

FORM-7
[REGULATION-9]

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

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U45400BR2015PTC023547
Firm Address:	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 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- 10 2. Sold-00	3. Booked /Allotted- 0 4. Sold-0
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- 90.9%	Percentage of booking- 0
Bhavya Vatika	2 BHK	515.00	1		
Bhavya Vatika	1 BHK	523.00	1		

- Note Since we have just received the format of Association of Allottes, due to non availability of allottes, we are in the process of completing it and updating it as soon as possible.**

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	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/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.	80%	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.	95%	10-12-2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%	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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	70%	10-02-2025
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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	No	NA	
2.	Water Supply	Yes	100%	15-06-2024
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	60%	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)	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	22,50,001.00/-
6	Actual Cost Incurred during the Quarter	14,06,982.00/-
7	Net amount at end of the Quarter	4,51,097.00/-
8	Total expenditure on Project till date	2,56,04,537.00/-
9	Cumulative fund collected till the end of Quarter in question	2,69,92,002.00/-
10	Cumulative expenditure done till the end of Quarter in question	2,56,04,537.00/-

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

No Any

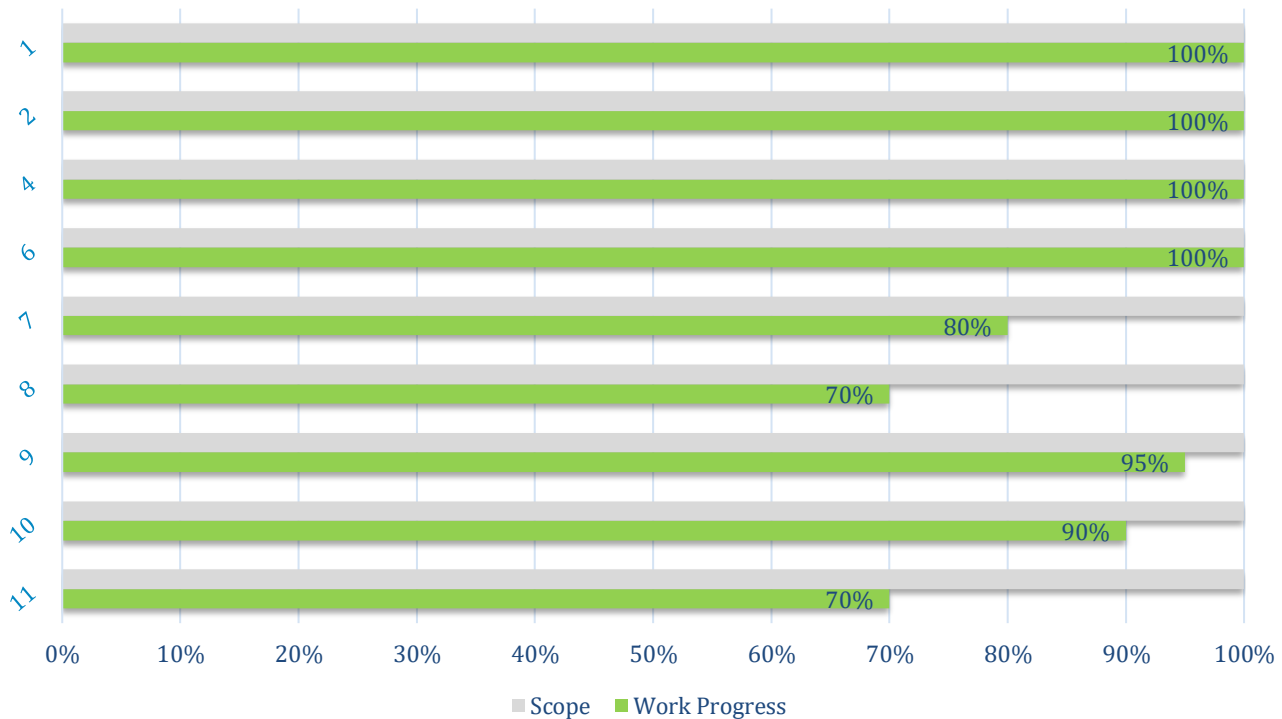
XII. MISCELLANEOUS

A	List of Legal Cases (if any) 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 Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	09
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



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	3	Allottee Name	Flat No.	No Any
3 BHK	3	1. Mr. Praveen Kumar Srivastava	201	
3 BHK	3	2. Mrs. Pratima Kumari	202	
3 BHK	3	3. Mrs. Sulekha Kumari	203	
3 BHK	2	4. KUMAR HIMANSHU	204	
2 BHK	3	5. Mr. Atul Anand	205	
2 BHK	1	6. Mr. VINAY	206	

