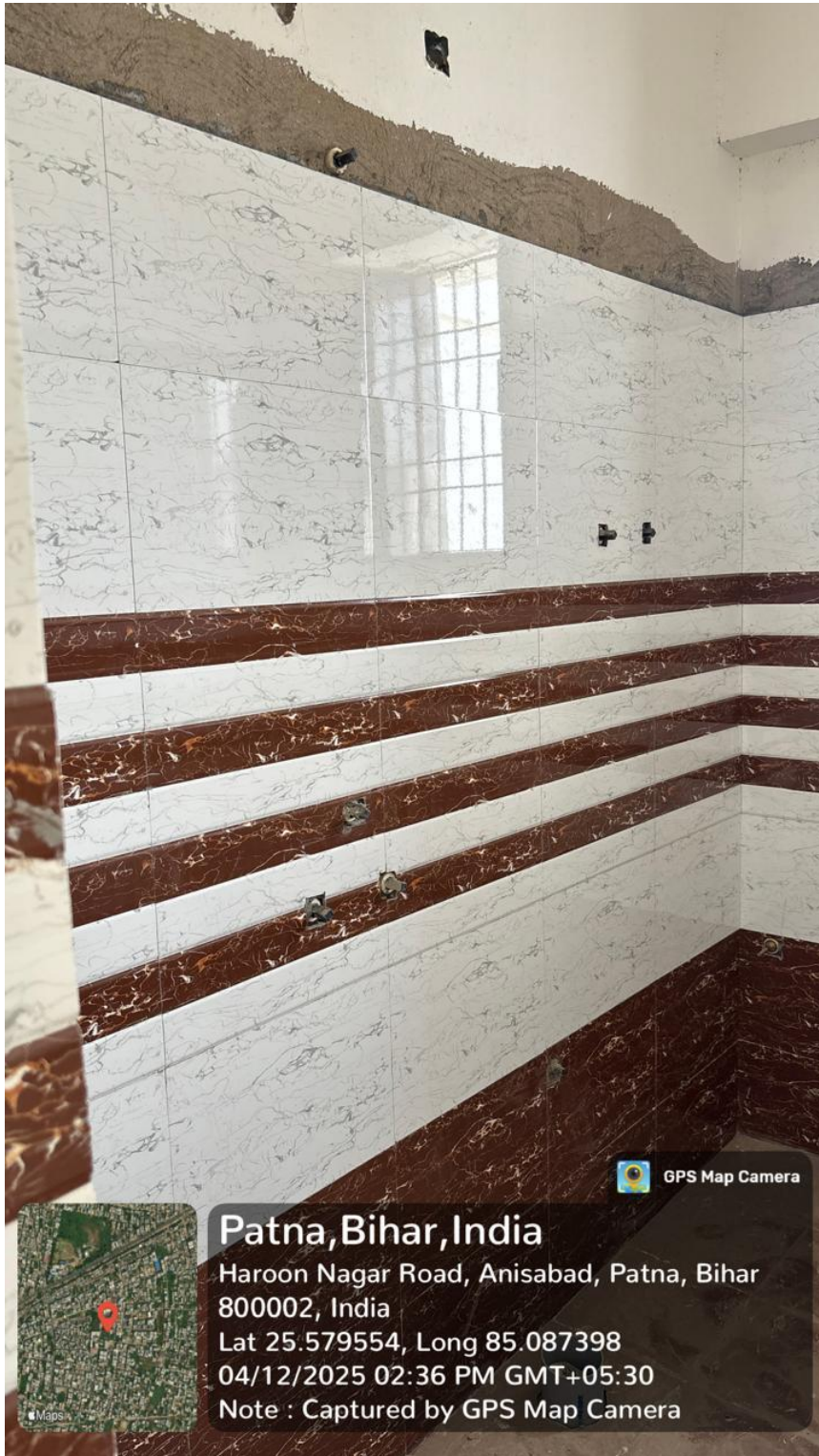
Patna, Bihar, India

Haroon Nagar Road, Anisabad, Patna, Bihar
800002, India

Lat 25.579820, Long 85.087245

04/12/2025 02:37 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera



Patna, Bihar, India

Haroon Nagar Road, Anisabad, Patna, Bihar
800002, India

Lat 25.579554, Long 85.087398

04/12/2025 02:36 PM GMT+05:30

Note : Captured by GPS Map Camera

Name of Project:-

BHAVYA VATIKA

RERA Reg. No.:-BRERAP00103-2/82/R-1198/2021

Date of Registration:-08/09/2021

Phase of project:- SINGLE

Number of Tower:- ONE

Number of Stories:- B+G+THREE

Project Completion Date:-25/05/2025

Name of Contact Person:- ABHISHEK KUMAR

Contact No. :-9334985007

Latitude and Longitude of the project:-LAT 25.579893*,LONG-85.087136*

QR Code issued by the Authority:-



RERA Bihar Website:-
rera.bihar.gov.in

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: Abhishek Kumar

Date :



