FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending September 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	CIN NO. U45200BR2010PTC016184	Name of Firm	NJ HOMES PRIVATE LIMITED
Firm Address :	A/110, A.G COLONY, PATNA		
Total Experience of promoter in Real Estate sector	14 YEARS		
Total Experience in Real Estate after Implementation of RERA	07 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	03 NIL NIL NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	01 NIL NIL NIL	

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP83231-2/105/R-902/2020	Name of Project/Phase of 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	31-12-2024		
Starting date of Project or Phase of the Project			
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	3 YEARS		

NJ Homes Pvt. Ltd.
Managing Director

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 - FLAT-32	Total Number of Apartments in Landowner's share - FLAT-28
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	28 32	18172.00 26044.00	60	1. Booked / Allotted -10 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 31%	Percentage of booking 0%

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:	
	60	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				
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.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

NJ Homes Pvt. Ltd.

Managing Director

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)	NO	
3.	Podiums (if any)	NO	
4.	Plinth	100%	
5.	Stilt Floor	70%	
6.	Slabs of Super Structure	05-80%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	30%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	25%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	45%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10%	
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 as per Specifications in Agreement of Sale.	15%	

NJ Homes Pvt. Ltd.

Managing Director

	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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	20%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
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%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking			

NJ Homes Pvt. Ltd.

Managing Director

15.	Electrical Meter Room, Sub-Station, Receiving Station	NO	0%	
16.	Others (Option to Add More)			

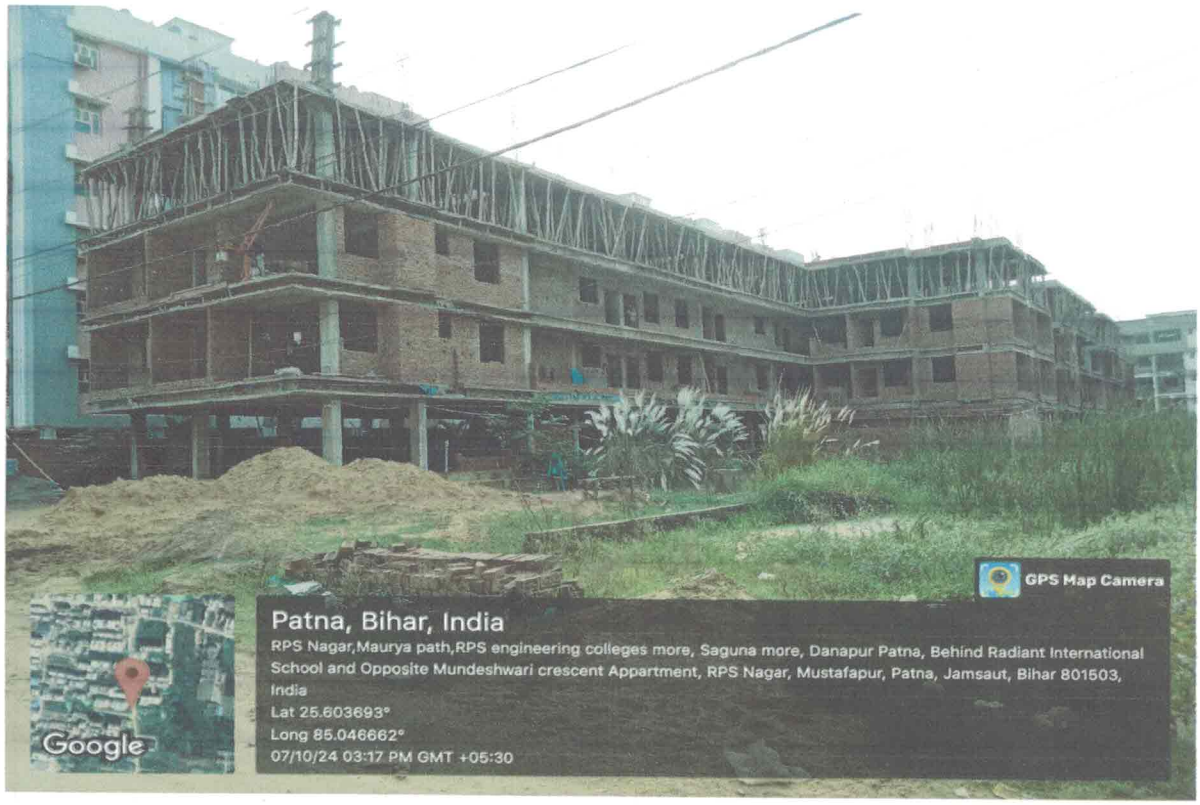
VIII.	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
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			