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
1 BHK	1	KUMAR THAKUR 7. Mrs. ShipraJha 8. Mrs. Nirupa Sinha 9. Mrs. Archana Sinha	301 305 G-02	

XV. BROCHURE /Prospectus- Attached Below

XVI 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





 **GPS Map Camera**



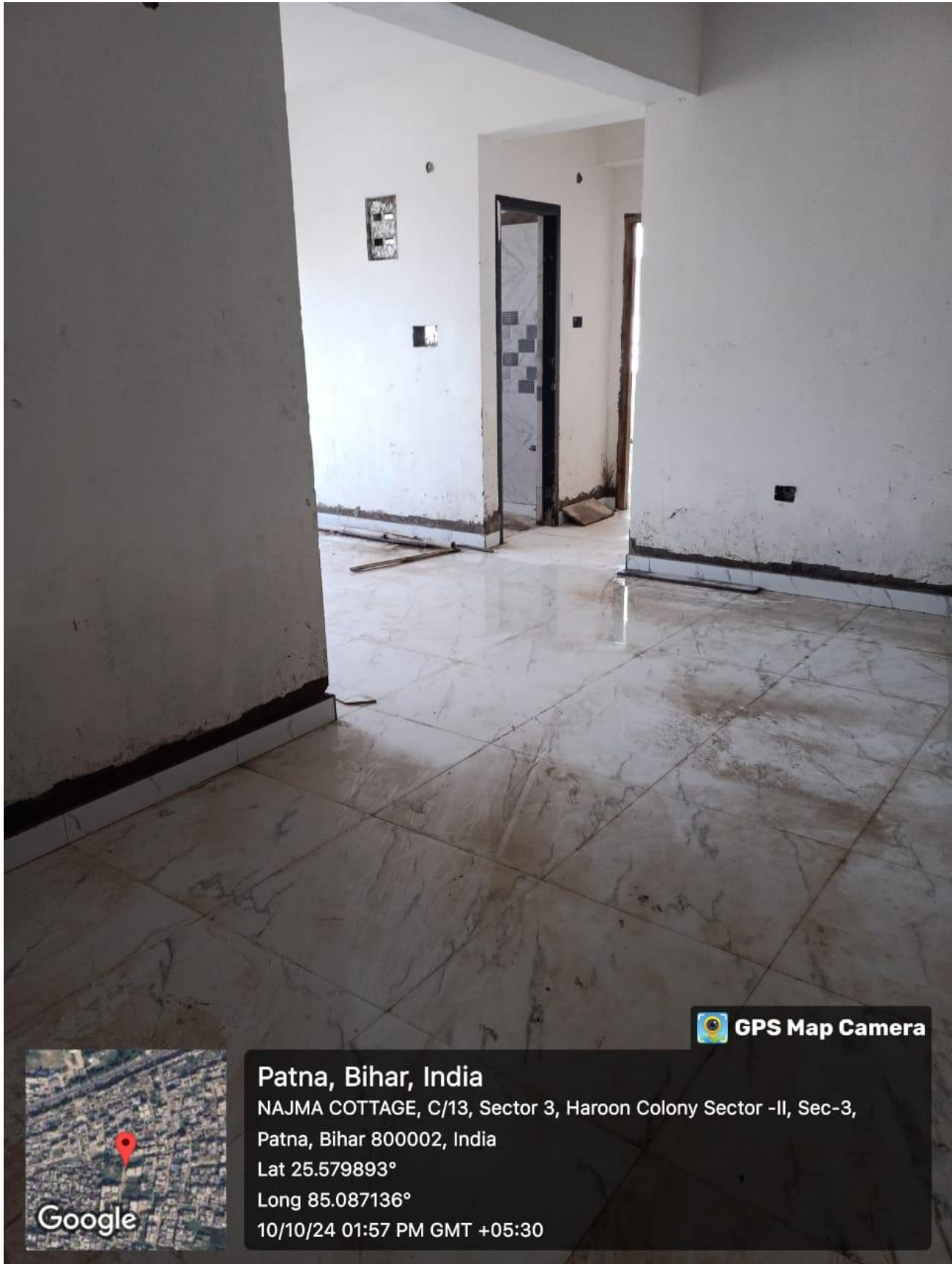
Patna, Bihar, India

NAJMA COTTAGE, C/13, Sector 3, Haroon Colony Sector -II, Sec-3,
Patna, Bihar 800002, India