RERA Bihar Website:-
rera.bihar.gov.in

Bhavya Vatika

Saket Vihar, Mitra Mandal Colony, Phulwari Sarif, Patna



PROJECT BY :

MANDVI BUILDCON PVT. LTD.

Specious 2/3 BHK Super Deluxe Flats

Ground Floor Plan

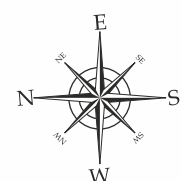


Flat G-01	
1 BHK	
Carpet Area	468 sq.ft.
B/U Area	503 sq.ft.
S-B/U Area	628 sq.ft.

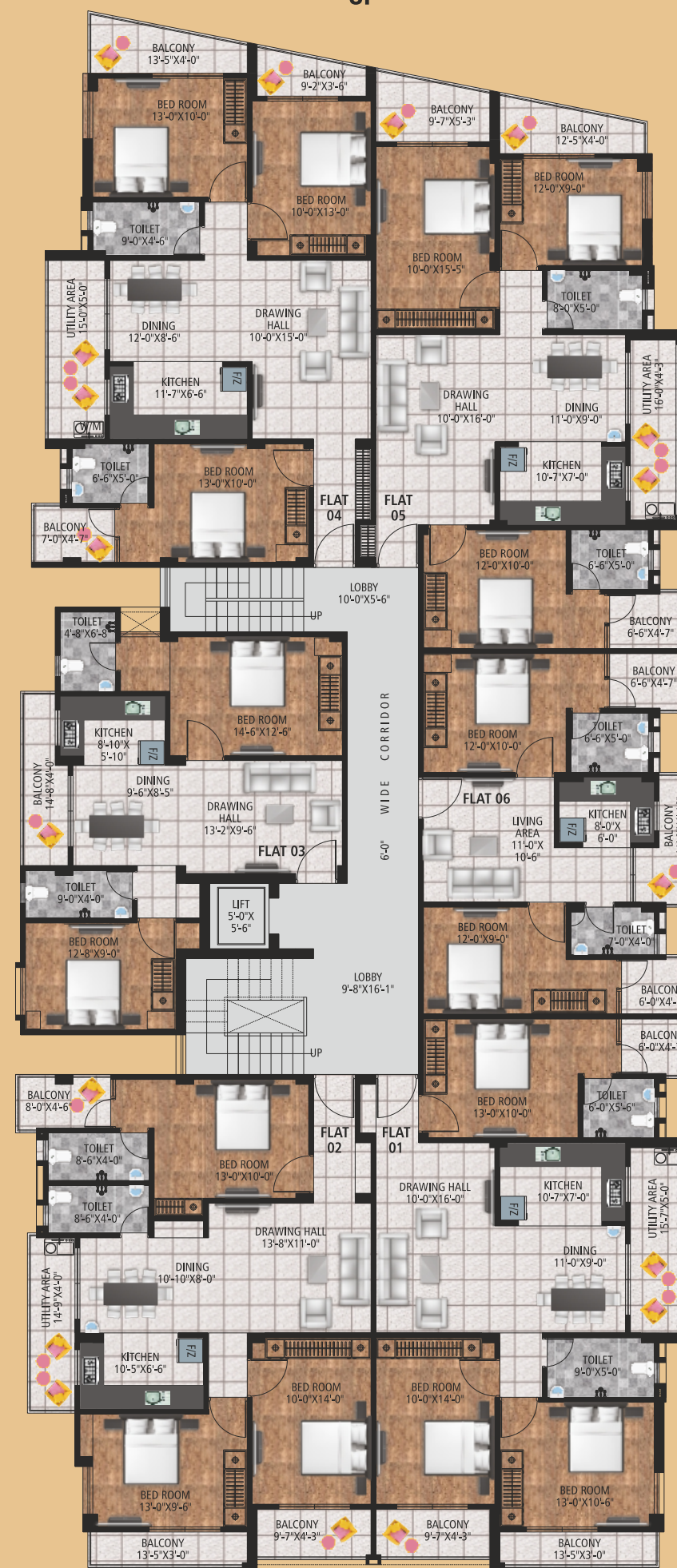
Flat G-02	
3 BHK	
Carpet Area	883 sq.ft.
Balcony Area	90 sq.ft.
B/U Area	1035 sq.ft.
S-B/U Area	1293 sq.ft.

