

# MAHADEV DEVELOPERS

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

PAN: AAWFM5215D, Labour License- PT-175

## FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **March of 2024**

| 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,<br>Khesra No./Plot No. : 793, 787 Part<br>Block : Sampatchak<br>District : Patna<br>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<br>(Builder's Share)<br>18+15=33 | Total Number of Apartments till quarter ending March of 2024 –<br>1. Booked/<br>Allotted-21<br>2. Sold - NIL |
| Shanti Complex                                        | 1. 2 BHK, -    | 18 | 11921       |                                                                        |                                                                                                              |
|                                                       | 2. 3 BHK -     | 15 | 12801       |                                                                        |                                                                                                              |

| III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES |                                    |                          |   |     |
|-------------------------------------------------------|------------------------------------|--------------------------|---|-----|
| Building / Block Number                               | Total Number of Sanctioned Garages | Total Number of Garages: |   |     |
| 1                                                     | 33                                 | 1. Booked/Allotted       | - | 21  |
|                                                       |                                    | 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                 |

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|    |                                                      |    |    |    |    |
|----|------------------------------------------------------|----|----|----|----|
| 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. BRERAP00203-4/55/R-1350/2022 (To beaded for each Building / Wing)

| S. No.<br>(1) | Tasks / Activity<br>(2)                                                                                                                                                                                                                                                                                                                     | Percentage of Actual Work<br>Done (As on date of the<br>Certificate)<br>(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                                                                                                                                                                                                                                                                                                                    | 100%                                                                        |
| 7.            | Internal walls, Internal Plaster, Floorings,<br>Doors and Windows within Flats<br>/Premises.                                                                                                                                                                                                                                                | 70%                                                                         |
| 8.            | Sanitary Fittings within the Flat/Premises,<br>Electrical Fittings within the<br>Flat/Premises                                                                                                                                                                                                                                              | 60%                                                                         |
| 9.            | Staircases, Lifts Wells and Lobbies at<br>each Floor level, Overhead and<br>Underground Water Tanks.                                                                                                                                                                                                                                        | 60%                                                                         |
| 10.           | External plumbing and external<br>plaster, elevation, completion of<br>terraces with waterproofing of the<br>Building/Wing.                                                                                                                                                                                                                 | 70%                                                                         |
| 11.           | Installation of Lifts, water pumps,<br>Fire Fighting Fittings and Equipment<br>as per CFO NOC, Electrical fittings,<br>Mechanical<br>Equipment, compliance to conditions of<br>environment/CRZ NOC,<br>Finishing to entrance lobby/s, plinth<br>protection, paving of areas appurtenant to<br>Building/Wing,<br>Compound Wall and all other | 0%                                                                          |

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|  |                                                                                                |  |
|--|------------------------------------------------------------------------------------------------|--|
|  | 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               | 50                                                             |         |
| 2.                                                                          | Water Supply                                           | YES               | 40                                                             |         |
| 3.                                                                          | Sewerage (Chamber, Line, Septic Tank, STP)             | YES               | 35                                                             |         |
| 4.                                                                          | Storm Water Drains                                     | NA                | --                                                             |         |
| 5.                                                                          | Landscaping & Tree Planting                            | YES               | 15                                                             |         |
| 6.                                                                          | Street Lighting                                        | YES               | 0                                                              |         |
| 7.                                                                          | Community Buildings                                    | NA                | --                                                             |         |
| 8.                                                                          | Treatment and Disposal of Sewage and Sullage Water     | NA                | --                                                             |         |
| 9.                                                                          | Solid Waste Management & Disposal                      | NA                | --                                                             |         |
| 10.                                                                         | Water Conservation / Rain Water Harvesting             | YES               | 85                                                             |         |
| 11.                                                                         | Energy Management                                      | NA                | --                                                             |         |
| 12.                                                                         | Fire Protection and Fire Safety Requirements           | YES               | 0                                                              |         |
| 13.                                                                         | Closed Parking                                         | YES               | 80                                                             |         |
| 14.                                                                         | Open Parking                                           | NA                | --                                                             |         |
| 15.                                                                         | Electrical Meter Room, Sub- Station, Receiving Station | YES               | 30                                                             |         |
| 16.                                                                         | Others (Option to Add More)                            |                   |                                                                |         |