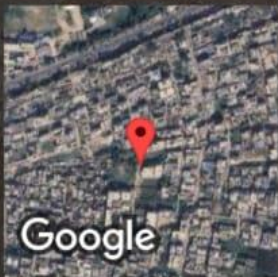
Lat 25.579858°

Long 85.086983°

10/10/24 01:55 PM GMT +05:30



 **GPS Map Camera**



Patna, Bihar, India

NAJMA COTTAGE, C/13, Sector 3, Haroon Colony Sector -II, Sec-3,

Patna, Bihar 800002, India

Lat 25.579893°

Long 85.087136°

10/10/24 01:57 PM GMT +05:30

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

A handwritten signature in blue ink, consisting of a large, stylized 'A' followed by a long horizontal stroke extending to the right.

Name: Abhishek Kumar

Date :



Bhavya Vatika

Saket Vihar, Mitra Mandal Colony, Phulwari Sarif, Patna



PROJECT BY :

MANDVI BUILDCON PVT. LTD.

Spacious 2/3 BHK Super Deluxe Flats

Ground Floor Plan

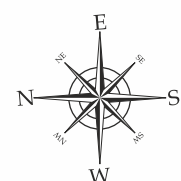


Flat G-01	
1 BHK	
Carpet Area	468 sq.ft.
B/U Area	503 sq.ft.
S-B/U Area	628 sq.ft.

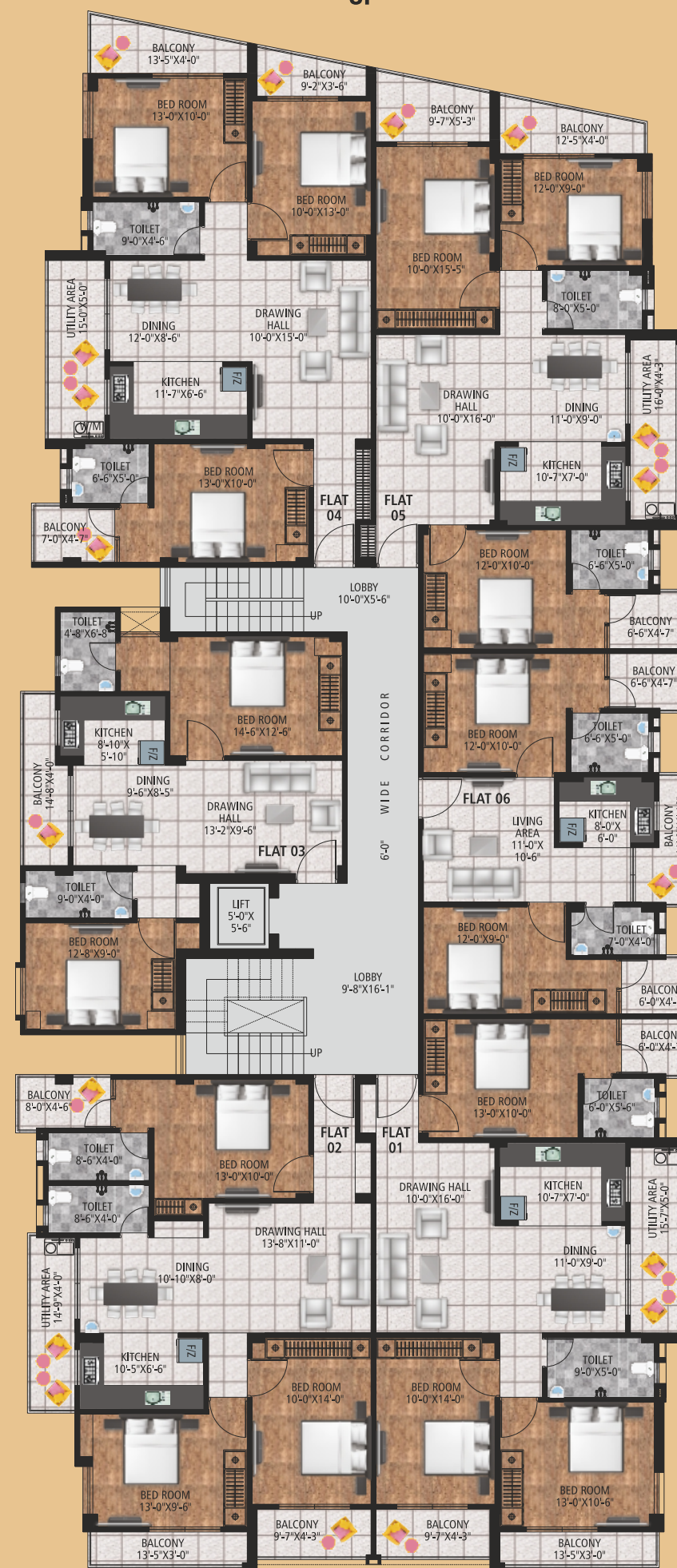
Flat G-02	
3 BHK	
Carpet Area	883 sq.ft.
Balcony Area	90 sq.ft.
B/U Area	1035 sq.ft.
S-B/U Area	1293 sq.ft.

