FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending Apr-Jun of 2024 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U45400BR2015PTC023547
Firm Address:	2nd Floor,Saif Manzil,Near Bank Of Baroda,Exibition Road,Patna, 800001
Total Experience of promoter in Real Estate Sector	1 Completed REAL Estate Projects
Total Experience in Real Estate After Implementation of RERA	1 Completed REAL Estate Projects
No of Project done Before Implementation of RERA	No Any
No of Project done After Implementation 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/Phase of Registered 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
Name of Co-promoter	NA
Project Registration is valid up to	29/05/2025
Starting date of Project or Phase of the Project	30/05/2021
Type of Project or Phase of the Project	Residential/Group Housing
Period of validity of map by the Competent Authority	Five Years from the date of passing of MAP

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 /Allotted- 09 2. Sold-	3. Booked /Allotted- 4. Sold-
Bhavya Vatika	3 BHK	897.00	3		
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- 81%	Percentage of booking-
Bhavya Vatika	2 BHK	515.00	1		
Bhavya Vatika	1 BHK	523.00	1		

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of SanctionedGarages	Total Number of Garages:	
Bhavya Vatika	No Garages available	1. **Booked/Allotted -** 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				
2.	Fire N.O.C.				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

VI. Construction Progress of the Project

Plan Case No.-399, Dated- 19.04.2021 (Bhavya Vatika) (To beaded 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/yyy) 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.	**65%**	**01-12-2024**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**70%**	**10-12-2024**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**90%**	**10-12-2024**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**80%**	**10-12-2024**
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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	**40%**	**10-02-2025**

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	NA	
2.	Water Supply	Yes	100%	15-06-2024
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	40%	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	

VIII. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT
Not Applicable because our project is Residential/Group Housing.

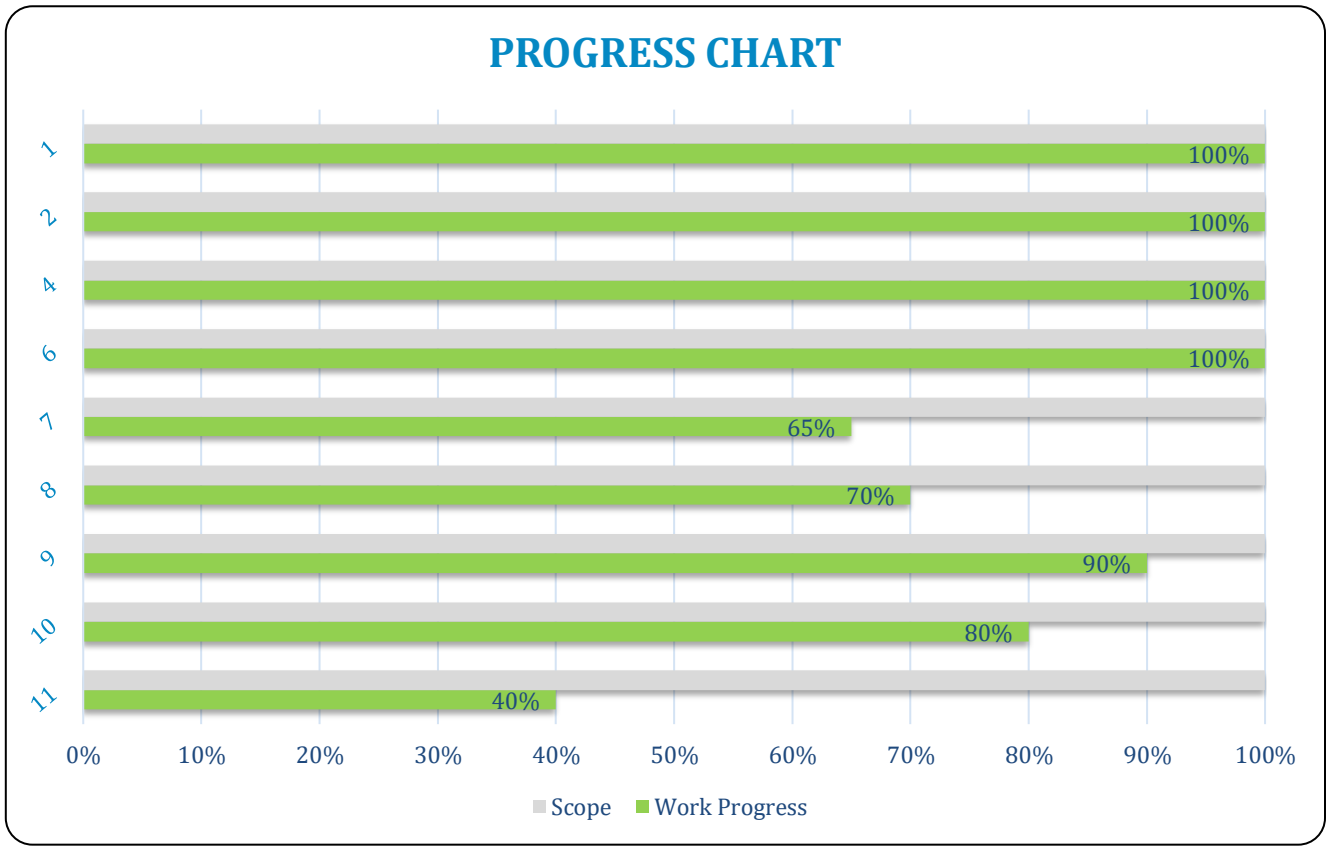
IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	**S. No.**	**Particulars**
	1.	**Front Elevation.-** Attached Below
	2.	**Rear Elevation.-** Attached Below
	3.	**Side Elevation.-** Attached Below
(B)		**Photograph of each floor**

X. 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)	
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5	Amount received during the Quarter	26,00,000.00/-
6	Actual Cost Incurred during the Quarter	14,69,300.00/-
7	Net amount at end of the Quarter	250.06/-
8	Total expenditure on Project **till date**	2,41,97,555.00/-
9	Cumulative fund collected till the end of Quarter in question	2,47,42,001.00/-
10	Cumulative expenditure done till the end of Quarter in question	2,41,97,555.00/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. 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
B	Sale/Agreement for Saleduring the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	09

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind?


PROGRESS CHART
1
2
4
6
7
8
9
10
11
100%
100%
100%
100%
65%
70%
90%
80%
40%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Scope
Work Progress

Project Site Photographs

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 :