FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of 2024 (year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00018-5/111/R1246	Name of Project/Phase of Registered Project	CRYSTAL TOWERS
Name of Promoter	MUNDESHWARI MULTICON PVT LTD	Project Address	MOUZA-MUSTAFAPUR, PS. PO. DANAPUR, DIST PATNA
Name of Co-promoter			
Project Registration is valid up to	30/10/2026		
Starting date of Project or Phase of the Project	01/03/2021		
Type of Project or Phase of the Project	Residential-cum-Commercial		
Period of validity of map by the Competent Authority	16/04/2024		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number ofApartments
Crystal Towers	1.Residential (3BHK) Commercial (Shop)	154 92	31530 29788		- 1. Booked /Allotted. -55 2. Sold -

Name of building	Sanctioned no of floor	Type of apartment	No of apartment	Carpet area	Area of exclusive balcony	Area of exclusive open terrace
CRYSTAL TOWERS	B+LG+G+10	3 BHK	16	1176	219	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	8	1101	207	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	16	1190	220	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	8	1146	208	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	8	1178	208	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	8	1106	210	0

CRYSTAL TOWERS	B+LG+G+10	3 BHK	8	1303	365	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	8	1099	209	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	8	1153	232	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	8	1331	333	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	8	1105	222	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	8	1179	232	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	8	1154	231	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	8	1145	208	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	8	1179	196	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	8	1154	208	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	1	1301	220	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	1	1244	210	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	1	1303	232	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	1	1331	220	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	1	1211	222	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	1	1295	232	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	1	1302	0	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	1	1284	0	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	1	1269	0	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	1	1291	0	0
CRYSTAL TOWERS	B+LG+G+10	3 BHK	1	827	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	1063	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	636	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	643	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	575	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	523	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	517	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	569	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	530	0	0

CRYSTAL TOWERS	B+LG+G+10	SHOP	2	213	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	519	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	607	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	409	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	375	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	616	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	339	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	405	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	642	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	382	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	704	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	859	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	658	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	558	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	1228	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	541	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	533	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	543	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	615	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	542	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	381	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	709	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	650	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	723	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	1	539	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	602	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	694	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	651	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	374	0	0

CRYSTAL TOWERS	B+LG+G+10	SHOP	2	208	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	352	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	505	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	474	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	737	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	514	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	437	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	471	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	431	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	483	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	2	620	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	3	687	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	3	419	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	4	465	0	0
CRYSTAL TOWERS	B+LG+G+10	SHOP	6	491	0	0

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	NO
Crystal Towers	364	2. Sold -	NO

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				
2.	Fire N.O.C.				

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

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)	100%
3.	Podiums (if any)	100%
4.	Plinth	
5.	Stilt Floor	
6.	Slabs of Super Structure	80%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	12%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	

	requirements as 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	Yes	0 %	
5.	Landscaping & Tree Planting	Yes	0 %	
6.	Street Lighting	Yes	0 %	
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0 %	
9.	Solid Waste Management & Disposal	Yes	0 %	
10.	Water Conservation / Rain Water Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	0 %	
13.	Closed Parking	Yes	0 %	

14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0 %	
16.	Others (Option to Add More)	NA		
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			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

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

	3.	Side Elevation	
[B]		Photograph of each floor	

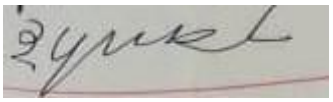
VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
1.	Project Account No.	442122510000005 442122510000006
2.	Estimated Cost of the Project including land cost at the start of the Project	1,43,50,73,831/-
3.	Amount received during the Quarter	5,20,06,263/-
4.	Actual Cost Incurred during the Quarter	6,04,12,947/-
5.	Net amount at end of the Quarter	(84,06,684/-)
6.	Total expenditure on Project **till date**	77,84,50,814/-
7.	Cumulative fund collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
The company has taken a project loan of Rs. 18,00,000,00 from State Bank of India

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

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

Name: Vijay Singh Date: 03.05.2024

Khetan Rajesh Kumar & Co.
Chartered Accountants

TO WHOM SO EVER IT MAY CONCERN

On the basis of books of accounts and other documents, this is to certify that Mundeshwari Multicon Pvt. Ltd. (CIN: U45201BR2007PTC013338) having its registered office at Flat No. – 101 & 102, Amitabh Kunj Appt., Main Road. Buddha Colony, Dist.- Patna – 800001 (PAN: AAFCM3466J) confirms that the company has carried out construction at Mundeshwari Crystal Towers (Khagaul Road, Danapur). During the period of 01.01.2024 to 31.03.2024 the project details are as follows: -

Project Name - MUNDESHWARI CRYSTAL TOWERS

SI No.	Particulars	Amount
1	Project SBI A/c No.– Collection A/c Project SBI A/c No.– Project A/c	**42140485924** **41981068728**
2	Estimated Cost of the Project including land cost at the start of the Quarter	**1,43,50,73,831/-**
3	Amount received during the Quarter	5,20,06,263/-
4	Actual Cost Incurred during the Quarter	6,04,12,947/-
5	Net amount at end of the Quarter	(84,06,684/-)
6	Total Expenditure on Project till Date	77,84,50,814/-
7	Details of Mortgage or charge, if any, created on the Land and the projects.	The company has taken project loan of Rs. 18,00,00,000/-from SBI/-

We are issuing this certificate at the request of the company. This certificate is not intended for general circulation or publication and it is not to be reproduced or used for any other purpose without our prior written consent, we have not physically verified the above-described assets.

FOR KHETAN RAJESH KUMAR & CO.
Chartered Accountants
FRN : 010086C

(Amit Kamalia)
Partner
M. No.: 077618

Place: Patna
Date: 03-05-2024
UDIN: 24077618BKBIAI5369

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