

FORM-7
[REGULATION-9]

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

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number.	RF/DIB/173/B/30
Firm Address:	436, Adisons Arcade, Fraser Road, Patna-800001.
Total Experience of promoter in Real Estate Sector	1 completed Project Sumitra Complex
Total Experience in Real Estate After Implementation of RERA	1 Completed REAL Estate Projects and 1 Ongoing Project.
No of Project done Before Implementation of RERA	1. Lap Tower 2. Shashi Veena Complex
No of Project done After Implementation of RERA	1. Sumitra Complex (Completed). 2. Mahadev Complex (Ongoing).

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00489-002/85/R-1720/2024
Name of Project/Phase of Registered Project	Mahadev Complex
Name of Promoter	Amar Construction Company
Project Address	Survey Survey Plot No.- 572, 573, 400, Khata No.- 463, 85, Thana No.- 181, Mauza- Rambhadra, PS- Hajipur, Dist- Vaishali, Bihar
Name of Co-promoter	NA
Project Registration is valid up to	04/03/2029
Starting date of Project or Phase of the Project	15/05/2024
Type of Project or Phase of the Project	Mixed Development Project
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-52	Total Number of Apartments in Landowner's share-52
Mahadev Complex	Shop	288.00	3	1. Booked/ Alloted - 01 2. Sold -	3. Booked/ Alloted - 0 4. Sold -0
Mahadev Complex	Shop	271.00	1		
Mahadev Complex	Shop	216.00	1		
Mahadev Complex	Shop	312.00	2		
Mahadev Complex	Shop	171.00	1		
Mahadev Complex	Shop	232.00	1		
Mahadev Complex	Shop	221.00	1		
Mahadev Complex	Shop	212.00	2		
Mahadev Complex	Shop	162.00	1		
Mahadev Complex	Shop	203.00	1		
Mahadev Complex	Shop	154.00	1	Percentage of booking- 2 %	Percentage of booking-0
Mahadev Complex	Shop	196.00	1		
Mahadev Complex	Shop	210.00	1		
Mahadev Complex	Shop	168.00	2		
Mahadev Complex	Shop	30.00	2		
Mahadev Complex	Shop	163.00	2		
Mahadev Complex	Shop	155.00	1		
Mahadev Complex	Shop	179.00	1		
Mahadev Complex	Shop	173.00	1		
Mahadev Complex	Shop	235.00	1		
Mahadev Complex	Shop	227.00	1		
Mahadev Complex	Shop	178.00	1		
Mahadev Complex	Shop	148.00	1		
Mahadev Complex	Shop	145.00	1		
Mahadev Complex	Shop	211.00	1		
Mahadev Complex	Shop	181.00	2		

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-52	Total Number of Apartments in Landowner's share-52
Mahadev Complex	2 BHK	663.00	2		
Mahadev Complex	2 BHK	600.00	1		
Mahadev Complex	3 BHK	817.00	1		
Mahadev Complex	3 BHK	903.00	1		
Mahadev Complex	1 BHK	436.00	1		
Mahadev Complex	3 BHK	898.00	8		
Mahadev Complex	2 BHK	734.00	8		
Mahadev Complex	3 BHK	781.00	4		
Mahadev Complex	3 BHK	850.00	4		
Mahadev Complex	2 BHK	663.00	4		
Mahadev Complex	2 BHK	600.00	4		
Mahadev Complex	3 BHK	817.00	4		
Mahadev Complex	3 BHK	903.00	4		
Mahadev Complex	1 BHK	436.00	4		
Mahadev Complex	2 BHK	663.00	4		
Mahadev Complex	3 BHK	891.00	4		
Mahadev Complex	2 BHK	709.00	12		

- Note:- Association of Allote 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:	
Mahadev Complex	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**1. Plan Case No.- 21/2024 (Mahadev Complex B+G+5) (To be added 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
1.	Excavation (if any)	50%	30-02-2025
2.	Piling	40%	30-02-2025
3.	Basements (if any)	25%	30-04-2025
4.	Podiums (if any)	NA	
5.	Plinth	40%	30-12-2024
6.	Stilt Floor	0%	30-01-2025
7.	Slabs of Super Structure	0%	28-10-2025
8.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	20-07-2026
9.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	25-02-2027
10.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	20-10-2026
11.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	25-05-2028

12.	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.	10%	01-03-2029
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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	Yes	0%	30-06-2028
2.	Water Supply	Yes	5%	25-02-2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	30-06-2028
4.	Storm Water Drains	No	NA	
5.	Landscaping & Tree Planting	Yes	0%	30-06-2028
6.	Street Lighting	No	NA	
7.	Community Hall and GYM	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	Yes	0%	30-05-2028
11.	Energy Management	No	NA	
12.	Fire Protection and Fire Safety Requirements	Yes	0%	20-05-2028

13.	Closed Parking	Yes	0%	20-05-2028
14.	Open Parking	No	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	20-05-2028
16.	Others (Option to AddMore)	No	NA	

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

Our Project is Mixed Development Project hence not applicable.

