

**Registered Office :**

Usman Khan Apartment, Flat No. 303, Samanpura
Raja Bazar, Patna - 800014



+91 8969652817, +91 9142298689



Email : homeheartconstructions@gmail.com
Web. : www.homeheart.in

HHC/24/01/03

Ref. No.

13/01/2024

Date :

To,
The Chairman
Real Estate Regulatory Authority
6th Floor, Bihar State Building Construction Corporation Campus
Hospital road, Shastri Nagar, Patna - 800023

Sub : Submission of Quarterly Progress Report for the quarter ending January 2024.
Project Registration No. - RERA Registration No. BRERAP20135-1/41/R-1558/2023
Project Name - MAZHARI TOWER

Sir,
We are enclosing our Quarterly Progress Report for the quarter ending January 2024 for
FY 2023-24 (period from 01/10/2023 to 31/12/2023) in respect of project MAZHARI
TOWER, Gaya

Enclosures -

1. Duly filled form - 7 (Regulation 9)
2. Annexure as mentioned below

1	NOC from Fire Department	Annexure - A
2	Nagar Nigam, Gaya	Annexure - B
3	Architect Certificate	Annexure - C
4	Chartered Accountant Certificate	Annexure - D

Thanks & regards. HOME HEART CONSTRUCTION PVT. LTD.

DIRECTOR

For : HOME HEART CONSTRUCTION PVT. LTD.

Branch Office : Opp. Himalaya Optical, Nagmatiya Road, Gaya - 823001 Bihar

M.I.HUSSAIN & CO
CHARTERED ACCOUNTANTS
C/O - TALAT BANO, AMIR COTTAGE, RAMNA ROAD, PATNA - 800001 (BIHAR)

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending DECEMBER of 2023

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP20135-1/41/R-1558/2023	Name of Project	MAZHARI TOWER
Name of Promoter	Home Heart Constructions Pvt Ltd.	Project Address	NEW KARIMGANJ GAYA
Name of Co-promoter	N/A		
Project Registration is valid up to	20/03/2026		
Starting date of Project	11/03/2023		
Type of Project	RESIDENTIAL		
Period of validity of Map by the Competent Authority		23/01/2028	
VIII. FINANCIAL PROGRESS OF THE PROJECT			
S. No.	Particulars	Amount (In Rs.)	
1.	Project Account No. & Other Bank	HDFC A/C --50200078690832, ...387591, ...723372	
2.	Estimated Cost of the Project including land cost at the start of the Quarter	24,783,531.00	
3.	Amount received during the Quarter	3,231,529.82	
4.	Actual Cost Incurred during the Quarter	1,707,693.00	
5.	Net amount at end of the Quarter	2,069,644.40	
6.	Total expenditure on Project Till Date	5,522,224.23	
7.	Cumulative fund collected till the end of Quarter	4,707,720.82	
8.	Cumulative expenditure done till the end of Quarter	5,522,224.23	

This is to Certify that details of Amount Received and Cost Incurred on the Project during the quarter from 01.10.2023 to 31.12.2023 is on the basis of books of accounts maintained. The Cost of land has been taken to the extent of amount paid to landlord. The Project is on Development Agreement basis. The developer has been operating from the designated Bank account (as per RERA Certificate).

HOME HEART CONSTRUCTION PVT. LTD.

Nasir Asrar
NASIR ASRAR
Director, DIN - 08723292

DIRECTOR



For M.I.Hussain & CO.
Chartered Accountants
FRN - 326811E

Ud. Hussain
(CA. Mohammad Imam Hussain)
Proprietor
M.No: 0565920

Place: Patna
Date: 11/01/2024

UPIN: 24066920BK0MIW9721

ARCHITECT'S CERTIFICATE

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

Date – 13/01/2024

To,
M/s HOME HEART
Usman Khan Apartment
Flat No. 303, Saman Pura
Patna – 800001

Subject: Certificate of percentage of Work executed in the project
Having 1 building bearing the registration no. BRERAP20135-1/41/R-1558/2023 and
being developed on the Plot bearing Khata no. 2 And Plot no. 1020, 1024, 1026 situated
in New Karimganj, Gaya
Admeasuring 1297.12 sq.mts. area being developed by the Promoter – M/s HOME
HEART

Sir,

I/We Ahmad Imam have undertaken assignment as Architect of certifying Percentage of execution of Work of 1 building of MAZHARI TOWER being developed on Khata No. 2, Plot No. 1020, 1024, 1026 admeasuring 1297.12 sq.mts. area being developed by M/s Home Heart.

1. Following technical professionals are appointed by Promoter:
(I) M/s Shir/Smt. Ahmad Imam as Engineer.

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 each of the building/Wing of the Real Estate Project as registered vide number BRERAP20135-1/41/R-1558/2023 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 details in Table B.