Flat G-03	
3 BHK	
Carpet Area	886 sq.ft.
Balcony Area	64 sq.ft.
B/U Area	1035 sq.ft.
S-B/U Area	1293 sq.ft.

Flat G-04	
2 BHK	
Carpet Area	515 sq.ft.
Balcony Area	51 sq.ft.
B/U Area	621 sq.ft.
S-B/U Area	776 sq.ft.



Typical 1st to 3rd Floor Plan



Flat 01	
3 BHK	
Carpet Area	907 sq.ft.
Balcony Area	190 sq.ft.
B/U Area	1165 sq.ft.
S-B/U Area	1456 sq.ft.

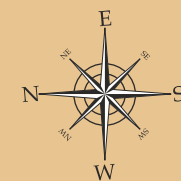
Flat 02	
3 BHK	
Carpet Area	897 sq.ft.
Balcony Area	180 sq.ft.
B/U Area	1135 sq.ft.
S-B/U Area	1418 sq.ft.

Flat 03	
2 BHK	
Carpet Area	631 sq.ft.
Balcony Area	60 sq.ft.
B/U Area	751 sq.ft.
S-B/U Area	940 sq.ft.

Flat 04	
3 BHK	
Carpet Area	903 sq.ft.
Balcony Area	195 sq.ft.
B/U Area	1165 sq.ft.
S-B/U Area	1456 sq.ft.

Flat 05	
3 BHK	
Carpet Area	872 sq.ft.
Balcony Area	91 sq.ft.
B/U Area	1135 sq.ft.
S-B/U Area	1418 sq.ft.

Flat 06	
2 BHK	
Carpet Area	532 sq.ft.
Balcony Area	100 sq.ft.
B/U Area	685 sq.ft.
S-B/U Area	856 sq.ft.



Flat 01
3 BHK



Flat 04
3 BHK



Flat 02
3 BHK



Flat 05
3 BHK

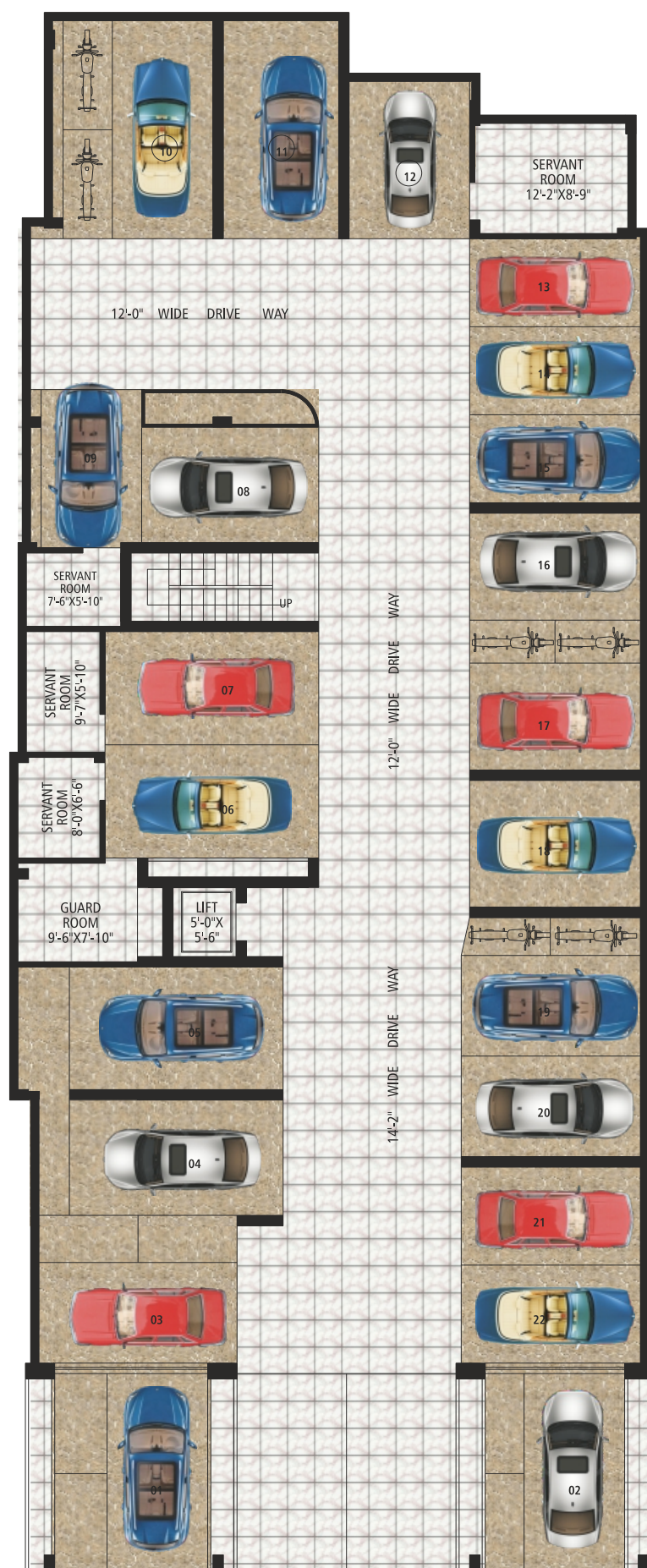
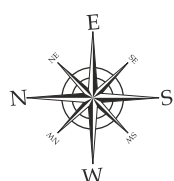