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. (1)	Particulars (2)	Amount (in Rs.) (3)
1	Project Account No.	12200200027243
2	Estimated Cost of the Project including land cost at the start of the Quarter	21,35,98,000.00/-
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	13,60,00,000.00/-
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
3	Amount received during the Quarter	2,00,000.00/-
4	Actual Cost Incurred during the Quarter	57,87,082.11/-
5	Net amount at end of the Quarter	1,99,717.00/-
6	Total expenditure on Project till date	1,54,61,153.89/-

7	Cumulative fund collected till the end of Quarter in question	2,00,000.00/-
8	Cumulative expenditure done till the end of Quarter in question	1,54,61,153.89/-

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

No Any

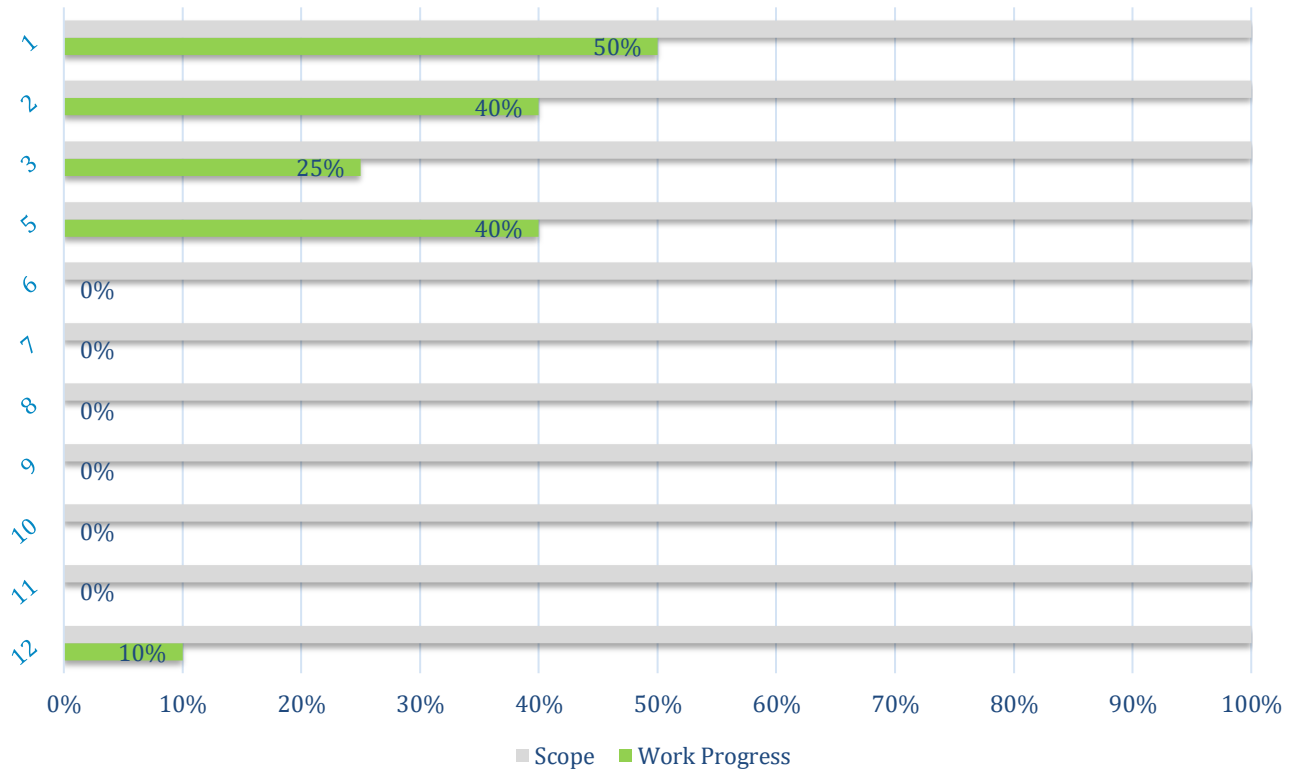
XII. MISCELLANEOUS

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	00
2.	Agreement for Sale	00
3.	No. of possessions given to allottees	00

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

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

PROGRESS CHART



Note- Vertical line represent Tasks / Activity of construction given in (V. Construction Progress of the Project)

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
Shop	3	Allotte Name 1. Mrs. Divya Verma	Flat No. 209	No Any
Shop	1			
Shop	1			
Shop	2			
Shop	1			
Shop	1			

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
Shop	1			
Shop	2			
Shop	1			
Shop	1			
Shop	1			
Shop	1			
Shop	1			
Shop	2			
Shop	2			
Shop	2			
Shop	1			
Shop	1			
Shop	1			
Shop	1			
Shop	1			
Shop	1			
Shop	1			
Shop	1			
Shop	1			
Shop	2			
2 BHK	2			
2 BHK	1			
3 BHK	1			
3 BHK	1			
1 BHK	1			
3 BHK	8			

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
2 BHK	8		
3 BHK	4		
3 BHK	4		
2 BHK	4		
2 BHK	4		
3 BHK	4		
3 BHK	4		
1 BHK	4		
2 BHK	4		
3 BHK	4		
2 BHK	12		

XV. BROCHURE /Prospectus- Attached**XVI Grievance Redressal Officer****Name :- Ashok Singh****Contact No :- 8709696906****Email id :- ashokdul@yahoo.co.in****Address :- 436, Adisons Arcade, Fraser Road, Patna-800001**

