FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024 (year)

| I. PARTICULARS OF PROMOTERS | | | |
|---|---|---|---|
| Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies | PARNERSHIP DEED 178/09-09-19 | Name of Firm | NEW BALAJI HOMES |
| Firm Address : | C/O- SHARDA KISHOR VERMA, NEAR SUB POLICE STATION LINE, BAZAR ROAD, KHAJANCHI HAT,PURNEA, PIN CODE- 854301 | | |
| Total Experience of promoter in Real Estate sector | | | |
| Total Experience in Real Estate after Implementation of RERA | 04 YEARS | | |
| No of Project done Before Implementation of RERA | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project | | |
| No of Project done After Implementation of RERA | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project | | |

| II. PARTICULARS OF PROJECT | | | |
|---|---|---|---|
| Project Registration Number | BRERAP01813-1/37/R-1200/2021 | Name of Project/Phase of Registered Project | BAGCHI COMPLEX |
| Name of Promoter | NEW BALAJI HOMES | Project Address | BHATA BAZAR, GHANDA CHOWK, PURNEA |
| Name of Co-promoter | N/A | | |
| Project Registration is valid up to | 20/03/2025 | | |
| Starting date of Project or Phase of the Project | 09/09/2021 | | |
| Type of Project or Phase of the Project | Residential-cum-Commercial | | |
| Period of validity of map by the Competent Authority | | | |

NEW BALAJI HOMES

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## III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

| Building /Block Number | Apartment Type | | Carpet Area | Total Number of sanctioned apartments | Total Number of Apartments in Promoter's share - | Total Number of Apartments in Landowner's share - |
|---|---|---|---|---|---|---|
| | 1. 1 BHK<br>2. 2 BHK, -<br>3. 3 BHK<br>4. Shop<br>5. Bungalow<br>6. Plot etc. | 3<br>7<br>2 | | FLAT-33<br>SHOP-31 | 1. Booked / Allotted -11<br>2. Sold-NIL | 3. Booked/ Allotted-NIL<br>Sold -NIL |
| | | | | | Percentage of booking | Percentage of booking |

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

| Name | Address | contact number | Email id (If any ) |
|---|---|---|---|

## IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

| Building / Block Number | Total Number of Sanctioned Garages | Total Number of Garages: | |
|---|---|---|---|
| | 33 | 1. Booked/Allotted - | 10 |
| | | 2. Sold - | NIL |

## V. 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 | N/A | | | |
| 2. | Fire N.O.C. | State Fire-officer-cum-Director, Patna, Bihar | | | |
| 3. | Water Supply Permission | N/A | | | |
| 4. | NOC from Airport Authority of India | N/A | | | |
| 5. | Other Approval(s), if any, required for the Project. | N/A | | | |

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## VI. 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) | Expected Completion date in (dd/mm/yyy) Format |
|---|---|---|---|
| 1. | Excavation (if any) | 100% | |
| 2. | Basements (if any) | 100% | |
| 3. | Podiums (if any) | | |
| 4. | Plinth | 100% | |
| 5. | Stilt Floor | | |
| 6. | Slabs of Super Structure | 100% | |
| 7. | Internal walls,<br>Internal Plaster,<br>Floorings,<br>Doors and Windows within Flats /Premises. | 100%<br>100%. | |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | 90% | |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | 90% | |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | 90% | |
| 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 | 70% | |

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| | | | |
|---|---|---|---|
| | required to complete project as per Specifications in Agreement of Sale.<br><br>Any other activities | | |

| VII. 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) | Expected Completion date in (dd/mm/yyy) Format |
| (1) | (2) | (3) | (4) | (5) |
| 1. | Internal Roads & Footpaths | YES | 0% | |
| 2. | Water Supply | YES | 100% | |
| 3. | Sewerage (Chamber, Line, Septic Tank, STP) | YES | 80% | |
| 4. | Storm Water Drains | YES | 0% | |
| 5. | Landscaping & Tree Planting | YES | 0% | |
| 6. | Street Lighting | YES | 0% | |
| 7. | Community Buildings | NO | N/A | |
| 8. | Treatment and Disposal of Sewage and Sullage Water | NO | N/A | |
| 9. | Solid Waste Management & Disposal | YES | 0% | |
| 10. | Water Conservation / Rain Water Harvesting | YES | 0% | |
| 11. | Energy Management | YES | 0% | |

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| | | | | |
|---|---|---|---|---|
| 12. | Fire Protection and Fire Safety Requirements | YES | 0% | |
| 13. | Closed Parking | YES | 100% | |
| 14. | Open Parking | NO | | |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | YES | | |
| 16. | Others (Option to Add More) | NO | | |

**VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT**

| | | PROPOSED YES/NO. | PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate) | Expected Completion date in (dd/mm/yy) Format |
|---|---|---|---|---|
| 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 | | | |