Flat 03
2 BHK



Flat 06
2 BHK





STRUCTURE

Building designed with R.C.C framed structure (Earth quake resistant).

FLOORING

Vitrified/Marble slabs with skirting in Drawing and Dinning, Ceramics Tiles/Marbles Tiles in Bedrooms and anti-skid tiles in Kitchen and Bathroom.

DOORS

Entrance Door of decorative teak veneer flush door with brass/Steel fitting & all other flush door with aluminum/Steel fittings.

KITCHEN

Granite/Marble Fitted platform with branded stainless steel sink and glazed tiles up to 24 inches height from working platform provision for hot & Cold water in sink, exhaust fan space in window.

TOILET

Provision for hot & cold water with water heater connection system, fitted glazed tiles up to 8 feet height with standard sanitary fittings.

PLASTER

Water proof exterior wall plaster & permanent algae paint, interior plaster with Plaster of Paris / Wall-putty and single coat primer.

WINDOWS

Aluminum/Sal wooden frame with partly glazed paneled window with decorative Steel grill.

ELECTRICALS

Concealed electrification with fire resistant cables & switches of ISI make. Provision for adequate light and power point, TV point in living and master Bedroom. Power distribution with MCB's.

G E M S O F P R O J E C T

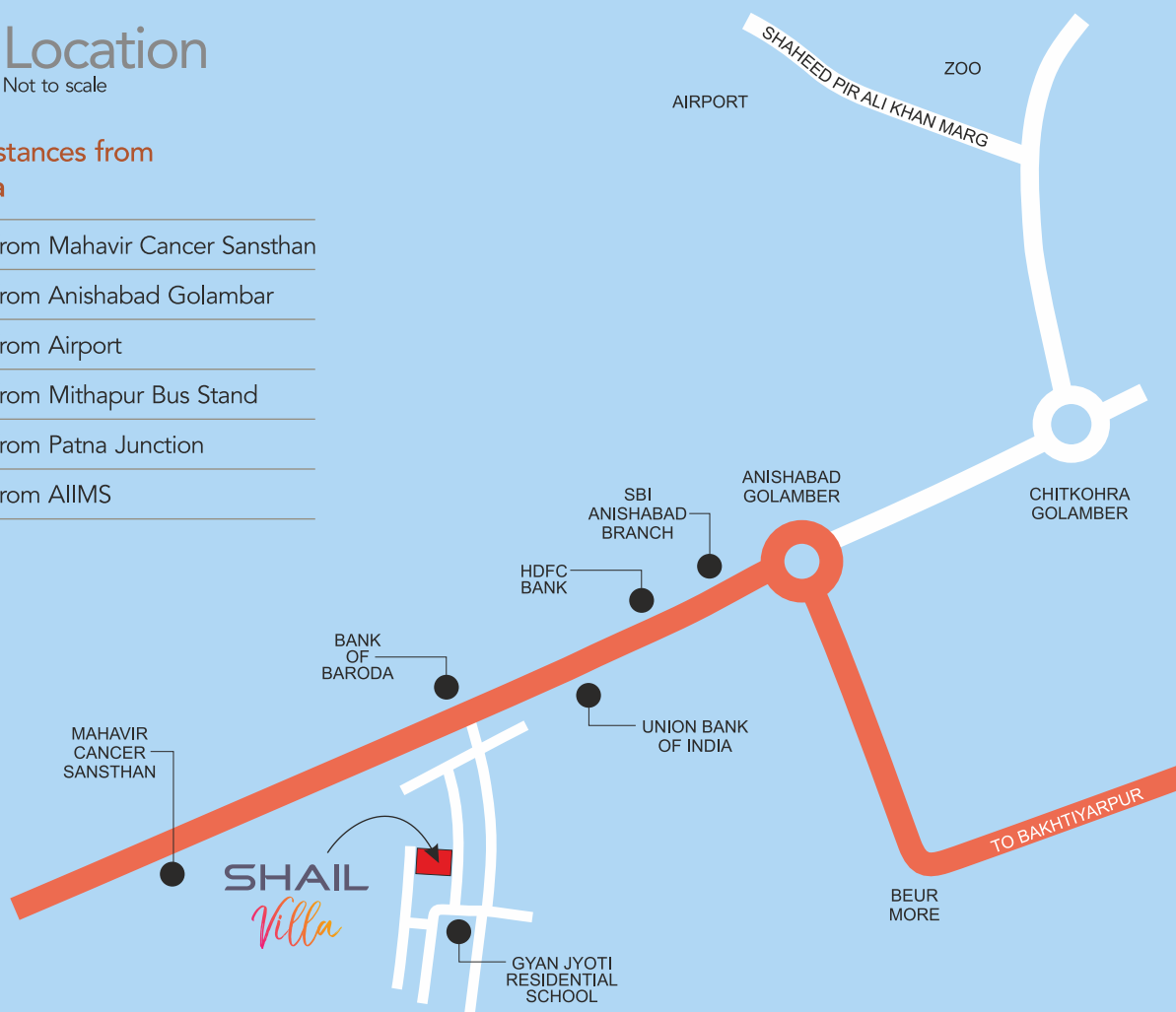
- The project welcomes you with a modern & elegant elevation.
- Designed to assure natural sunlight and fresh air ventilation.
- Exclusive entrance gate & designer compound wall for the entire project.
- Landscape and parking with room finish concrete.
- Round the clock security with manned security cabin and inter com facility in all flats.
- Ample car parking .
- Elevator with 24 hrs power backups & fully equipped with safety device.
- Fire-fighting equipment.