Project Site Photographs







Hajipur, Bihar, India

M6G6+2JV, कोनहारा घाट - जदुआ रोड, Chakwara, Hajipur, Bihar 844101, India

Lat 25.674833°

Long 85.211061°

09/10/24 12:54 PM GMT +05:30



GPS Map Camera





GPS Map Camera



Google

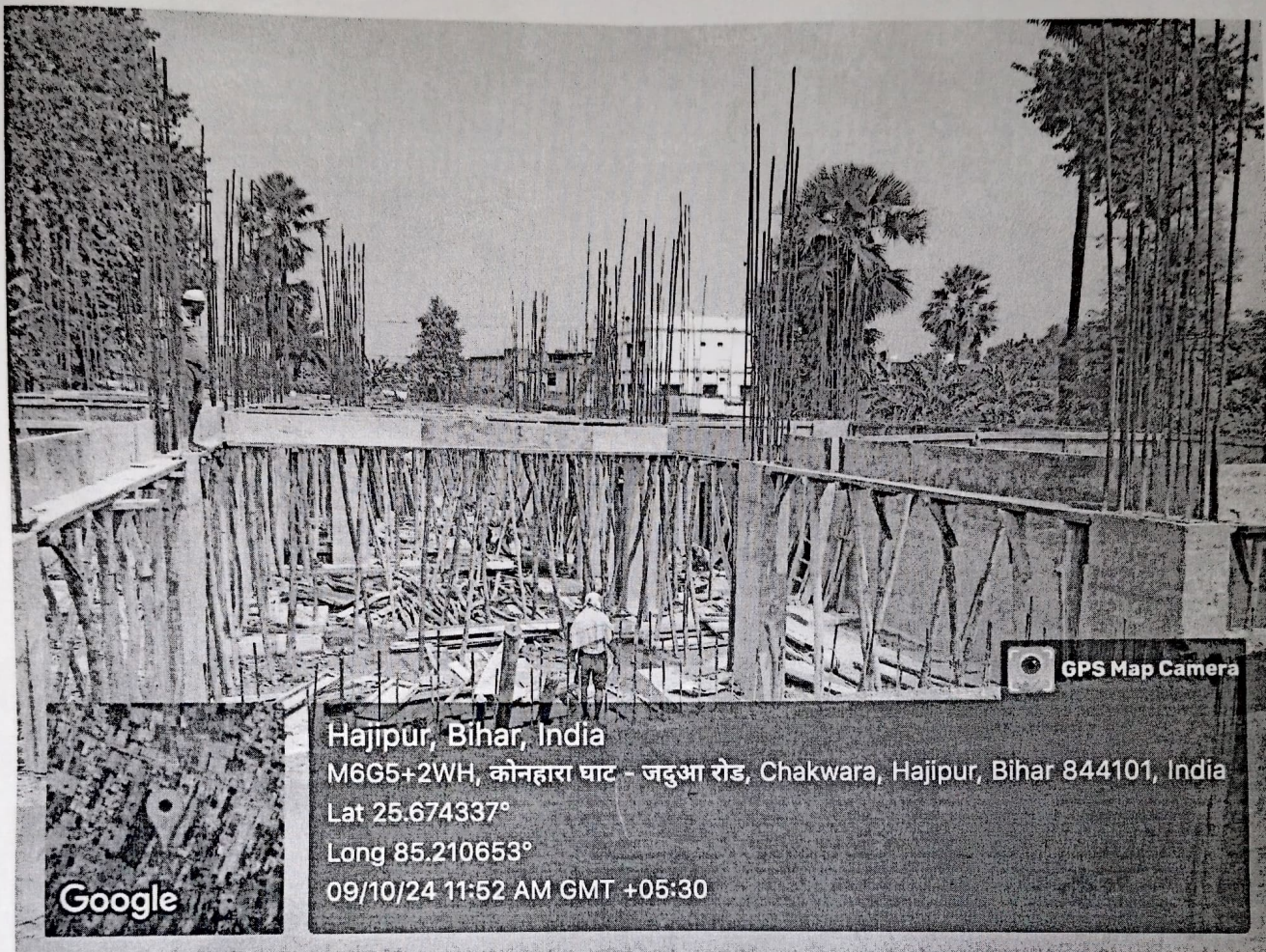
Hajipur, Bihar, India

M6G6+2JV, कोनहारा घाट - जदुआ रोड, Chakwara, Hajipur, Bihar 844101, India

Lat 25.674843°

Long 85.210926°

09/10/24 11:54 AM 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

Amar Construction Company
Amar Singh
Partner

Name: Amar Construction Company.