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| IX. | GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT | | |
|---|---|---|---|
| (A) | Sr. No. | | |
| | 1. | Front Elevation | Attach |
| | 2. | Rear Elevation | Attach |
| | 3. | Side Elevation | Attach |
| (B) | | Photograph of each floor | |

| X. | FINANCIAL PROGRESS OF THE PROJECT | |
|---|---|---|
| S. No. (1) | Particulars (2) | Amount (In Rs.) (3) |
| 1. | Project Account No. | 071205003782 |
| 2. | Estimated Cost of the Project including land cost at the start of the Project | 7,95,00,000=00 |
| 3. | Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) | 3,60,00,000=00 |
| 4. | Any Variation in Development Cost which is declared at the start of the Project . | N/A |
| 5. | Amount received during the Quarter | 61,01,000=00 |
| 6. | Actual Cost Incurred during the Quarter | 58,29,633=00 |
| 7. | Net amount at end of the Quarter | 3,12,006=00 |
| 8. | Total expenditure on Project **till date** | |
| 9. | Cumulative fund collected till the end of Quarter in question | |
| 10. | Cumulative expenditure done till the end of Quarter in question | |

| XI. | DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED |
|---|---|
| | |
| | |

| XII. | MISCELLANEOUS | |
|---|---|---|
| A | List of Legal Cases (if any) – On Project / Promoter | |
| 1. | Case No. | NO |
| 2. | Name of Parties | NO |

NEW BALAJI HOME'S

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| | | |
|---|---|---|
| 3. | No of Execution Cases against this project<br>Case No.<br>Name of Parties | NO |
| 4. | No of Suo - Moto cases against this project<br>Case No.<br>Name of Parties | NO |
| 5. | No of Certificate cases /PDR cases against this project<br>Case No.<br>Name of Parties | NO |
| **B** | Sale/Agreement for Sale during the Quarter | |
| 1. | Sale Deed | NIL |
| 2. | Agreement for Sale | NIL |
| 3. | No. of possessions given to allottees | NIL |

**XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART**

Weather the project in progress is as per time schedule or lagging behind?

**XIV UNITS ALLOCATION DETAILS**

| Total Number of sanctioned apartments | Details of allotment made so far with Flat number/ Bungalow - Plot etc | Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc |
|---|---|---|
| 1 BHK-<br>2 BHK -<br>3 BHK-33<br>4 BHK-<br>Shop- 31<br>Bungalow -<br>Plot etc | | |

**XV. BROCHURE /Prospectus**

NEW BALAJI HOME'S

PARTNER

**XVI Grievance Redressal Officer**
**Name :** RAJIV RANJAN
**Contact No :** 9304299432
**Email id :** balajihomespurnia@gmail.com
**Address :** C/O- SHARDA KISHOR VERMA, NEAR SUB POLICE STATION LINE, BAZAR ROAD KHAJANCHI HAT,PURNEA, PIN CODE- 854301

**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.

NEW BALAJI HOME'S
PARTNER

Signature of Promoter

Name:

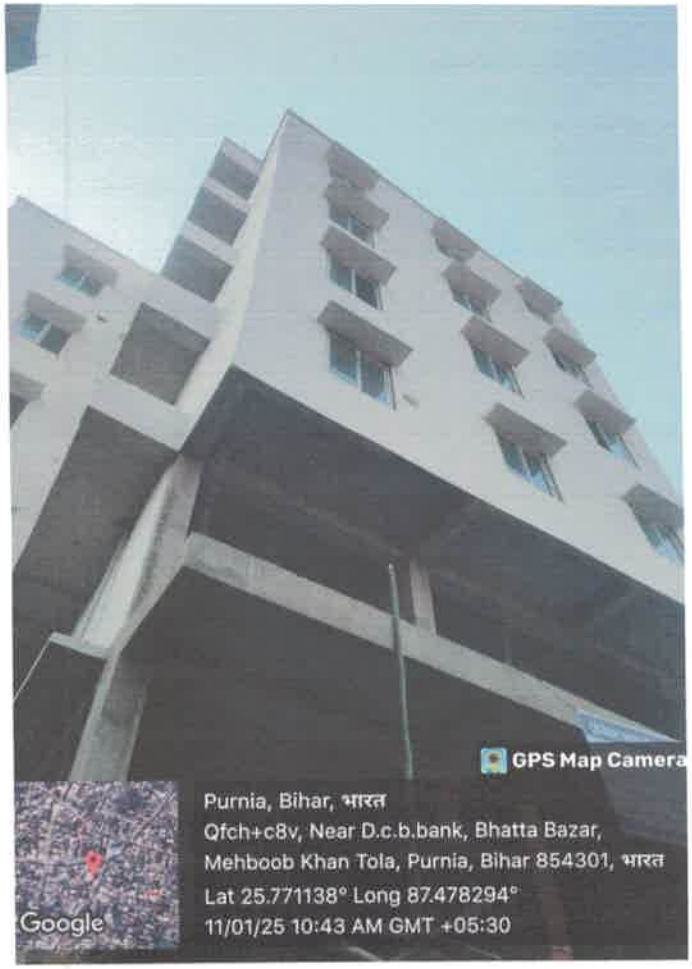
Date:

Bagchi Complex









**FORM No. 1**

**[See Regulation 3]**

**ARCHITECT'S CERTIFICATE**

**(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)**

**Date 05-01-2025**

**To,**

**The NEW BALAJI HOMES**

BHATA BAZAR GHANDA CHOWK.

