FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (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 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 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 HOME'S

PARTNER

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 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.			FLAT-33 SHOP-31	1. Booked / Allotted -14 SHOP-02 2. Sold-NIL	3. Booked/ Allotted-NIL 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:	
		1. Booked/Allotted -	10
	33	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, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	
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	100%	

NEW BALAJI HOME'S

PARTNER

	as per Specifications in Agreement of Sale. 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	100%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
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%	

NEW BALAJI HOME'S

PARTNER

12.	Fire Protection and Fire Safety Requirements	YES	100%	
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			

NEW BALAJI HOMES

PARTNER

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	96,00,001=00
6.	Actual Cost Incurred during the Quarter	96,17,834=00
7.	Net amount at end of the Quarter	2,94,173=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

PARTNER

3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. 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- 2 BHK - 3 BHK-33 4 BHK- Shop- 31 Bungalow - 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.

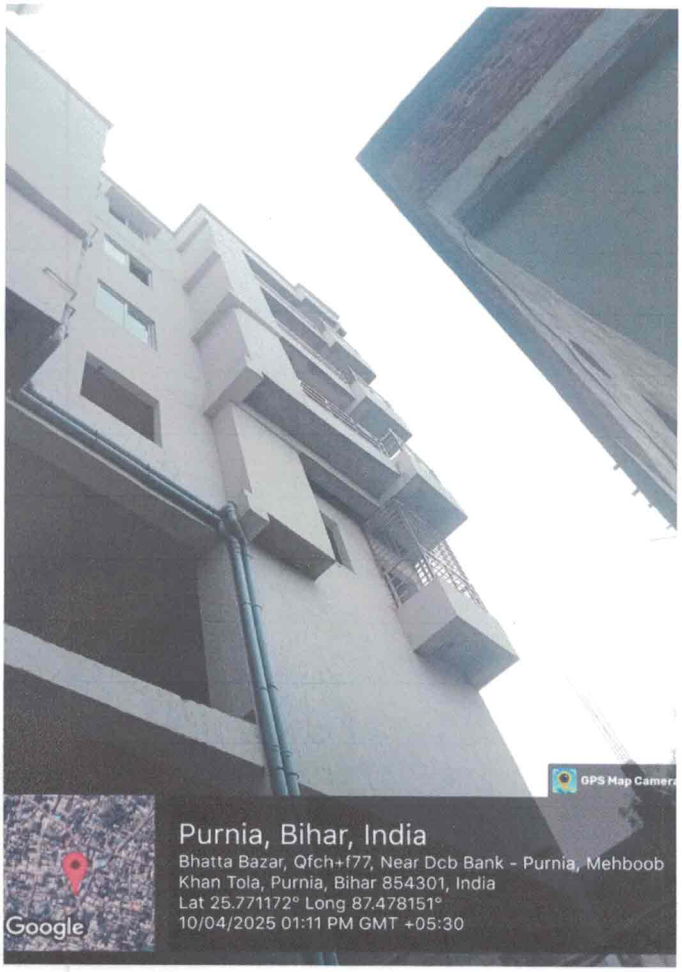
NEW BALAJI HOME'S

PARTNER

Signature of Promoter

Name:

Date: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Bhatta Bazar, Qfch+f77, Near Dcb Bank - Purnia, Mehboob Khan Tola, Purnia, Bihar 854301, India
Lat 25.771172° Long 87.478151°
10/04/2025 01:11 PM GMT +05:30