Date :

Reg. No. : BRERAP00489-002/85/R-1720/2024



Mahadev Complex

At Rambhadra, Konhara Road,
Hajipur, Vaishali



Project By



AMAR CONSTRUCTION COMPANY

Office Address : 436, Adisons Arcade (4th Floor), Fraser Road, Patna - 800 001

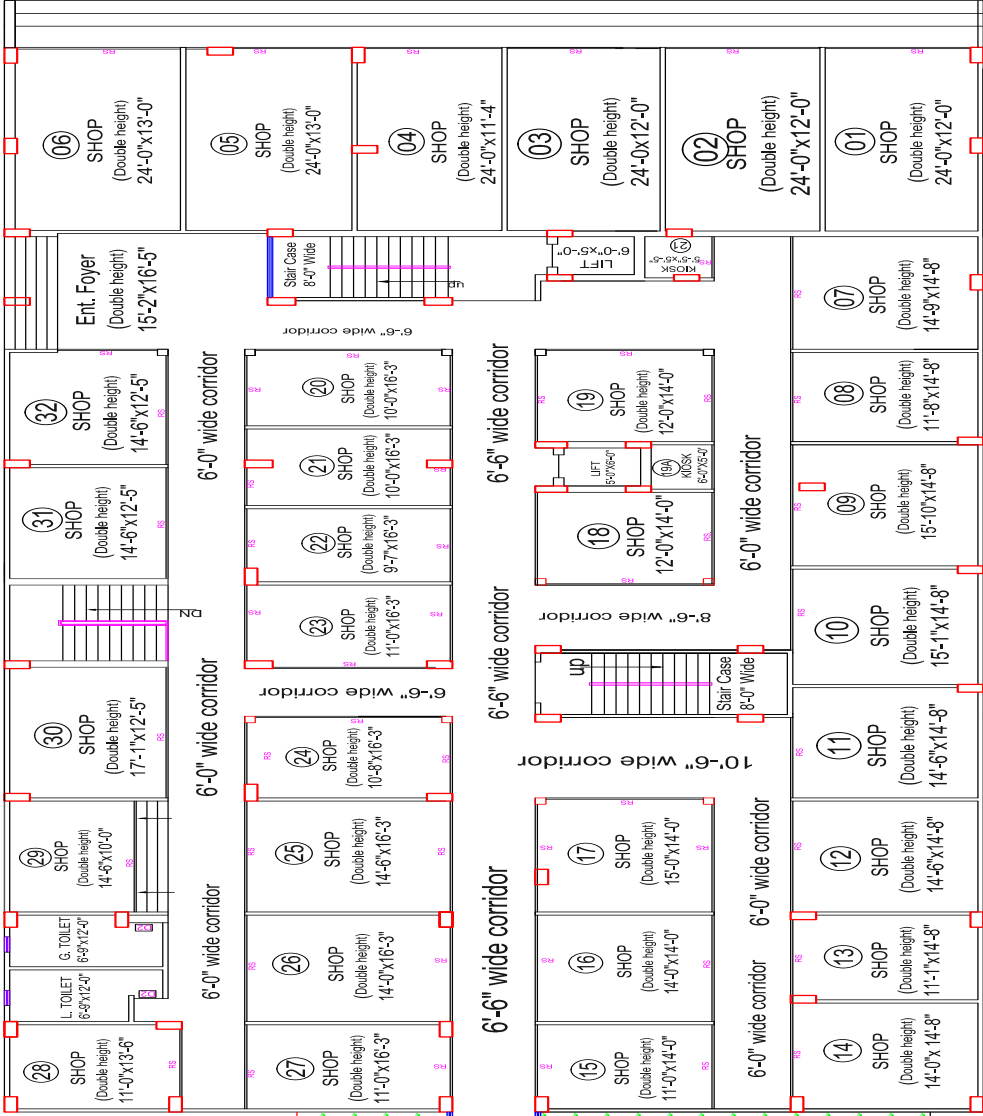
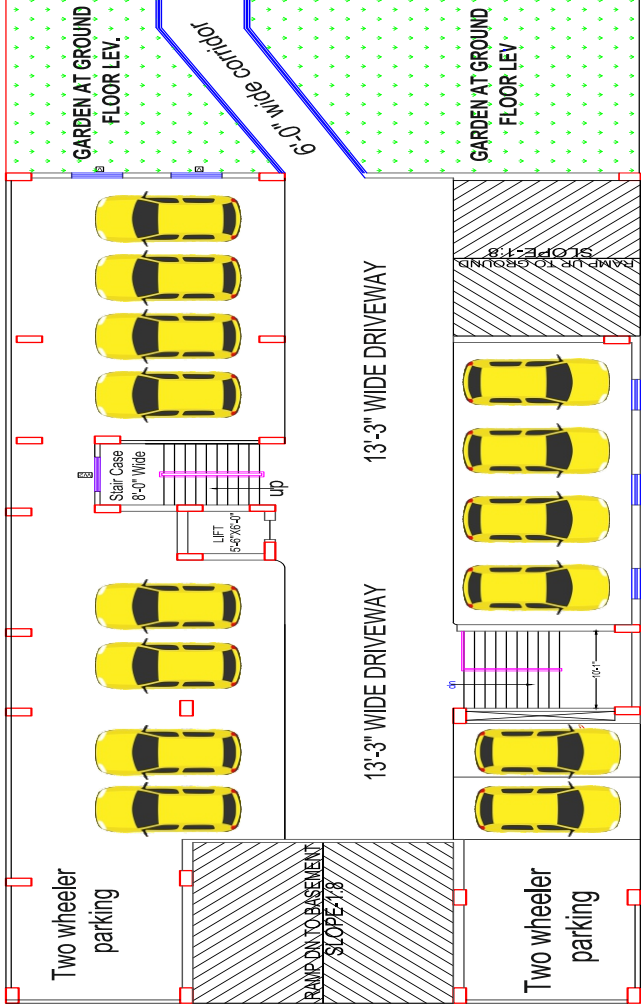
Mobile No. : 8709696906, 9431045567, 9304441693, 8210912932

