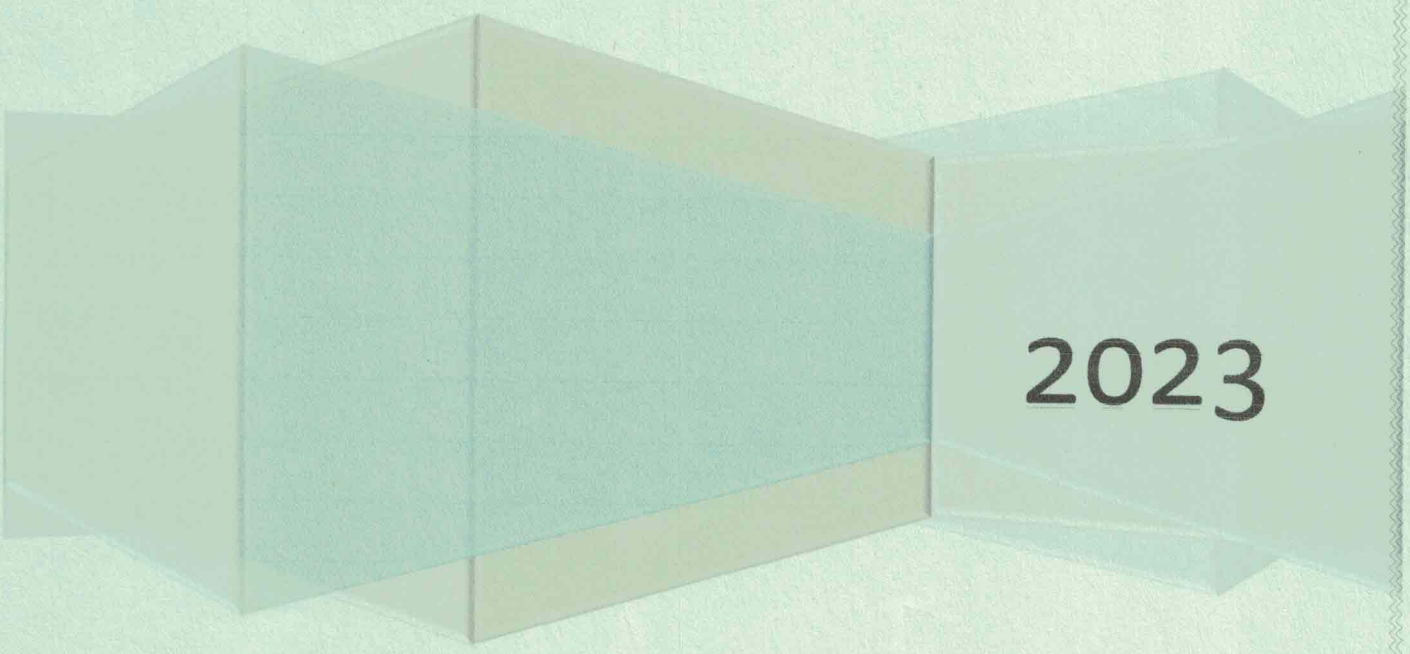
PROJECT NAME – BAGCHI COMPLEX

PROMOTER NAME –NEW BALAJI HOMES

RERA REGISTARATION NO. BRERAP01813-1/37/R-1200/2021

QUARTERLY PROGRESS REPORT FOR RERA, BIHAR

Period – JAN to MAR 2023



FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending March of 2023

I. 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 Phaseof the Project	09/09/2021		
Type of Project or Phase of theProject	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential- cum-Commercial	
Period of validity of map by the Competent Authority			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -		FLAT-33 SHOP-31	1. Booked/ Allotted - 04 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	04
	33	2. Sold -	

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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. Building / Wing / Layout Number_____(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)	
4.	Plinth	100%
5.	Stilt Floor	
6.	Slabs of Super Structure	5th Slab Completed.
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%

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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 requirements as my be required to complete project as per specifications in Agreement of Sale. 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	NO		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	NO		
7.	Community Buildings	NO		

