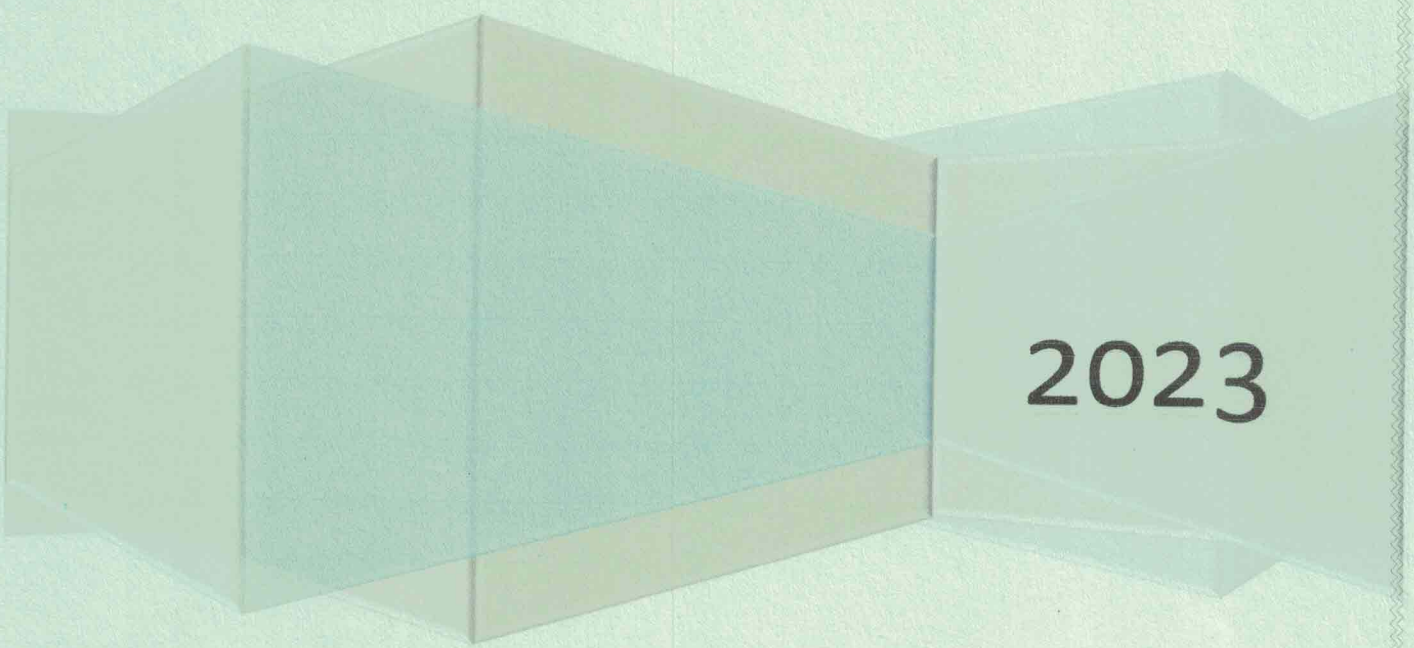
PROJECT NAME – MADHURI ENCLAVE

PROMOTER NAME – NJ HOMES PRIVATE LIMITED

RERA REGISTARATION NO. BRERAP83231-2/105/R-902/2020

QUARTERLY PROGRESS REPORT FOR RERA, BIHAR

Period – JAN to MAR 2023



2023

FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending March of 2023

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP83231-2/105/R-902/2020	Name of Project/Phaseof Registered Project	MADHURI ENCLAVE
Name of Promoter	NJ HOMES PRIVATE LIMITED	Project Address	NEAR R.P.S ENGINEERING COLLEGE, AMBEDKAR CHOWK, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to			
Starting date of Project or Phaseof the Project			
Type of Project or Phase of theProject	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority	3 YEARS		

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. Booked/ Allotted - 04 2. Sold -
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -	28 32	18172.00 26044.00	60	

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

NJ Homes Pvt. Ltd.