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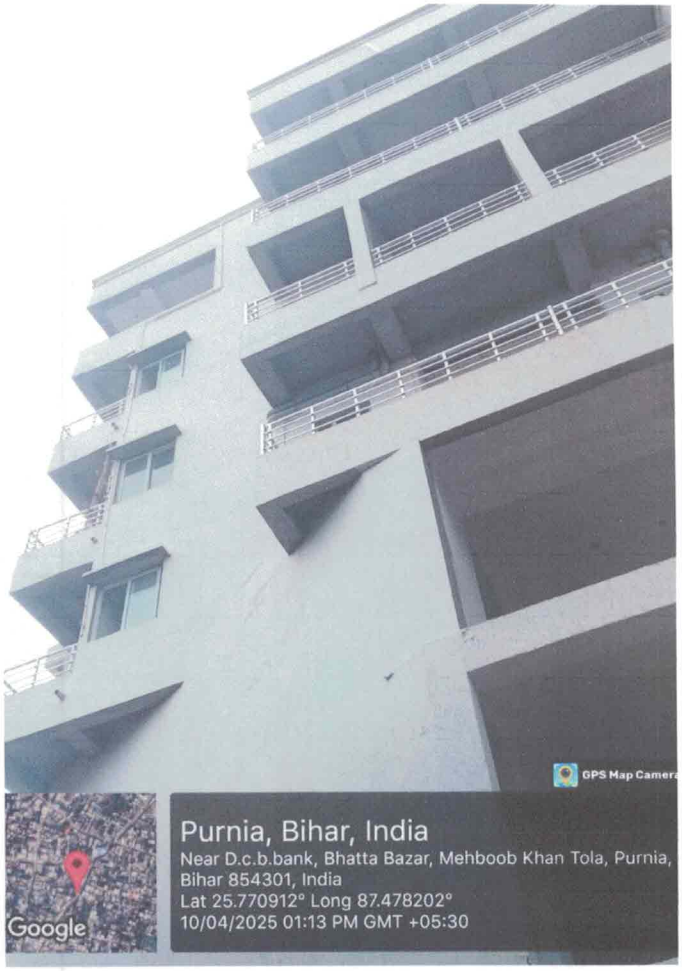
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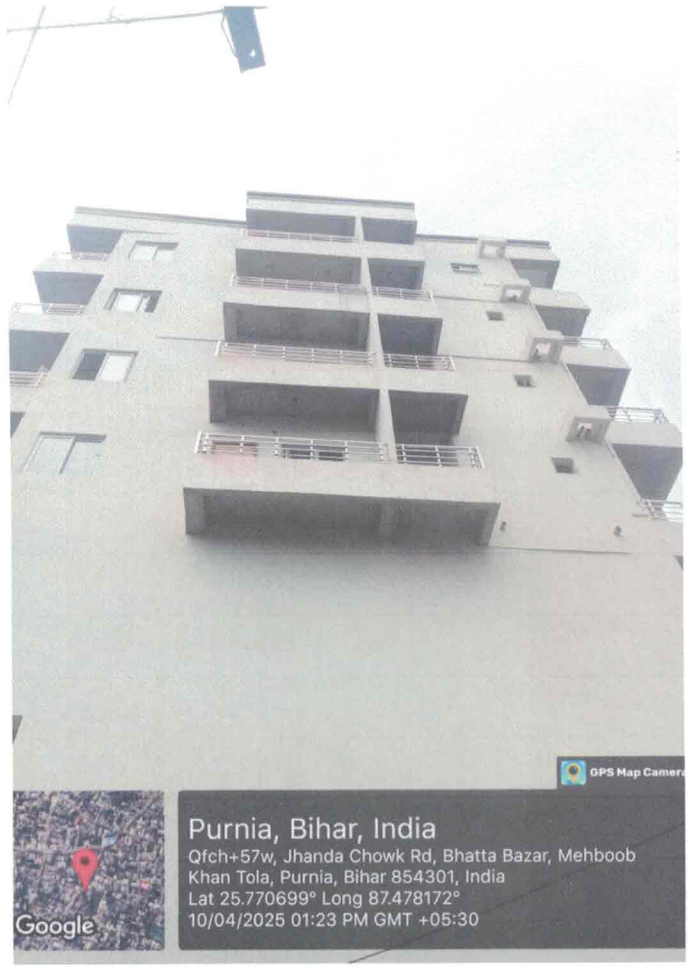
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FORM NO. 1

[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 05-04-2025

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 Atikesh Anand as L.S. / Architect;

(ii)M/s /Shri as Structural Consultant

(iii)M/s 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.**

05/04/2025

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

R. Sharma

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		Completed
2	Water Supply	Yes		Completed
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes		100% 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		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 ()

05/04/2025

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

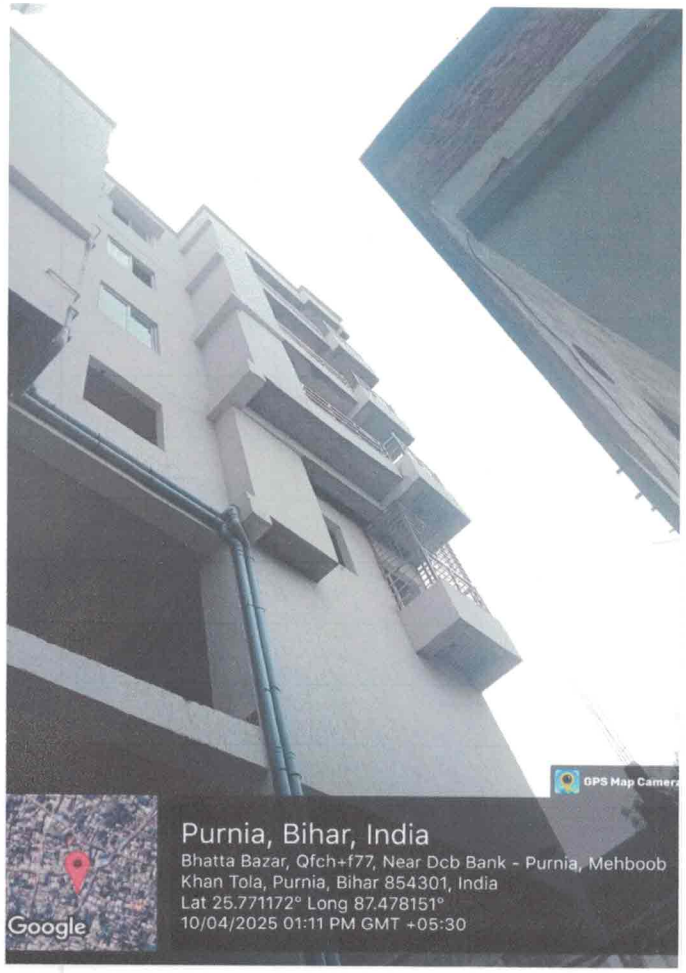
TABLE-A

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.	100 % Completed
7	Sanitary Fittings within the Flat /Premises, Electrical Fittings within the Flat/ Premises.	100 % Completed
8	Staircases,LiftsWellsandLobbiesateachFloorlevelconnectingStaircasesandLifts ,OverheadandUndergroundWaterTanks.	100 % Completed
9	The external plumbing and external plaster , elevation, completion of terraces with water proofing of the Building/Wing.	100% 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.	100% Completed

