Subject: Project : Shanti Complex I Reply and Revise Quarterly Progress Report Q2 & Q3 2022

From: Abinash Kumar<abinash.1966@rediffmail.com> on Tue, 02 May 2023 20:47:46

To: "monitorrera"<monitor.rera@gmail.com>

3 attachment(s) - Reply_letter.pdf (401.49KB) , Shanti_Complex_Revise_Q3_FY_2022-23.pdf (5.76MB) , Shanti_Complex_Revise_Q2_FY_2022-23..pdf (5.24MB)

Dear Sir,

Please find enclosed three attachment with mail

1. Reply
2. Revise Quarterly Progress Reportquarter ending **December of 2022**
3. Revise Quarterly Progress Reportquarter ending **Sept of 2022**

Note: As new website https://rera.bihar.gov.in/ till now there is no option to upload Quarterly Progress Report , we are sending by this email only.

Regards

MAHADEV DEVELOPERS

Ground Floor, Parvati Keshav Sadan, Ramkrishna Nagar, New Jaganpura Patna-800027 (Bihar)
PAN: AAWFM5215D, **Labour License**- PT-175

02 May 2023

To,
The Secretary
RERA, Bihar
6th Floor, BSBCCL Building
Shastri Nagar, Patna - 800023

Subject: Quarterly progress report of Shanti Complex for the 3rd quarter of financial year 2022-2023 ending 31st Dec 2022 (Oct 2022 to Dec 2022).

Reference: Your letter no RERA/TE/QPR/75/2022-968 dated 19 Apr 2023

Dear Sir,

Our project Shanti Complex is registered with RERA Bihar vide registration no.- BRERAP00203-4/55/R-1350/2022. This is with reference to your letter No. RERA/TE/QPR/75/2022/968 dated 19/04/2023 regarding non-submission of quarterly progress report of Shanti Complex for the 3rd quarter of financial year 2022-2023 quarter ending 31st Dec 2022 (Oct 2022 to Dec 2022).

We would like to sincerely submit that we had already submitted the quarterly progress report of Shanti Complex for the 3rd quarter ending 31st Dec 2022 (Oct 2022 to Dec 2022), on 12/01/2023, before the due date for the 3rd quarter. But due to an inadvertent error of our computer operator, he wrongly selected Quarter 4 (Jan to March 2023) instead of Quarter 3 (Oct to Dec 2022). We have now corrected that error and have resubmitted the aforesaid revised Quarterly progress report of Shanti Complex for the 3rd quarter ending 31st Dec 2022 (Oct 2022 to Dec 2022) on 02 May 2023 through this mail. We have also sent the revised quarterly progress report for the 2nd quarter ending on 30th Sept 2022 in the prescribed proforma. We would like to mention that the new website for online submission was not functioning well so we are submitting these via email.

Further, we would like to also submit that the heading of the quarterly report for the 3rd quarter ending Dec 2022 has been wrongly mentioned as quarter ending Oct 2022. We have also corrected that error in the report. We therefore humbly request you to please forgive both errors this time and we assure you that we shall take extreme care before submission of all such reports in future. Please refer to the intent filing. Also, we draw your kind attention to the fact that the Form 7 has been notified in September 2022 only and since it is a new format, it took some time for us to fully adhere to the proforma.

Therefore, **we humbly request you to consider our quarterly report for the 3rd quarter of financial year 2022-2023 submitted before the due date and provide us relief by waiving off the penalty imposed on us**. We will be grateful to you for your kindness. Going forward, we will pay close attention to the submission as well as prescribed proforma. Thank you in advance for your consideration.

For, Mahadev Developers
Partner

Abinash Kumar
Partner

MAHADEV DEVELOPERS

Ground Floor, Parvati Keshav Sadan, Ramkrishna Nagar, New Jaganpura Patna-800027 (Bihar)
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FORM-7

[REGULATION-9]

Revise Quarterly progress report for quarter ending **December of 2022**

I. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP00203-4/55/R-1350/2022
Name of Project/Phase of Registered Project	SHANTI COMPLEX
Name of Promoter	MAHADEV DEVELOPERS
Project Address	Beside Birla Open Minds in Mauja Sheikhpura, Khesra No./Plot No. : 793, 787 Part Block : Sampatchak District : Patna Pin Code: 800027
Name of Co-promoter	NA
Project Registration is valid up to	30/09/2024
Starting date of Project or Phase of the Project	02/04/2022
Type of Project or Phase of the Project	1. Residential
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments till quarter ending December of 2022 –
Shanti Complex	1. 2 BHK, - 2. 3 BHK -	18 15	11921 12801	(Builder's Share) 18+15=33	1. Booked/ Allotted -5 2. Sold - NIL