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.

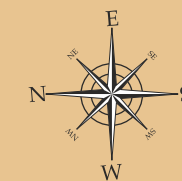
Flat 02	
3 BHK	
Carpet Area	897 sq.ft.
Balcony Area	180 sq.ft.
B/U Area	1135 sq.ft.
S-B/U Area	1418 sq.ft.

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

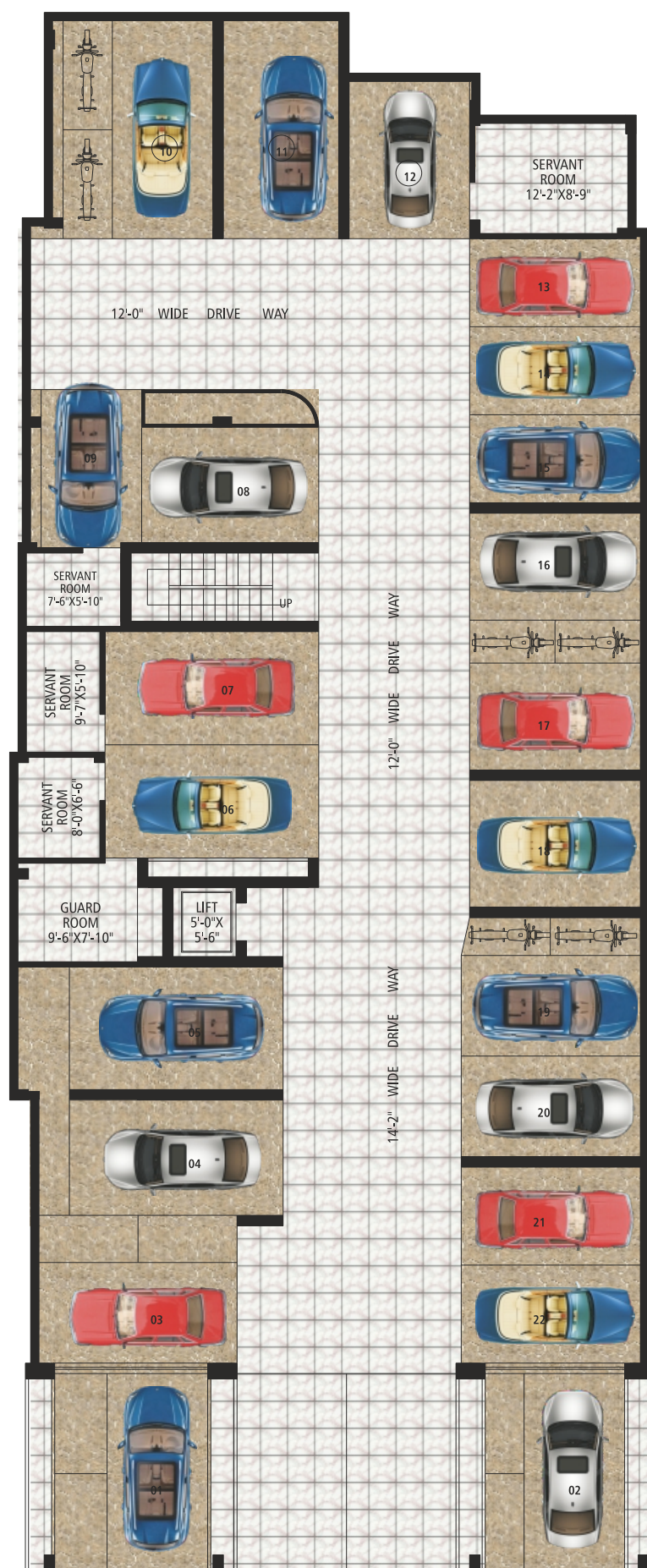
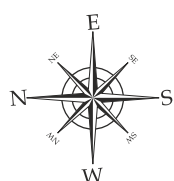