Email ID : accpatna612@gmail.com / ashokdul@yahoo.co.in

AREA CALCULATION			
SHOP No.	Carpet up Area	Built up Area	super Built up Area
01	288.00 Sft.	310.00 Sft.	465.00 Sft.
02	288.00 Sft.	310.00 Sft.	465.00 Sft.
03	288.00 Sft.	310.00 Sft.	465.00 Sft.
04	271.00 Sft.	302.00 Sft.	453.00 Sft.
05	312.00 Sft.	335.00 Sft.	502.00 Sft.
06	312.00 Sft.	335.00 Sft.	502.00 Sft.
07	216.00 Sft.	230.00 Sft.	345.00 Sft.
08	171.00 Sft.	182.00 Sft.	273.00 Sft.
09	232.00 Sft.	245.00 Sft.	368.00 Sft.
10	221.00 Sft.	237.00 Sft.	355.00 Sft.
11	212.00 Sft.	225.00 Sft.	336.00 Sft.
12	212.00 Sft.	225.00 Sft.	336.00 Sft.
13	162.00 Sft.	173.00 Sft.	260.00 Sft.
14	203.00 Sft.	218.00 Sft.	327.00 Sft.
15	154.00 Sft.	162.00 Sft.	243.00 Sft.
16	196.00 Sft.	200.00 Sft.	300.00 Sft.

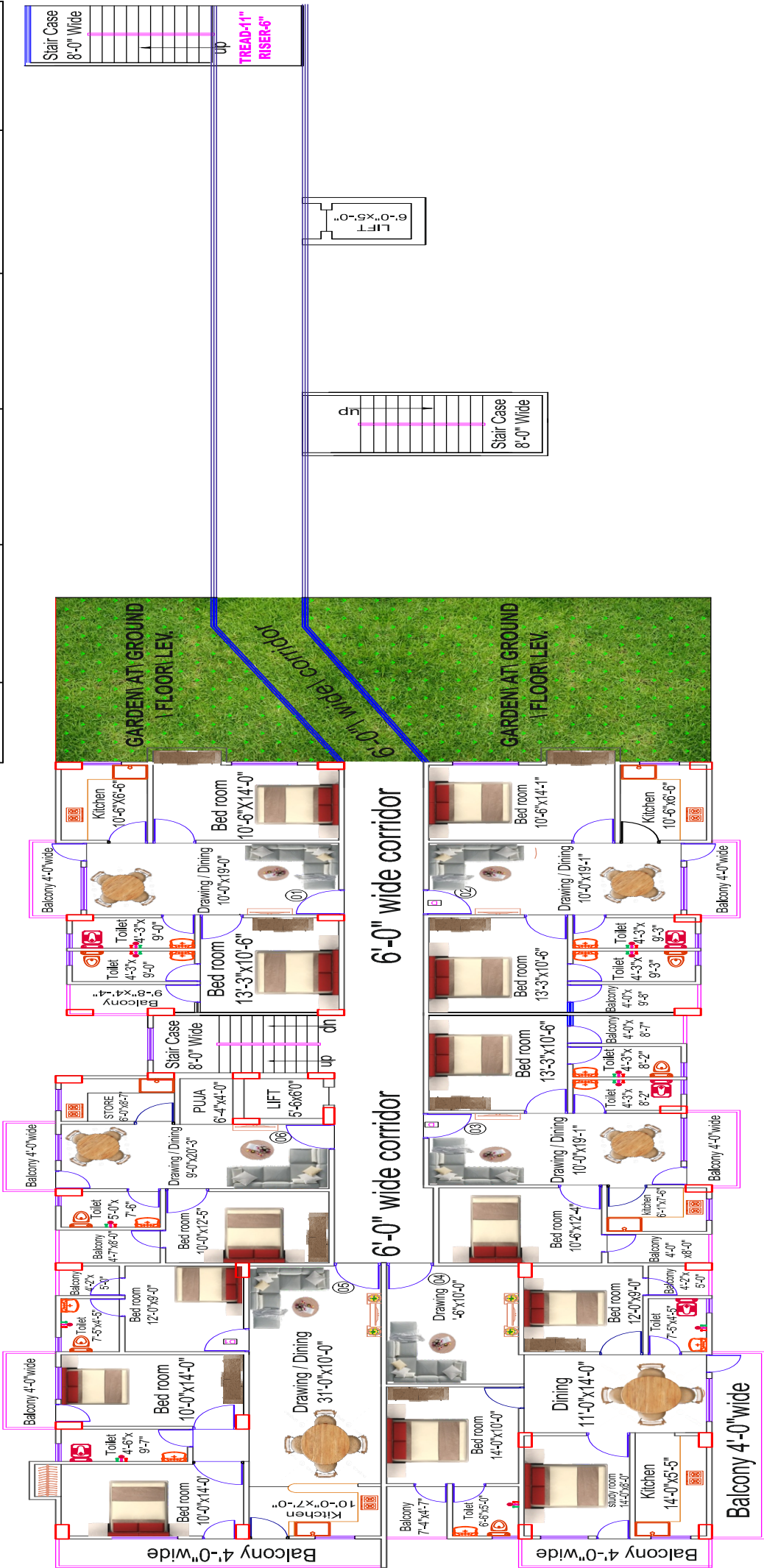
AREA CALCULATION			
SHOP No.	Carpet up Area	Built up Area	super Built up Area
17	210.00 Sft.	213.00 Sft.	320.00 Sft.
18	168.00 Sft.	171.00 Sft.	256.00 Sft.
19(A)	30.00 Sft.	31.00 Sft.	46.00 Sft.
19	168.00 Sft.	171.00 Sft.	256.00 Sft.
20	163.00 Sft.	166.00 Sft.	250.00 Sft.
21	163.00 Sft.	166.00 Sft.	250.00 Sft.
22	155.00 Sft.	163.00 Sft.	244.00 Sft.
23	179.00 Sft.	182.00 Sft.	273.00 Sft.
24	173.00 Sft.	177.00 Sft.	265.00 Sft.
25	235.00 Sft.	242.00 Sft.	363.00 Sft.
26	227.00 Sft.	233.00 Sft.	350.00 Sft.
27	178.00 Sft.	190.00 Sft.	285.00 Sft.
28	148.00 Sft.	161.00 Sft.	241.00 Sft.
29	145.00 Sft.	158.00 Sft.	237.00 Sft.
30	211.00 Sft.	226.00 Sft.	239.00 Sft.
31	181.00 Sft.	195.00 Sft.	292.00 Sft.
32	181.00 Sft.	195.00 Sft.	292.00 Sft.