Managing Director

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)	N/A, 0%
2.	Basements (if any)	N/A, 0%
3.	Podiums (if any)	N/A, 0%
4.	Plinth	N/A, 0%
5.	Stilt Floor	15%
6.	Slabs of Super Structure	05-0%
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%

NJ Homes Pvt. Ltd.

Managing Director

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%	Work is not start
2.	Water Supply	YES	3%	SELF BORING
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	Work is not start
4.	Storm Water Drains	YES	0%	Work is not start
5.	Landscaping & Tree Planting	YES	0%	Work is not start
6.	Street Lighting	YES	0%	Work is not start
7.	Community Buildings	NO	0%	Not required.

NJ Homes Pvt. Ltd.

Managing Director

8.	Treatment and Disposal of Sewage and Sullage Water	NO	0%	Not required.
9.	Solid Waste Management & Disposal	NO	0%	Not required.
10.	Water Conservation / Rain Water Harvesting	YES	0%	Work is not start
11.	Energy Management	NO	0%	Not required.
12.	Fire Protection and Fire Safety Requirements	NO	0%	Not required.
13.	Closed Parking	YES	0%	Work is not start
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO	0%	Not required.
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	Yes.		
2.	Water Supply	Yes		
3.	Sewerage Chambers Septic Tank	Yes		
4.	Drains	NO		
5.	Parks, Landscaping and Tree Planning			
6.	Street Lighting	NO		
7.	Disposal of sewage & Sullage Water	NO		
8.	Water conservation/ Rain Water Harvesting	Yes.		

NJ Homes Pvt. Ltd.

Managing Director

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.	758201010050201
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Amount received during the Quarter N.J HOMES -22,50,000=00 COSTOMER -9,00,000=00	31,50,000=00
4.	Actual Cost Incurred during the Quarter	32,77,323=87
5.	Net amount at end of the Quarter	54,330=13
6.	Total expenditure on Project **till date**	91,55,925=47
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

NJ Homes Pvt. Ltd.

Managing Director

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.

NJ Homes Pvt. Ltd.

Managing Director

Signature of Promoter

Name:

Date: 14.04.2023

FORM No. 1

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,

NIRAJ KUMAR, S/O SRI RAJNITI PRASAD SINHA ,

Managing Director of NJ HOMES Pvt. Ltd.,

At – A/110, A.G.Colony , Post- Ashiyana

Nagar, Thana- Shastrinagar , Patna, Distt.-Patna-800025

Subject: Certificate of Percentage of Work executed (JAN. 2023 to MARCH 2023) in the project **"MADHURI ENCLAVE"** having **1(One)** No. of Building bearing the registration no. [Bihar RERA Registration Number] **BRERA P83231-2/1105/R-902/2020** and being developed on the Plot bearing khata no,- **03& 86,** Plot No. **882 & 883** demarcated by its Latitude **(N) 25° 61' 52.00"**, Longitude **(E) 85° 10' 77.00"** of the land situated in NEAR **RPS ENGG. COLLEGE ,** village-**DANAPUR KHAGAUL ROAD** , Block-**DANAPUR** division- **Patna** ,District **Patna** ,PIN- **801503,** admeasuring **2073.31** sq. mts., area being developed by the Promoter **NJ HOMES PVT.LTD.**

Sir,

I, **Manoj Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the **"MADHURI ENCLAVE"** Building of the Project, situated on the plot bearing khata no,- **03 & 86 ,** Plot No. **-882 & 883** of the land situated in NEAR **RPS ENGG. COLLEGE ,** village-**DANAPUR KHAGAUL ROAD** , Block-**DANAPUR** division- **Patna** ,District **Patna** ,PIN- **801503,** admeasuring **2073.31** sq. mts. area being developed by the Promoter **SUPRIYA DEVELOPERS PVT.LTD.**

1. Following technical professionals are appointed by Owner/ Promoter:
   - (i) Shri **Manoj Kumar** as L.S./Architect;
   - (ii) Shri **Vijay Kumar** as Structural Consultant (
   - (iii) Shri **Krishna Gopal Prasad** as Mechanical/ Electr./ Plumbing Consultant (MEP)
   - (iv) Shri **ROHIT SHEKHAR** 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 each of the building/Wing of the Real Estate Project as registered vide number **BRERA P83231-2/1105/R-902/2020** 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