- Intercom facility to individual flat for personalized security.

(Note : All specification, designs, layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. They are purely conceptual and not a legal offence.)



Map Distances from Sail Villa

- 1.2 Km. from Mahavir Cancer Sansthan
- 1.4 Km. from Anishabad Golambar
- 4.2 Km. from Airport
- 6.2 Km. from Mithapur Bus Stand
- 6.7 Km. from Patna Junction
- 5.8 Km. from AIIMS



Mode of Payment

Installment Plan

- | | |
|--|--|
| ■ At the time of Booking10% | ■ Casting of 4th Floor Roof Casting10% |
| ■ On Foundation25% | ■ At the time of Flooring.....10% |
| ■ Casting of 1st Floor Roof Casting.....10% | ■ At the time of Finishing.....10% |
| ■ Casting of 2nd Floor Roof Casting.....10% | ■ At the time of Possession5% |
| ■ Casting of 3rd Floor Roof Casting10% | |

Note :

- Full and final settlement of account will be done before one month of possession.
- 18% interest will be charged on delayed payment.
- Registration and other Govt. Tax charges is to be given by the purchaser
- Fixed charges will have to be paid by the purchaser at the time of booking of the respective unit.
- 10% Cancellation charge will be deducted in case of cancellation of booking.



DEVELOPER :
MANDVI BUILDCON PVT. LTD.
 2nd Floor, Saif Manzil, Opp. Corporation Bank
 Exhibition Road, Patna - 800001
 Tel. : 93349 85007, 70049 07307
 E-mail : mandvi.buildcon@gmail.com

Architects :
R.D.K. and Associates
 338, Ashoka Place,
 Exhibition Road, Patna-01
 Mob. : 99349-20738

Note: Extra charges for cupboards, shelves, electrical points, power plugs, telephone points and modifications or alterations other than agreement. All expenses towards external electricity (electric transformer), municipal water, drainage connections.