TABLE-A

Building / Wing Number 1.

Sr.No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement (s) and Plinth	100%
3	Number of Podiums	NIL
4	Stilt Floor	NIL
5	Number of Slabs of Super Structure	NIL
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	NIL

7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	NIL
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	NIL
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NIL
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 areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate.	NIL

TABLE-B

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

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths.	No	NA	
2	Water Supply	Yes	NIL	
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	NIL	
4	Storm Water Drains	No	NA	
5	Landscaping & Tree Planting.	No	NA	
6	Street Lighting	No	NA	
7	Community Building	No	NA	
8	Treatment and disposal of sewage and sullage water	No	NA	
9	Solid Waste management & Disposal.	No	NA	
10	Water conservation, Rain water harvesting	No	NA	
11	Energy management	No	NA	
12	Fire protection and fire safety requirements	Yes	NIL	
13	Electrical meter room, Sub-station, receiving stations	Yes	NIL	
		No	NA	
14	Others (Option to Add more).	No	NA	

Ahmed Imam
Engineer
 Yours Faithfully,
Gaya Regd. No. S-11/2022

Signature & Name Architect (Registration No./License No.)

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending March/June/Sept/December of 2023
(year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP20135-1/41/R-1558/2023	Name of Project/Phase Of Registered Project	
Name of Promoter	HOME HEART	Project Address	NEW KARIMGANJ GAYA
Name of Co-promoter	NA		
Project Registration is valid up to	20/03/2026		
Starting date of Project or Phase of the Project	11/03/2023		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	RESIDENTIAL	
Period of validity of map by the Competent Authority	23/01/2028		

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. 1BHK	-	N/A		1. Booked/Allotted
	2. 2BHK,	-	12		-
	3. 3BHK	-	12		
	4. Shop	-	NA	24	24
	5. Bungalow-	-	NA		2. Sold
	6. Plot etc.	-	NA		-

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES				
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:		
		1. Booked/Allotted	-	24
	24	2. Sold	-	NIL

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.	Office of the state Fire Officer-Cum Director, Patna	13 Dec 2022	21 April 2023	A

3.	Water Supply Permission				
4.	NOC from Airport Authority Of India				
5.	Other Approval(s),if any, Required for the Project.	NAGAR NIGAM GAYA		23/10/2023	B

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be added for each Building/Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (A son date of the Certificate) (3)
1.	Excavation(if any)	100%
2.	Basements(if any)	N/A
3.	Podiums(if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	NIL
6.	Slabs of Super Structure	NIL
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	NIL
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NIL
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NIL
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NIL
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	NIL

	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 & Foot paths	NO	X	
2.	Water Supply	YES	NIL	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	NIL	
4.	Storm Water Drains	NO	X	
5.	Landscaping & Tree Planting	NO	X	
6.	Street Lighting	NO	X	
7.	Community Buildings	NO	X	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	X	
9.	Solid Waste Management & Disposal	NO	X	
10.	Water Conservation/Rain Water Harvesting	NO	X	
11.	Energy Management	NO	X	
12.	Fire Protection and Fire Safety Requirements	YES	NIL	
13.	Closed Parking	YES	NIL	

14.	Open Parking	NO	X	
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO	X	
16.	Others (Option to Add More)	X	X	

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

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date Of certificate)	Details
1.	Internal Roads and foot paths	N/A		
2.	Water Supply	N/A		
3.	Sewerage Chambers Septic Tank	NIL		
4.	Drains	N/A		
5.	Parks, Land Scaping and Tree Planting	N/A		
6.	Street Lighting	N/A		
7.	Disposal of sewage & sullage water	N/A		
8.	Water conservation/Rain Water Harvesting	N/A		
9.	Energy Management	N/A		

VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT

(A)	Sr.No.		
	1.	Front Elevation	ATTACHED
	2.	Rear Elevation	ATTACHED

	3.	Side Elevation	ATTACHED
(B)		Photograph of each floor	

VIII. FINANCIAL PROGRESS OF THE PROJECT

S.No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	50200078690832
2.	Estimated Cost of the Project including land cost at The start of the Project	24783531.00
3.	Amount received during the Quarter	3231529.82
4.	Actual Cost Incurred during the Quarter	1707693.00
5.	Net amount at end of the Quarter	2069644.40
6.	Total expenditure on Project till date	5522224.23
7.	Cumulative fund collected till the end of Quarter in question	4707720.82
8.	Cumulative expenditure done till the end of Quarter In question	5522224.23

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS

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

XI. PERCENTAGE OF WORK ALONG WITH MILES TONE CHART

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

HOME HEART CONSTRUCTION PVT. LTD.

 **DIRECTOR**
Signature of Promoter

Name:

Date: 13/01/24