GROUND FLOOR PLAN



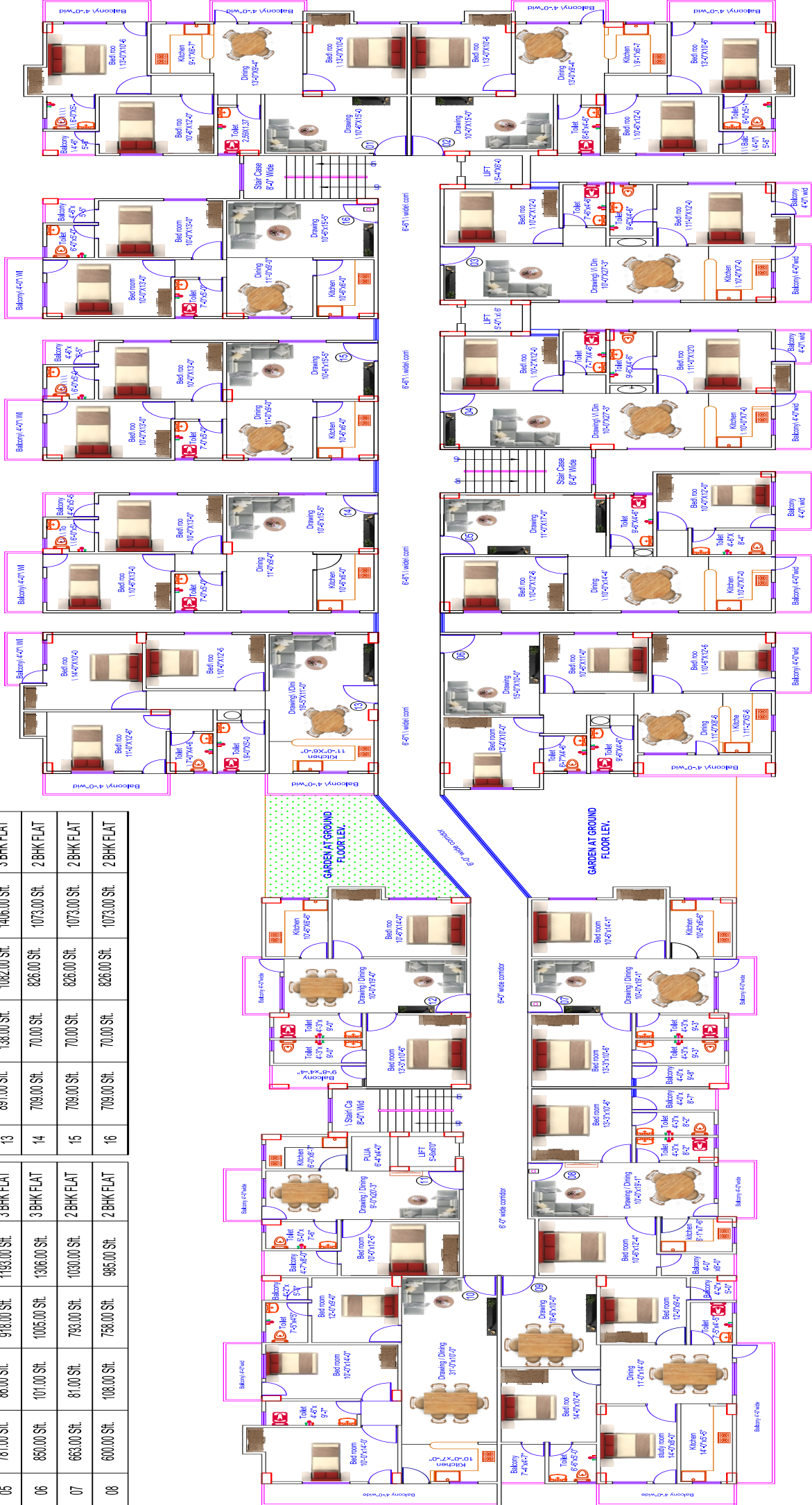
FIRST FLOOR PLAN

AREA CALCULATION					
Flat No.	Carpet up Area	Balcony Area	Built up Area	super Built up Area	Description
01	663.00 Sft.	82.00 Sft.	796.00 Sft.	1034.00 Sft.	2 BHK FLAT
02	663.00 Sft.	81.00 Sft.	793.00 Sft.	1030.00 Sft.	2 BHK FLAT
03	600.00 Sft.	108.00 Sft.	758.00 Sft.	985.00 Sft.	2 BHK FLAT
04	817.00 Sft.	215.00 Sft.	1117.00 Sft.	1452.00 Sft.	3 BHK FLAT
05	903.00 Sft.	163.00 Sft.	1113.00 Sft.	1446.00 Sft.	3 BHK FLAT
06	436.00 Sft.	75.00 Sft.	595.00 Sft.	773.00 Sft.	1 BHK FLAT



AREA CALCULATION									
Flat No.	Carpet up Area	Balcony Area	Built up Area	super Built up Area	Description	Flat No.	Carpet up Area	Balcony Area	Built up Area
01	898.00 Sft.	110.00 Sft.	1055.00 Sft.	1370.00 Sft.	3 BHK FLAT	09	817.00 Sft.	215.00 Sft.	1117.00 Sft.
02	898.00 Sft.	110.00 Sft.	1055.00 Sft.	1370.00 Sft.	3 BHK FLAT	10	993.00 Sft.	163.00 Sft.	1113.00 Sft.
03	734.00 Sft.	67.00 Sft.	856.00 Sft.	1112.00 Sft.	2 BHK FLAT	11	436.00 Sft.	75.00 Sft.	595.00 Sft.
04	734.00 Sft.	67.00 Sft.	856.00 Sft.	1112.00 Sft.	2 BHK FLAT	12	663.00 Sft.	82.00 Sft.	796.00 Sft.
05	761.00 Sft.	86.00 Sft.	918.00 Sft.	1193.00 Sft.	3 BHK FLAT	13	891.00 Sft.	138.00 Sft.	1082.00 Sft.
06	850.00 Sft.	101.00 Sft.	1005.00 Sft.	1306.00 Sft.	3 BHK FLAT	14	719.00 Sft.	70.00 Sft.	826.00 Sft.
07	663.00 Sft.	81.00 Sft.	793.00 Sft.	1030.00 Sft.	2 BHK FLAT	15	769.00 Sft.	70.00 Sft.	826.00 Sft.
08	600.00 Sft.	108.00 Sft.	758.00 Sft.	965.00 Sft.	2 BHK FLAT	16	769.00 Sft.	70.00 Sft.	826.00 Sft.