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8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		
16.	Others (Option to Add More)			

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

		Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
1.	Internal Roads & Footpaths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Landscaping and Tree Planning			
6.	Street Lighting			
7.	Disposal of sewage & Sullage Water			
8.	Water conservation/ Rain Water Harvesting			

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9.	Energy Management			

VII. 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	

VIII. 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	
3.	Amount received during the Quarter	41,60,000=00
4.	Actual Cost Incurred during the Quarter	32,07,583=00
5.	Net amount at end of the Quarter	9,97,472=00
6.	Total expenditure on Project **till date**	
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

NEW BALAJI HOMES

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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	NIL
2.	Agreement for Sale	NIL
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/our 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:

Date:

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 12-04-2023

To,

The NEW BALAJI HOMES.

C/O Sharda Kishore Verma ,

Line Bazar Road,Khajanchi Hat Purnea-854301

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 No 123/1. khata no 264 Survey Plot No. 336 /345 mauza : Madhubani demarcated by its boundaries (latitude 25.77118492126465 longitude 87.47820281982422) of the land-. –situated in village/Street Bhata Bazar , Ghanda Chowk Block: Purneea Division: purneea. District: Purneea PIN 854301 admeasuring 1582 .sq.mts., area being developed by the Promoter[Name] **NEW BALAJI HOMES**.

Sir,

I Sri Shudhendu Ranjan 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 No 123/1. khata no 264 Survey Plot No. 336 /345 mauza : Madhubani demarcated by its boundaries (latitude 25.77118492126465 longitude 87.47820281982422) of the land-. –situated in village/Street Bhata Bazar , Ghanda Chowk Block: Purneea Division: purneea. District: Purneea PIN 854301 admeasuring 1582 .sq.mts., area being developed by the Promoter[Name] **NEW BALAJI HOMES**.

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

(i) Sri Shudhendu Ranjan as L.S. / Architect;

(ii) Shri Shailesh Ranjan as Structural Consultant

(iii)M/s Ranjan & Associates as Mechanical/Electrical/Plumbing Consultant

(iv)M/s Shri Niraj Verma as Site Supervisor

AR. SUDHENDU RANJA
Regd. Architect
No.-C./ 005/37011

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**.

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	completed
2	NumberofBasement(s)andPlinth	completed
3	NumberofPodiums	N/A
4	StiltFloor	completed
5	NumberofSlabs of SuperStructure	5 slab completed
6	InternalWalls,InternalPlaster,FlooringswithinFlats/Premises,DoorsandWindowstoeachoftheFlat/Premises.	Not Completed
7	SanitaryFittingswithintheFlat/Premises,ElectricalFittingswithintheFlat/Premises.	Not Completed
8	Staircases,LiftsWellsandLobbiesateachFloorlevelconnectingStaircasesandLifts,OverheadandUndergroundWaterTanks.	Not Completed
9	Theexternalplumbingandexternalplaster,elevation, completion of terraces withwaterproofingoftheBuilding/Wing.	Not Completed
10	Installationoflifts,waterpumps,FireFighting Fittings and Equipment as per NOCfromtheconcerneddepartment,Electricalfittingstocommon Areas,electro, mechanicalequipment,Compliancetoconditionsofenvironment/CRZNOC,finishingtoentrancelobby/s,plinthprotection,pavingofareasappurtenanttoBuilding/Wing,CompoundWallandallotherrequirementsasmayberequiredtoobtainOccupation/CompletionCertificate.	Not Completed

AR. SUDHENDU RANJAN
Regd. Architect
No.-C.A/0005/37011

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		Not Completed
3	Sewerage (chamber,lines, Septic Tank, STP)	Yes		Not 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.	Yes		Not Completed
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,

AR. SUDHENDU RANJAN
Regd. A.C.
No.-C.A./2005/3-011

Signature &
Name.....
(IN BLOCK LETTERS) of L.S/
Architect (Registration No./License No.....)

Project Name - Bagchi Complex