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	**N/A,0%**
2	Number of Basement(s) and Plinth	**N/A,0%**
3	Number of Podiums	**N/A,0%**
4	Stilt Floor	**15 %**
5	Number of Slabs of Super Structure	**05- 0%**
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	**0%**
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	**0%**
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	**0%**
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**
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.	**0%**

TABLE-B

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

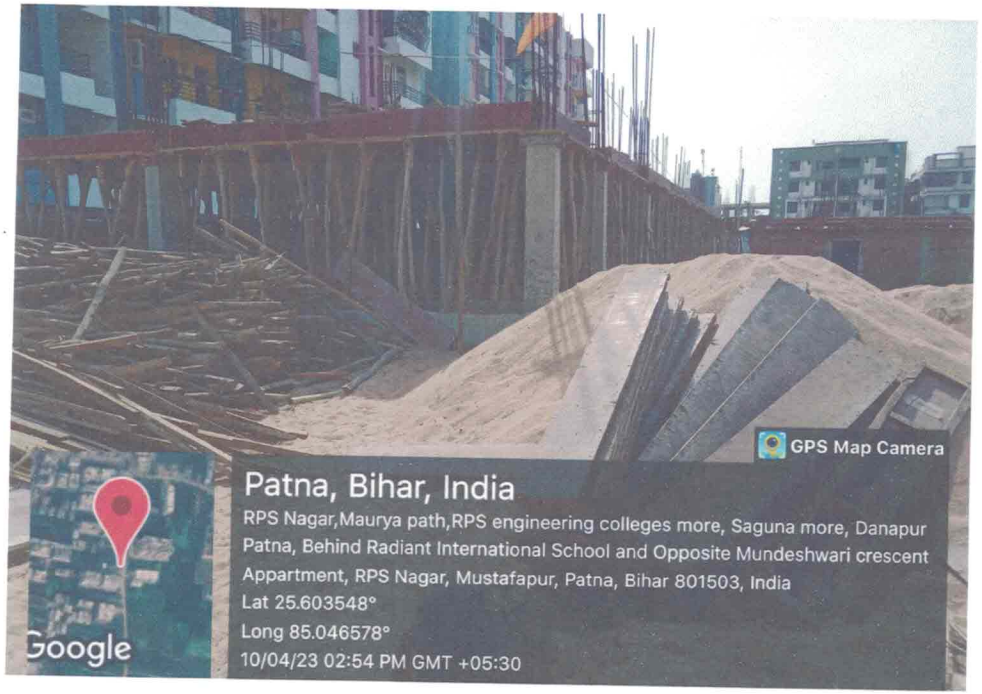
Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-paths.	**Yes**	**0%**	Work is not start
2	Water Supply	**Yes**	**3%**	SELF BORING
3	Sewerage (chamber, lines, Septic Tank, STP)	**Yes**	**0%**	Work is not start
4	Storm Water Drains	**Yes**	**0%**	Work is not start
5	Landscaping & Tree Planting.	**Yes**	**0%**	Work is not start
6	Street Lighting	**Yes**	**0%**	Work is not start
7	Community Buildings	**NO**	**0%**	Not required
8	Treatment and disposal of sewage and sullage water	**NO**	**0%**	Not required
9	Solid Waste management & Disposal.	**NO**	**0%**	Not required
10	Water conservation, Rain water harvesting.	**Yes**	**0%**	Work is not start
11	Energy management	**NO**	**0%**	Not required
12	Fire protection and fire safety requirements	**NO**	**0%**	Not required
13	Electrical meter room, Sub-Station, receiving station.	**NO**	**0%**	Not required
14	Others (Option to Add more).			

Yours Faithfully,

Manoj Kumar
(Architect)
Danapur Regd. No
10/Arch/2015/NPDN

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

(Registration No./License No-10/ARCH/2015/NPDN)









NJ Homes Pvt. Ltd.
Managing Director