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| VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT |                                             |                     |                                                                     |         |
|-----------------------------------------------------------------------------|---------------------------------------------|---------------------|---------------------------------------------------------------------|---------|
|                                                                             |                                             | PROPOSED<br>YES/NO. | PERCENTAGE OF<br>ACTUAL WORK<br>DONE (As on date<br>of certificate) | Details |
| 1.                                                                          | Internal Roads and foot<br>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<br>Planting    | NA                  | NA                                                                  |         |
| 6.                                                                          | Street Lighting                             | NA                  | NA                                                                  |         |
| 7.                                                                          | Disposal of sewage & sullage<br>water       | NA                  | NA                                                                  |         |
| 8.                                                                          | Water conservation/Rain Water<br>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.<br>(1) | Particulars<br>(2)                                                                 | Amount (In Rs.)<br>(3)                                       |
|---------------|------------------------------------------------------------------------------------|--------------------------------------------------------------|
| 1.            | Project Account No.                                                                | HDFC BANK A/C-<br>50200059823651                             |
| 2.            | Estimated Cost of the Project including land cost at the start of the Project      | Development Cost 1000.00 Lakh<br>Land owner Cost 460.00 Lakh |
| 3.            | Amount received during the Quarter                                                 | 9267010.00                                                   |
| 4.            | Actual Cost Incurred during the Quarter                                            | 7323169.00                                                   |
| 5.            | Net amount at end of the Quarter                                                   | 6961983.00                                                   |
| 6.            | Total expenditure on Project till date                                             | 46936594.00                                                  |
| 7.            | Cumulative fund collected till the end of Quarter in question (Including Own Fund) | 53898578.00                                                  |
| 8.            | Cumulative expenditure done till the end of Quarter in question                    | 46936594.00                                                  |

## IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

NIL

## X. MISCELLANEOUS

|          |                                            |     |
|----------|--------------------------------------------|-----|
| <b>A</b> | List of Legal Cases (if any)               |     |
| 1.       | Case No.                                   | NIL |
| 2.       | Name of Parties                            | NIL |
| <b>B</b> | Sale/Agreement for Sale during the Quarter |     |
| 1.       | Sale Deed                                  | NIL |
| 2.       | Agreement for Sale                         | 21  |

## 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.

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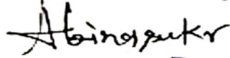
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## Undertaking:

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**

Place: Patna

Date: 14/04/2024



GPS Map Camera



Patna, BR, India

Road Number 4, Khemnichak, Patna, 800027, BR,  
India

Lat 25.570678, Long 85.154167

04/02/2024 05:07 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera



Lat 25.570202, Long 85.153740  
04/02/2024 05:14 PM GMT+05:30  
Note : Captured by GPS Map Camera



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Lat 25.570480, Long 85.153360  
04/02/2024 05:13 PM GMT+05:30  
Note : Captured by GPS Map Camera



 GPS Map Camera



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Lat 25.570216, Long 85.153746  
04/02/2024 05:14 PM GMT+05:30  
Note : Captured by GPS Map Camera



 GPS Map Camera



**Patna, BR, India**  
Road Number 4, Khemnichak, Patna, 800027, BR,  
India  
Lat 25.570567, Long 85.154149  
04/02/2024 05:08 PM GMT+05:30  
Note : Captured by GPS Map Camera



GPS Map Camera



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Lat 25.570068, Long 85.154150  
04/02/2024 05:11 PM GMT+05:30  
Note : Captured by GPS Map Camera



GPS Map Camera



**Patna, BR, India**

Road Number 4, Khemnichak, Patna, 800027, BR,  
India

Lat 25.570556, Long 85.154155

04/02/2024 05:08 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera



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Lat 25.570224, Long 85.153750  
04/02/2024 05:14 PM GMT+05:30  
Note : Captured by GPS Map Camera



GPS Map Camera



Patna, BR, India

Road Number 4, Khemnichak, Patna, 800027, BR,  
India

Lat 25.570612, Long 85.154180

04/02/2024 05:06 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera



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Lat 25.569178, Long 85.153625  
04/02/2024 05:09 PM GMT+05:30  
Note : Captured by GPS Map Camera

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 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 :

- 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.
- The floor area exceeds  $750 \text{ m}^2$  shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) Open Space & Approach :

- 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.
- The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- 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 :-

- 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.
- 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.
- 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.
- The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- In case of two staircase, one must be on outer wall.
- 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  $0.2 \text{ m}^2$ .
- 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 and 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 preferably 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 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 Officer, 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,

(Pankaj Sinha)  
Cum

State Fire Officer  
Bihar, 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.

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- That an underground water static tank of not less than 50,000 Ltrs. capacity with automatic refilling arrangements preferably 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.
- That the internal finishing shall be non-combustible or class - I surface spread of flame.
- That electric cables must be shield at each floor with intumescent coating.
- That Fire exit drill be carried out regularly at least twice in a year after occupation.
- That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to ensure the road width because he is the passing authority.
- That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- 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.
- 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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DIG HG & FS

Cum

Fire Officer  
Patna



[illegible]