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	5
1	33	2. Sold -	NIL

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	NA	NA	NA
2.	Fire N.O.C.	State Fire Office, Bihar	16-09-2019	24-01-2020	Attached

3.	Water Supply Permission	NA	NA	NA	NA
4.	NOC from Airport Authority of India	NA	NA	NA	NA
5.	Other Approval(s), if any, required for the Project.	NA	NA	NA	NA

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No._____(To beaded 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)	90
3.	Podiums (if any)	NA
4.	Plinth	90
5.	Stilt Floor	NA
6.	Slabs of Super Structure	63
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	63
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	25
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	25
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	0

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

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	0	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	
4.	Storm Water Drains	NA	0	
5.	Landscaping & Tree Planting	YES	0	
6.	Street Lighting	YES	0	
7.	Community Buildings	NA	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	NA	NA	
9.	Solid Waste Management & Disposal	NA	NA	
10.	Water Conservation / Rain Water Harvesting	YES	10	
11.	Energy Management	NA	NA	
12.	Fire Protection and Fire Safety Requirements	YES	0	
13.	Closed Parking	YES	90	
14.	Open Parking	NA	NA	
15.	Electrical Meter Room, Sub- Station, Receiving Station	YES	25	
16.	Others (Option to Add More)			

MAHADEV DEVELOPERS

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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
	2.	Rear Elevation	ATTACHED
	3.	Side Elevation	ATTACHED
(B)		Photograph of each floor	ATTACHED

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VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	HDFC BANK A/C-50200059823651
2.	Estimated Cost of the Project including land cost at the start of the Project	Development Cost 1000.00 Lakh Land owner Cost 460.00 Lakh
3.	Amount received during the Quarter	2248000.00
4.	Actual Cost Incurred during the Quarter	849954.00
5.	Net amount at end of the Quarter	1883861.00
6.	Total expenditure on Project **till date**	17883730.00
7.	Cumulative fund collected till the end of Quarter in question (Including Own Fund)	19767591.00
8.	Cumulative expenditure done till the end of Quarter in question	17883730.00

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NIL

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NIL
2.	Name of Parties	NIL
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	5

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind? The project is not lagging behind as it is running as per schedule. Hopefully, we shall be able to complete the project within the stipulated time.

MAHADEV DEVELOPERS

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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.

For, Mahadev Developers

Partner

Signature of Promoter
Name: Abinash Kumar
Partner
Mahadev Developers

MAHADEV DEVELOPERS

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Letter No. 199 / **Provisional Fire Clearance** **(Under 15 Mtr. Height)**

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Abinash Sinha
Director,
M/s Mahadev Developers,
Shaop No-05, Manna Surti Complex,
Lohia Nagar, Kankarbagh, Patna.

Sub :- The views regarding Proposed Residential Building of under 15 mtr. In height to be constructed at Dist-Bhagalpur.

Patna Dt. 24.01.2020.

Sir,

Please refer to your letter No.- SC/JAG/19/101, dt.-26/12/2019 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a (B+G+3) (Total B/U Area-4831.71 Sqmtr.), Fully Proposed Residential Building shall be constructed on 23 feet wide road belongs to M/s Mahadev Developers, Director-Abinash Sinha, Plot No.-793(P),787(P), Khata No.-75,82, Tauzi No.-181, Thana No.-111, Thana-Ram Krishna Nagar, Mauza-Sheikhpura, Dist-Patna.

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

i) **Construction :**

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
b) The floor area exceeds 750 m ² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
e) In case of two staircase, one must be on outer wall.
f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) **LIFT :-**

a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m^2.

b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.

c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.

d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.

e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

v) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

vi) That an underground water static tank of not less than 20,000 Ltrs. capacity with automatic refilling arrangements prefebly on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. capacity each blocks should be made available before occupancy.

vii) That the internal finishing shall be non-combustible or class – I surface spread of flame.

viii) That electric cables must be shield at each floor with intumescent coating .

ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.

x) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong , the Architect / Passing authority shall be held responsible.

xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).

xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp .

Encl – As Above

Yours faithfully,

6/1/2020

(Pankaj Sinha)

State Fire Officer

Bihar, Patna

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xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If anything wrong , the Architect / Passing authority shall be held responsible.
xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar)
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24/07/2020

DIG HG & FS
Cum
[illegible] Fire Officer
Bihar, Patna