TYPICAL (2nd. to 5th.) FLOOR PLAN

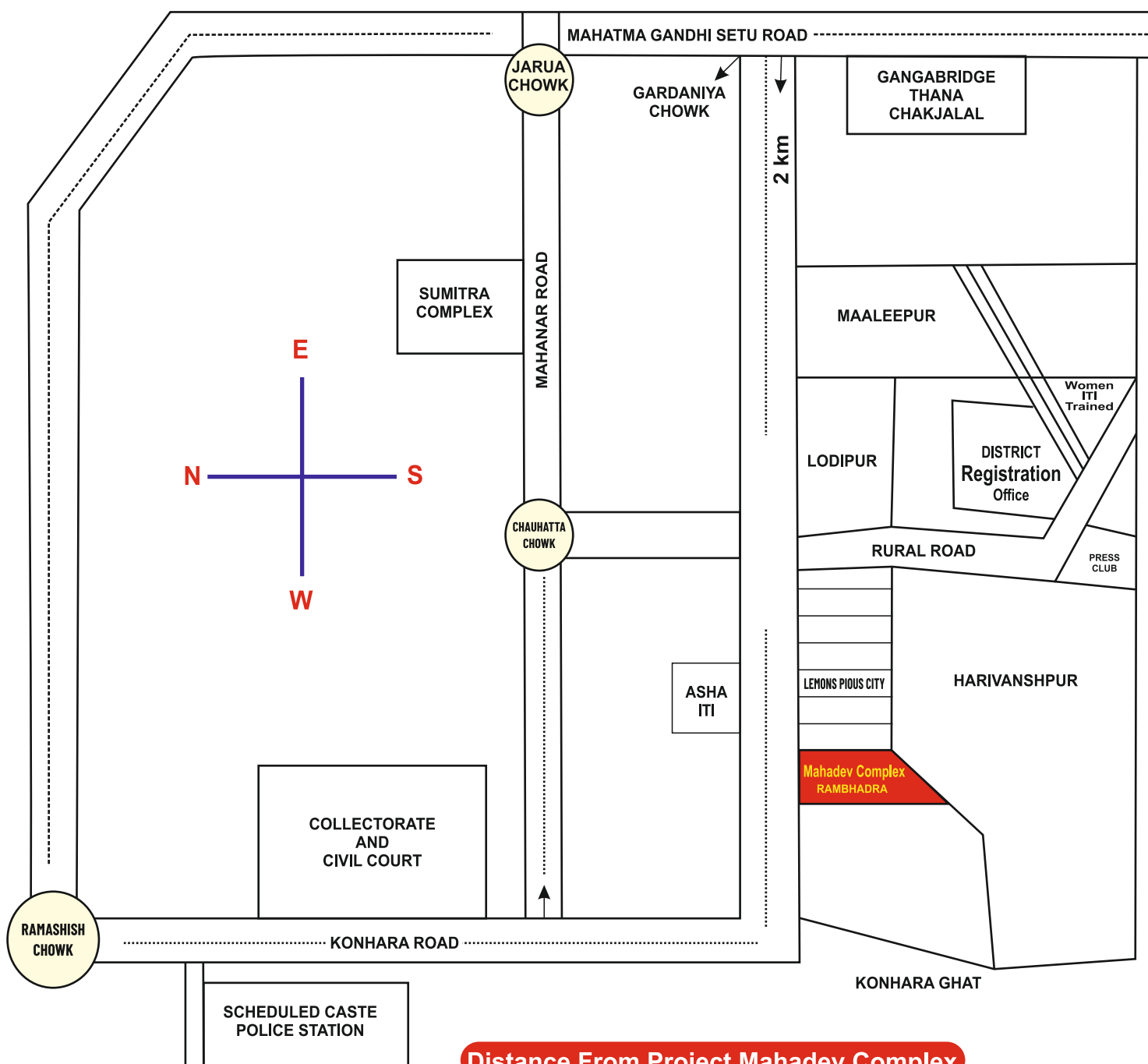


Rera Project Registration No. :

SCHEDULE- 'A'

Sl.No	ITEM	SPECIFICATION
1	Foundation	R.C.C. short bore reamed pile foundation as per structural design, tie beam with grade beam.
2	Civil	R.C.C. frame Structure
3	Civil works	First class half brick (Clay&Precast) masonry wall in cement plaster
4	Flooring	Flooring in the staircase and common areas to be in Ceramic & Vitrified Tiles.
		Flooring of toilets to be in ceramic tiles
		All other carpet areas to be in Vitrified Tiles/Ceremic Tiles
5	Plaster	A. In Cement mortar 1:6 on internal wall and 1:4 on external works.
		B. Roof Top Plaster with water proofing mixture and painted in decoration color.
6	Doors	Flush doors in timber frames and painted with synthetic enamel.
7	Windows	Glazed, Aluminum frame window with grills.
8	Toilets	Glazed tiles dado up to 7'0" height in bathrooms with white IWC/EWC, washbasin and PVC cistern. CP fitting with hot & cold water provision.
9	Electrical	a. Concealed wiring in PVC conduit & Copper conductor
		b. Wiring for at least one power point (15Amp) in all rooms, toilets and kitchens
		c. Each flat to be provided with a separate meter location at convenience location at extra cost as per NBPDCCL rules Transformer and Electricity will be charged extra.
		d. Switches, sockets & other fittings of ISI make.
10	Inverter wiring	in all rooms of each flat for one light and one fan
11	Plumbing	Internal G.I. water supply pipe to be concealed. Soil and waste pipe shall be of PVC