PURNEA

**Subject:** Certificate of Percentage of Work executed in the project having 1 No. of Building(s)/ Wing(s) of the Phase I bearing the registration no BRERAP01813-1/37/R-1200/2021 and being developed on the Plot bearing Thana KHAJANCHI HAT WARD- 22 Thana – 123/1. khata no 264 Survey Plot No. 336 345K, KH,G,GH,CH,CHH demarcated by its boundaries (latitude 25.7708 longitude 87.478084) of the land-. –situated in BHATA BAZAR GHANDA CHOWK Block: SADAR Division: PURNEEA . District: PURNEEA PIN..... admeasuring 42.237 decimal , area being developed by the Promoter[Name] **NEW BALAJI HOMES**.

**Sir,**

I ..... have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the. Building(s)/Wing(s) of the first Phase of the Project,situated on the plot bearing Thana KHAJANCHI HAT WARD- 22 Thana – 123/1. khata no 264 Survey Plot No. 336 345K, KH,G,GH,CH,CHH demarcated by its boundaries (latitude 25.7708 longitude 87.478084) of the land-. –situated in BHATA BAZAR GHANDA CHOWK Block: SADAR Division: PURNEEA . District: PURNEEA PIN..... admeasuring 42.237 decimal , area being developed by the Promoter [Name] **NEW BALAJI HOMES**..

1. Following technical professionals are appointed by Owner / Promoter: —

| | | |
|---|---|---|
| (i)M/s/Shri | | as L.S. / Architect; |
| (ii)M/s /Shri | Mukesh Kumar | as Structural Consultant |
| (iii)M/s | M. K. & Associates | as Mechanical/Electrical/Plumbing Consultant |
| (iv)M/s /Shri | | as Site Supervisor |

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for of the building/Wing of the Real Estate Project as registered vide number BRERAP01813-1/37/R-1200/2021 under Bihar RERA is as per **table A** herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in **Table B**.

10/01/2025
ATIKSHA ANAND
Certified Architect
Regd No-C/[illegible]

**TABLE-A**

**Building /Wing Number I (To be prepared separately for each Building /Wing of the Project)**

| Sr.No | Tasks/Activity | Percentageofwork done |
|---|---|---|
| 1 | Excavation | N/A |
| 2 | NumberofBasement(s)andPlinth | completed |
| 3 | NumberofPodiums | |
| 4 | StiltFloor | |
| 5 | Number of Slabs of Super Structure | 100 % completed |
| 6 | Internal Walls, Internal Plaster, Floorings within Flats/ Premises, Door sand *Windows to each of the Flat/Premises.* | 90 % Completed |
| 7 | Sanitary Fittings within the Flat /Premises, Electrical Fittings within the Flat/ Premises. | 90 % Completed |
| 8 | Staircases,LiftsWellsandLobbiesateachFloorlevelconnectingStaircasesandLifts ,OverheadandUndergroundWaterTanks. | 90 % Completed |
| 9 | The external plumbing and external plaster , elevation, completion of terraces with water proofing of the Building/Wing. | 90% Completed |
| 10 | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department ,Electrical fittings to common Areas, electro ,mechanical equipment, Compliance to conditions of environment/ CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area s appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate. | 70% Completed |

ATIKSHA ANAND
Certified Architect
Regd No.:CA/2021/131383

**TABLE-B**

**Internal and External Development Works in respect of the entire Registered Phase.**

| Sr. No. | Commonareasand Facilities,Amenities | Proposed (Yes/No) | Percentageof workdone | Details |
|---|---|---|---|---|
| 1 | Internal Roads & Foot-paths. | Yes | | Not Completed |
| 2 | Water Supply | Yes | | Completed |
| 3 | Sewerage (chamber, lines, Septic Tank, STP) | Yes | | 80% Completed |
| 4 | Storm Water Drains | N/A | | |
| 5 | Landscaping & Tree Planting. | N/A | | |
| 6 | Street Lighting | N/A | | |
| 7 | Community Buildings | N/A | | |
| 8 | Treatment and disposal of sewage and sullage water | N/A | | |
| 9 | Solid Waste management & Disposal. | N/A | | |
| 10 | Water conservation, Rain water harvesting. | | | |
| 11 | Energy management | | | |
| 12 | Fire protection and fire safety requirements | YES | | Not Completed |
| 13 | Electrical meter room, sub-station, receiving station. | N/A | | |
| 14 | Others (Option to Add more). | | | |

Yours Faithfully,

Signature &
Name
(IN BLOCK LETTERS) of L.S/
Architect ()

01/2025
ATIKSHA ANAND
Certified Architect
Regd No -CA/2021/131323