Flat 03
2 BHK



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

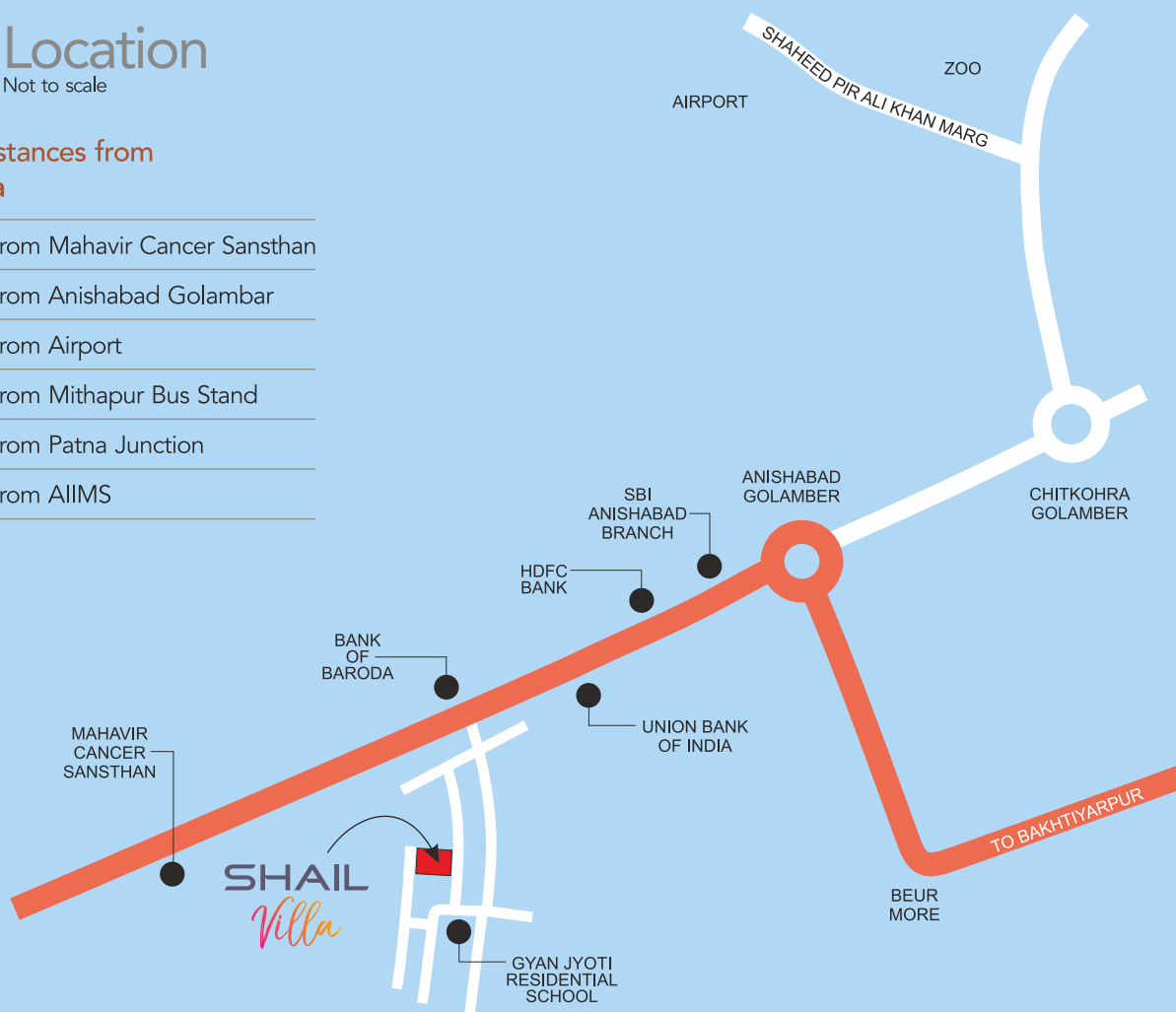
- The project welcomes you with a modern & elegant elevation.
- Designed to assure natural sunlight and fresh air ventilation.
- Exclusive entrance gate & designer compound wall for the entire project.
- Landscape and parking with room finish concrete.
- Round the clock security with manned security 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.