12	Finishing	a. All internal walls to be finished in with wall putty.
13	Kitchen	Kitchen working counter with Green Marble or Granite Top with stainless steel sink.
14		2'0" high glazed tile dado above coking Platform and sink.
15	Others	Generator, Lift intercom of good quality will be provided at extra cost

District Registration and Counseling Centre, Vaishali Nazari Map Mauza-Harivanshpur Municipal Council Hajipur District-Vaishali



Distance From Project Mahadev Complex

Gandhi Setu-	02 KM
Hajipur Railway Station-	04 KM
Sonpur Railway Station-	04 KM
Patna Gulzarbagh Railway Station-	12 KM
Bairiya Bus Stand-	12 KM
Rajendra Nagar Terminal-	14 KM
Patna Junction Railway Station-	17 KM
Patna Airport-	22 KM

DISCLAIMER : The content (Specifications, amenities, etc.) of this brochure are only representational and informative and impression of the designer. Customers are requested to verify everything from the company sales team before investing.



LAP TOWER

Biscoman Colony, Patna



SHASHI VEENA COMPLEX

BAILEY ROAD, PATNA



SUMITRA COMPLEX

Chouhatta, Hajipur



KRISHNA GODAVARI RESIDENCY

Dibrugarh, Assam



Reg. No. : BRERAP00489-002/85/R-1720/2024



PROJECT :

Proposed Residential Building "Mahadev Complex" At-Konhara Road, Hajipur, Vaishali, Bihar

DEVELOPER :

**AMAR CONSTRUCTION
COMPANY**

NORTH



Aryan architects

ARCHITECTS , INTERIOR & LANDSCAPE DESIGNERS

H.O. - Pahalawan mkt., Hartali more, Patna
B.O. - Jyotipuram colony, Jagdeo path, Patna.
MO. : 9693615566, 9334999262

ARCHITECT - UMASHANKAR KUMAR

Email : umashankar_architect@rediffmail.com

www.aryanarchitects.com