

**FORM-7**  
**[REGULATION-9]**

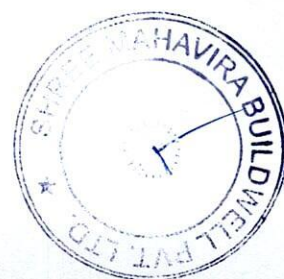
Quarterly progress report for quarter ending ~~March~~/June/~~sept~~/December of 2023

| <b>I. PARTICULARS OF PROJECT</b>                     |                                                                                                                          |                                             |                  |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|------------------|
| 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<br>2. <del>Commercial</del><br>3. <del>Residential- cum-Commercial</del><br>4. <del>Plotted project</del> | Residential                                 |                  |
| Period of validity of map by the Competent Authority | Passing Date - 25/09/2022                                                                                                | Apply for Revalidation                      |                  |

| <b>II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS</b> |                |                                                     |                                    |                                                                      |
|--------------------------------------------------------------|----------------|-----------------------------------------------------|------------------------------------|----------------------------------------------------------------------|
| Building/Block Number                                        | Apartment Type | Carpet Area                                         | Total Number ofsanction apartments | Total Number of Apartments -64 Flat                                  |
| Down Town -2                                                 | 1. 2 BHK, -    | 738.94 & 763.94.                                    | 64                                 | 1. Advance for Flat- 10 nos<br>2. Booked/ Allotted - 0<br>3. Sold -0 |
|                                                              | 2. 3 BHK -     | 1298.29,1071.92, 1140.96,1160.86.1084.80 & 1314.61. |                                    |                                                                      |
|                                                              | 3. 4 BHK -     | 1530.49 & 1757.85.                                  |                                    |                                                                      |

| <b>III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES</b> |                                    |                          |     |
|--------------------------------------------------------------|------------------------------------|--------------------------|-----|
| Building / Block Number                                      | Total Number of Sanctioned Garages | Total Number of Garages: |     |
| Down Town -2                                                 | 85                                 | 1. Booked/Allotted       | - 0 |
|                                                              |                                    | 2. Sold                  | - 0 |

| <b>IV. DETAILS OF BUILDING APPROVALS</b>                                                        |                                                         |                   |              |               |                          |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------|--------------|---------------|--------------------------|
| (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      |

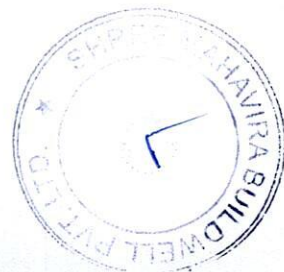


|    |                                                      |     |            |  |  |
|----|------------------------------------------------------|-----|------------|--|--|
| 3. | Water Supply Permission                              | N/A |            |  |  |
| 4. | NOC from Airport Authority of India                  | 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.<br>(1) | Tasks / Activity<br>(2)                                                                                                                                                                                                                                                                                          | Percentage of Actual Work Done<br>(As on date of the Certificate)<br>(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                                                                                                                                                                                                                                                                                         | 100%                                                                     |
| 7.            | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.                                                                                                                                                                                                                           | 60%                                                                      |
| 8.            | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                         | 50%                                                                      |
| 9.            | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.                                                                                                                                                                                                                   | 50%                                                                      |
| 10.           | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                               | 20                                                                       |
| 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 | 20                                                                       |



|  |                                                                                                 |  |
|--|-------------------------------------------------------------------------------------------------|--|
|  | requirements as may 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               | 10%                                                            |         |
| 3.     | Sewerage (Chamber, Line, Septic Tank, STP)         | YES               | 25%                                                            |         |
| 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               | 80%                                                            |         |



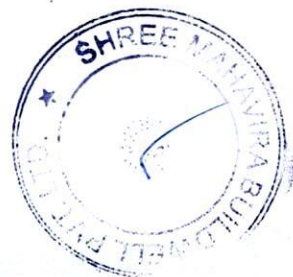
|     |                                                       |     |     |  |
|-----|-------------------------------------------------------|-----|-----|--|
| 14. | Open Parking                                          | NO  | NA  |  |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station |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

**VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT**

|    |                                          | PROPOSED<br>YES/NO. | PERCENTAGE OF<br>ACTUALWORK<br>DONE (As on date<br>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 -I |
|     | 2.      | Rear Elevation  | Attached Annex -I |



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

| <b>VIII. FINANCIAL PROGRESS OF THE PROJECT</b> |                                                                               |                 |
|------------------------------------------------|-------------------------------------------------------------------------------|-----------------|
| S. No.                                         | Particulars                                                                   | Amount (In Rs.) |
| (1)                                            | (2)                                                                           | (3)             |
| 1.                                             | Project Account No. <b>6860973023 of Indian Bank , Patna main , Patna</b>     | 30,358.55       |
| 2.                                             | Estimated Cost of the Project including land cost at the start of the Project | 14,25,00,000.00 |
| 3.                                             | Amount received during the Quarter                                            | 5,00,000.00     |
| 4.                                             | Actual Cost Incurred during the Quarter                                       | 33,42,493.11    |
| 5.                                             | Net amount at end of the Quarter                                              | 33,42,493.11    |
| 6.                                             | Total expenditure on Project <b>till date 31/12/2023</b>                      | 9,37,63,974.49  |
| 7.                                             | Cumulative fund collected till the end of Quarter in question                 | 1,82,78,312.74  |
| 8.                                             | Cumulative expenditure done till the end of Quarter in question               | 9,37,63,974.49  |

| <b>IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED</b> |
|---------------------------------------------------------|
| 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  
SHREE MAHAVIRA BUILDWELL PVT. LTD

  
DIRECTOR  
Director



**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, Bypass, 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,<br>A/c No. 6860973023 |
| 4      | Total collection of fund/Advance from the allottees up to 31.12.2023. | 1,82,78,312.74                                        |
| 5      | Total withdrawal from the bank up to 31.12.2023.                      | 1,83,95,562.70                                        |
| 6      | Expenditure done on the project up to 31.12.2023.                     | 9,37,63,974.49                                        |
| 7      | Percentage of completion of work done against the withdrawal of 70%   | 66.98%                                                |

*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*

UDIN : 24407867BKEEUM7080

Place: Patna

Date: - 23.01.2024

(Sushant Kumar)

M.NO.-407867

Proprietor



**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/27/2023-24

Date 22.01.2024

## **TO WHOM IT MAY CONCERN**

Quarterly (3<sup>RD</sup> Quarter of 2023-24 : 01-10-2023 to 31-12-2023) 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 9<sup>th</sup> floor roof slabs have been cast.  
Plastering of outer walls have been completed upto 75%  
Boundary Wall of Campus has been completed upto 90%

**B. Status of construction of each floor:**

Brickwork upto 8<sup>th</sup> 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 9<sup>th</sup> Floor have been placed.
2. PHE work – Internal pipes of Ground to 8<sup>th</sup> Floor have been laid.
3. Door Frames – Fixed from Ground to 9<sup>th</sup> Floor.
4. Plaster of internal walls of flats from Ground to 7<sup>th</sup> Floor is complete and 75% of 8<sup>th</sup> Floor has been done
5. Internal Wall Putty completed upto 7<sup>th</sup> Floor.

Total of **66.98 %** of work has been completed till **3<sup>RD</sup> Qtr. of 2023-24**

Thanking you,

Yours sincerely,

*Madhu Smriti*

**AR. MADHU SMRITI**

CA / 1990 / 13248

Director

SMRITI ARCHITECTS PVT. LTD.