05/04/2025

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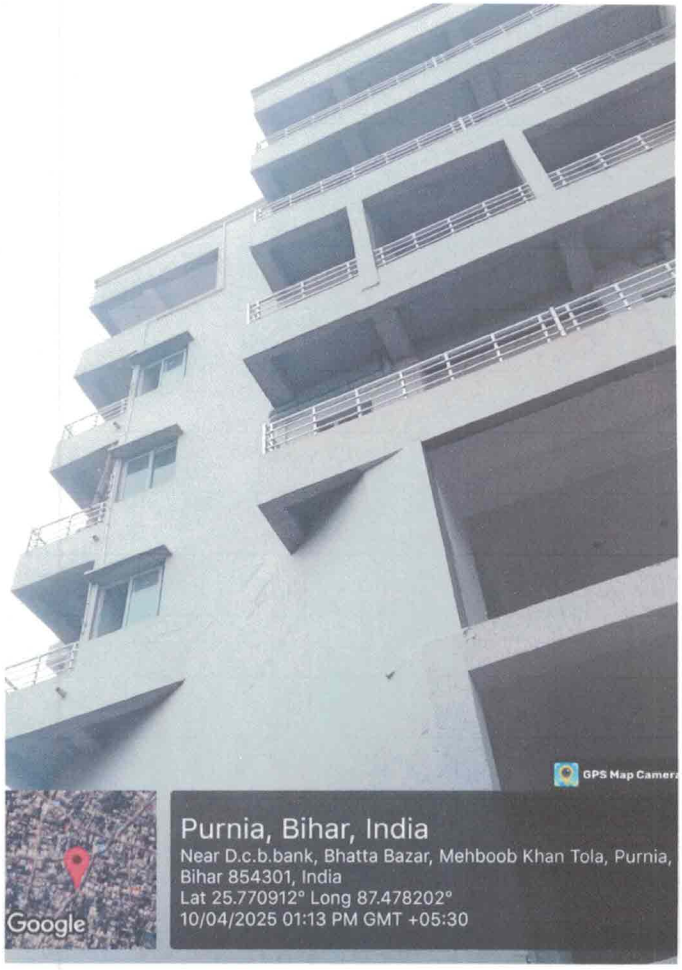
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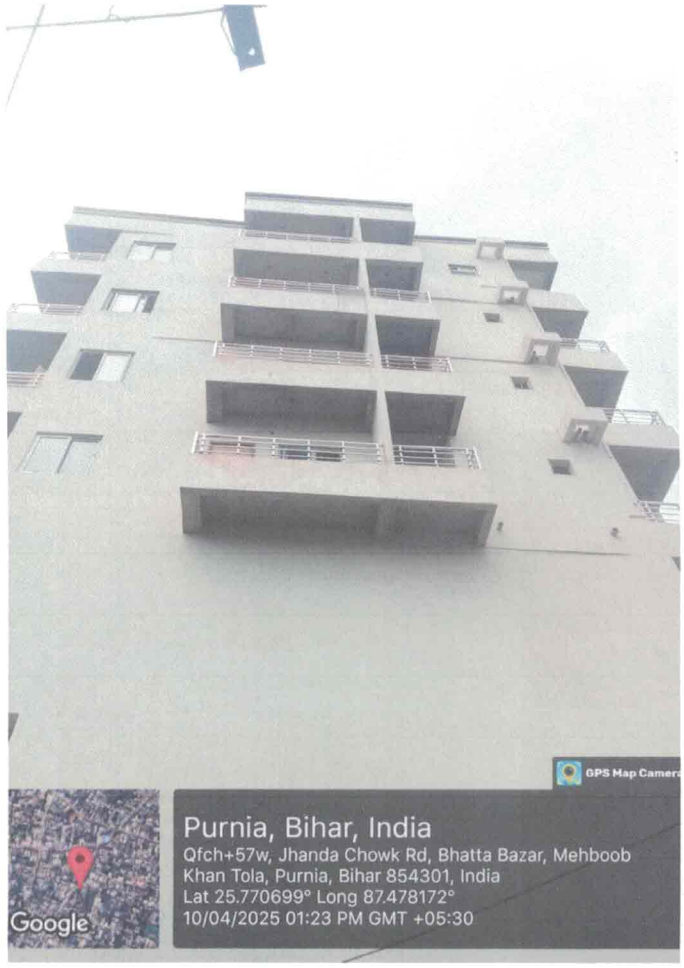
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