FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending ~~March~~/~~June~~/sept~~/December~~ of 2023

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP000846-2/1152R-952/2020	Name of Project/Phase of Registered Project	Down Town -2
Name of Promoter	Shree Mahavira Buildwell Pvt.Ltd .	Project Address	Bhikachak, Patna
Name of Co-promoter	NA	NA	NA
Project Registration is valid up to	30/11/2026		
Starting date of Project or Phase of the Project	06/05/2020		
Type of Project or Phase of the Project	1. Residential ~~2. Commercial~~ 3. ~~Residential-cum-Commercial~~ ~~4, Plotted project~~	Residential	
Period of validity of map by the Competent Authority	Passing Date - 25/09/2022	Apply for Revalidation	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number ofsanction apartments	Total Number of Apartments -64 Flat
Down Town -2	1. 2 BHK, - 2. 3 BHK - 3. 4 BHK -	738.94 & 763.94. 1298.29,1071.92, 1140.96,1160.86,1084.80 & 1314.61. 1530.49 &1757.85.	64	1. Advance for Flat- 10 nos 2 . Booked/ Allotted - 0 3. Sold -0

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	0
		1. Booked/Allotted -	
Down Town -2	85	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	06/09/2018	27/12/2018	All Ready Submitted

3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	YES	31/03/2017		
5.	Other Approval(s), if any, required for the Project.				

V. CONSTRUCTION PROGRESS OF THE PROJECT		
1. Plan Case No.P/CHITKOHRA-PRN-B+G+9/27/2009. From PNC. Patna		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100 %
2.	Basements (if any)	100%
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	90%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	52.5%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	37%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	45%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10
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	10

	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	10%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	
4.	Storm Water Drains	YES	0	
5.	Landscaping & Tree Planting	YES	0	
6.	Street Lighting	N/A	N/A	
7.	Community Buildings	N/A	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0	
9.	Solid Waste Management & Disposal	YES	0	
10.	Water Conservation / Rain Water Harvesting	YES	0	
11.	Energy Management	YES	0	
12.	Fire Protection and Fire Safety Requirements	YES	0	
13.	Closed Parking(Covered)	YES	60%	

14.	Open Parking	NO	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	10%	
16.	Others (Option to Add More)			

VI	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths	NA	NA	
2.	Water Supply	NA	NA	
3.	Sewerage Chambers Septic Tank	NA	NA	
4	Drains	NA	NA	
5.	Parks, Land Scaping and Tree Planting	NA	NA	
6.	Street Lighting	NA	NA	
7.	Disposal of sewage & sullage water	NA	NA	
8.	Water conservation/Rain Water Harvesting	NA	NA	
9.	Energy Management	NA	NA	

VII.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Attached Annex -1
	2.	Rear Elevation	Attached Annex -1

	3.	Side Elevation	Attached Annex -1
(B)		Photograph of each floor	Attached Annex -1

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.**6860973023 of Indian Bank , Patna main , Patna**	1,06,996.55
2.	Estimated Cost of the Project including land cost at the start of the Project	14,25,00000.00
3.	Amount received during the Quarter	27,68,764.4
4.	Actual Cost Incurred during the Quarter	53,44,167.33
5.	Net amount at end of the Quarter	53,44,167.33
6.	Total expenditure on Project **till date30/09/2023**	9,04,21,481.38
7.	Cumulative fund collected till the end of Quarter in question	1,78,78,312.74
8.	Cumulative expenditure done till the end of Quarter in question	9,04,21,481.38

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NO

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	No
2.	Name of Parties	No
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	No
2.	Agreement for Sale	No
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind		

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.

Signature of Promoter

Shree Mahavira Buildwell PVT LTD

Director

Mob. : 9835473347
E-mail : casushantkumardas@gmail.com
casushant@yahoo.co.in

SUSHANT KUMAR & CO.
(Chartered Accountants)

Office at :
201, R. K. Plaza, Lalji Tola, Rajendra Path
(Behind CDA Building), Patna - 800 001

TO WHOM IT MAY CONCERN

This is to certify that utilization of fund of the project "Down Town-2"bearing registration no. BRERAP000846-2/1152R-952/2020, project site at Mohalla-Bhikha Chak, Chitkohra, Anishabad, Byepass, Patna, (Khesra/Plot No.-1178, 1109, 1176, 1177, Khata No. -113, 154 Thana No. 17, Mauza-Chitkohra) Sub-division / District-Patna of **M/s Shree Mahavira Buildwell Private Limited**, having registered office at Flat No. G - 2, Mahavira Enclave, Exhibition Road, Patna-800 001 is as below:

