

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

Quarterly progress report for quarter ending **March**/June/sept/December of 2024

| <b>I. PARTICULARS OF PROJECT</b>                     |                                    |                                             |                  |
|------------------------------------------------------|------------------------------------|---------------------------------------------|------------------|
| Project Registration Number                          | BRERAP000846-3/1235R-1116/2021     | Name of Project/Phase of Registered Project | Down Town -1     |
| 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                  | 09/10/2024                         |                                             |                  |
| Starting date of Project or Phase of the Project     | 01/02/2021                         |                                             |                  |
| Type of Project or Phase of the Project              | 1. Commercial                      | Commercial                                  |                  |
| Period of validity of map by the Competent Authority | Passing Date - 25/09/2022          | Applied for Revalidation                    |                  |

| <b>II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS</b> |                                        |                                                                                           |                                            |                                               |
|--------------------------------------------------------------|----------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------|
| Building/Block Number                                        | Apartment Type                         | Carpet Area                                                                               | Total Number of sanction <u>apartments</u> | Total Number of Achore Store & office -31 Nos |
| Down Town -2                                                 | 1. G. floor -                          | <u>5442.29</u>                                                                            | Anchor Store - <u>3 nos</u>                | 1. Booked/ Allotted - 0                       |
|                                                              | 2. 1 <sup>st</sup> Floor -             | <u>5676.00</u>                                                                            |                                            |                                               |
|                                                              | 3. 2 <sup>nd</sup> floor               | <u>5676.00</u>                                                                            |                                            |                                               |
|                                                              | 4. 3 <sup>rd</sup> floor office Area - | <u>608.47,516.48,574.55</u><br><u>817.14,682.34,508.39</u><br><u>505.79 &amp; 591.11.</u> | <u>Office -8 Nos</u>                       | 2. Sold -0                                    |
|                                                              | 5. 4 <sup>th</sup> floor office Area - | <u>608.47,516.48,574.55</u><br><u>817.14,682.34,508.39</u><br><u>505.79 &amp; 591.11.</u> | <u>Office -8 Nos</u>                       |                                               |
|                                                              | 6. 5 <sup>th</sup> floor office Area - | <u>608.47,516.48,574.55</u><br><u>817.14,682.34,508.39</u><br><u>505.79 &amp; 591.11</u>  | <u>Office -8 Nos</u>                       |                                               |
|                                                              | 7. 6 floor office Area -               | <u>443.49,346.68,344.71 &amp; 403.69.</u>                                                 | <u>Office -4 Nos</u>                       |                                               |

| <b>III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES</b> |                                    |                          |   |
|--------------------------------------------------------------|------------------------------------|--------------------------|---|
| Building / Block Number                                      | Total Number of Sanctioned Garages | Total Number of Garages: |   |
| Down Town -1                                                 | 54                                 | 1. Booked/Allotted       | - |
|                                                              |                                    | 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.<br>(1)                                                  | Tasks / Activity<br>(2)                                                                                            | Percentage of Actual Work Done<br>(As on date of the Certificate)<br>(3) |
| 1.                                                             | Excavation (if any)                                                                                                | 0 %                                                                      |
| 2.                                                             | Basements (if any)                                                                                                 | 0%                                                                       |
| 3.                                                             | Podiums (if any)                                                                                                   | N/A                                                                      |
| 4.                                                             | Plinth                                                                                                             | 0%                                                                       |
| 5.                                                             | Stilt Floor                                                                                                        | 0%                                                                       |
| 6.                                                             | Slabs of Super Structure                                                                                           | 0%                                                                       |
| 7.                                                             | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.                             | 0%                                                                       |
| 8.                                                             | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                           | 0%                                                                       |
| 9.                                                             | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.                     | 0%                                                                       |
| 10.                                                            | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | 0%                                                                       |

|     |                                                                                                                                                                                                                                                                                                                  |    |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 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.<br><br>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               | 0%                                                             |         |
| 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                                        | YES | 0% |  |
| 14. | Open Parking                                          | NO  | 0% |  |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | YES | 0% |  |
| 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 | All Ready Submitted |
|     | 2.      | Rear Elevation  | All Ready Submitted |

|     |    |                          |                     |
|-----|----|--------------------------|---------------------|
|     | 3. | Side Elevation           | All Ready Submitted |
| (B) |    | Photograph of each floor | All Ready Submitted |

| VIII. FINANCIAL PROGRESS OF THE PROJECT |                                                                               |                        |
|-----------------------------------------|-------------------------------------------------------------------------------|------------------------|
| S. No.<br>(1)                           | Particulars<br>(2)                                                            | Amount (In Rs.)<br>(3) |
| 1.                                      | Project Account No. <b>06881809322 of Indian Bank Patna main , Patna .</b>    | 5,261.85               |
| 2.                                      | Estimated Cost of the Project including land cost at the start of the Project | 9,66,701.00            |
| 3.                                      | Amount received during the Quarter                                            | 0                      |
| 4.                                      | Actual Cost Incurred during the Quarter                                       | 0                      |
| 5.                                      | Net amount at end of the Quarter                                              | 0                      |
| 6.                                      | Total expenditure on Project <b>till date31.12.2023.</b>                      | 0                      |
| 7.                                      | Cumulative fund collected till the end of Quarter in question                 | 0                      |
| 8.                                      | Cumulative expenditure done till the end of Quarter in question               | 9,66,701.00            |

| 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? |                                            |

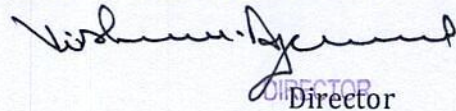
**Undertaking:**

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

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-1" bearing registration no. BRERAP000846-3/1235R-1116/2021, project site at Mohalla-Bhikha Chak, Chitkohra, Anishabad, Bypass, Patna, (Khesra/Plot No.-1020, 1021(P), 1175(P), Khata No. 151/130, 141/24, 113, 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-1                                        |
| 2      | RERA Registration Number                                              | BRERAP000846-3/1235R-1116/2021                     |
| 3      | Name of Bank & Account No.                                            | Indian Bank, Patna Main Branch, A/c No. 6881809322 |
| 4      | Total collection of fund/Advance from the allottees up to 31-03-2024. | Nil                                                |
| 5      | Total withdrawal from the bank up to 31-03-2024.                      | Nil                                                |
| 6      | Expenditure done on the project up to 31-03-2024.                     | 9,66,701.00                                        |
| 7      | Percentage of completion of work done against the withdrawal of 70%   | Nil                                                |

*This certificate is being issued on the basis of papers/ documents produced before us.*

**For SUSHANT KUMAR & CO.**  
(Chartered Accountants)



*Sushant Kumar*

**(Sushant Kumar)**

M.NO.-407867

Proprietor

**UDIN : 24407867BKEEVE1516**

Place: Patna

Date: - 25.04.2024