S. No.	Particulars	Remarks
1	Project Name	Down Town-2
2	RERA Registration Number	BRERAP000846-2/1152R-952/2020
3	Name of Bank & Account No.	Indian Bank, Patna Main Branch, A/c No. 6860973023
4	Total collection of fund/Advance from the allotees up to 30.09.2023.	1,78,78,312.74
5	Total withdrawal from the bank up to 30.09.2023.	1,78,18,924.70
6	Expenditure done on the project up to 30.09.2023.	9,04,21,481.38
7	Percentage of completion of work done against the withdrawal of 70%	64.34%

This certificate is being issued on the basis of papers/ documents produced before us, also, percentage of completion of work has been taken from certificate of registered architect.

For SUSHANT KUMAR & CO.
(Chartered Accountants)

SUSHANT KUMAR & CO. PATNA Chartered Accountants

(Sushant Kumar)
M.NO.-407867
Proprietor

UDIN : 23407867BGZFVE3085
Place: Patna
Date: - 02.11.2023

SMRITI ARCHITECTS PRIVATE LIMITED
ARCHITECTS, URBAN PLANNERS AND INTERIOR DESIGNERS
G-2, Aranya Vihar, Boring Road, Patna – 800013
Mob.: 9835026480; 9835021681
E-mail: smriti.architects.pvt.ltd@gmail.com

Ref: SAPL/18/2023-24

Date: 31.10.2023

TO WHOM IT MAY CONCERN

Quarterly (2nd Quarter of 2023-24 : 01-07-2023 to 30-09-2023) update on **PHYSICAL** status of **DOWN TOWN-2 - a residential project** of **SHREE MAHAVIRA BUILDWELL PVT. LTD.** on survey Plot No-1019(P), 1175(P), 1176, 1177 & 1178(P), Khata No- 113,130 & 154, Tauzi No.- 18215, 5237, Survey Thana - Phulwari Sharif, Present Thana - Gardanibagh, Thana Code -1136, Thana No. 17, Mauza- Chitkohra, Mohalla - Bhikhachak, Dist - Patna.
RERA Regd. No.:-

A. Status of Construction of building:
   Basement to 9th floor roof slabs have been cast.
   Plastering of outer walls have been completed upto 55%
   Boundary Wall of Campus has been completed upto 80%

B. Status of construction of each floor:
   Brickwork upto 8th floor has been done

C. Status of construction of internal infrastructure and common areas:
   1. Electricity work – Internal cables and DB boxes from Ground to 8th Floor have beed placed.
   2. PHE work – Internal pipes of Ground to 7th Floor have been laid.
   3. Door Frames – Fixed from Ground to 8th Floor.
   4. Plaster of internal walls of flats from Ground to 7th Floor is complete and 50% of 8th Floor has been done
   5. Internal Wall Putty completed upto 7th Floor.

Total of **64.34 %** of work has been completed till **2nd Qtr. of 2023-24**

Thanking you,
Yours sincerely,

AR. MADHU SMRITI
CA / 1990 / 13248
Director
SMRITI ARCHITECTS PVT. LTD.

V. CONSTRUCTION PROGRESS OF THE PROJECT DOWN TOWN 2 for quarter ending September of 2023		
1. Plan Case No._____(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)
1.	Excavation (if any)	100
2.	Basements (if any)	100
3.	Podiums (if any)	N/A
4.	Plinth	100
5.	Stilt Floor	100
6.	Slabs of Super Structure	90
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	52.5
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	37
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	45
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10
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.	10

Madhu Smriti

AR. MADHU SMRITI
CA / 1990 / 13248

VI. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS DOWN TOWN 2 for quarter ending September of 2023

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	10	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	
4.	Storm Water Drains	YES	0	
5.	Landscaping & Tree Planting	YES	0	
6.	Street Lighting	N/A	N/A	
7.	Community Buildings	N/A	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0	
9.	Solid Waste Management & Disposal	YES	0	
10.	Water Conservation / Rain Water Harvesting	YES	0	
11.	Energy Management	YES	0	
12.	Fire Protection and Fire Safety Requirements	YES	0	
13.	Closed Parking (Covered)	YES	60	
14.	Open Parking	N/A	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	10	
16.	Others (Option to AddMore)			

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CA / 1990 / 13248