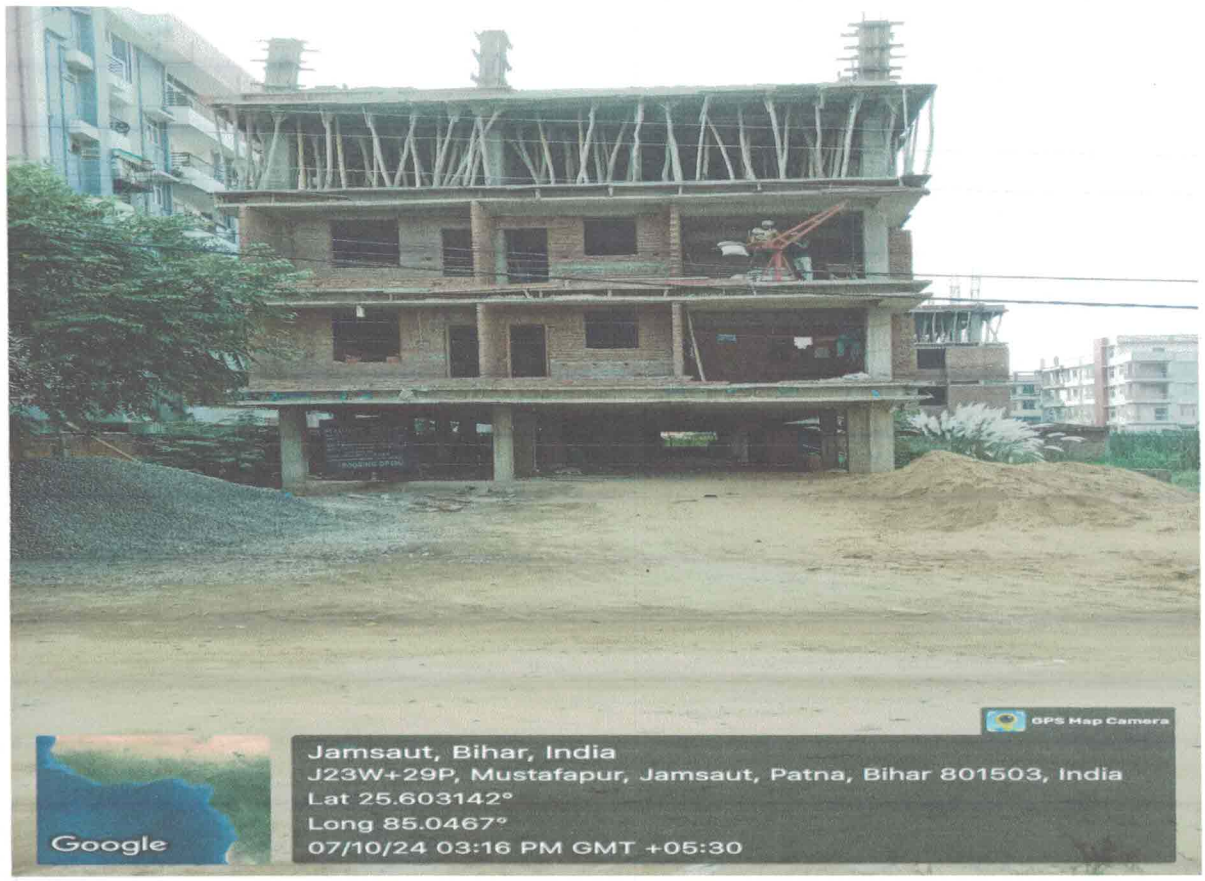
IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach

NJ Homes Pvt. Ltd.

Managing Director

(B)		Photograph of each floor	

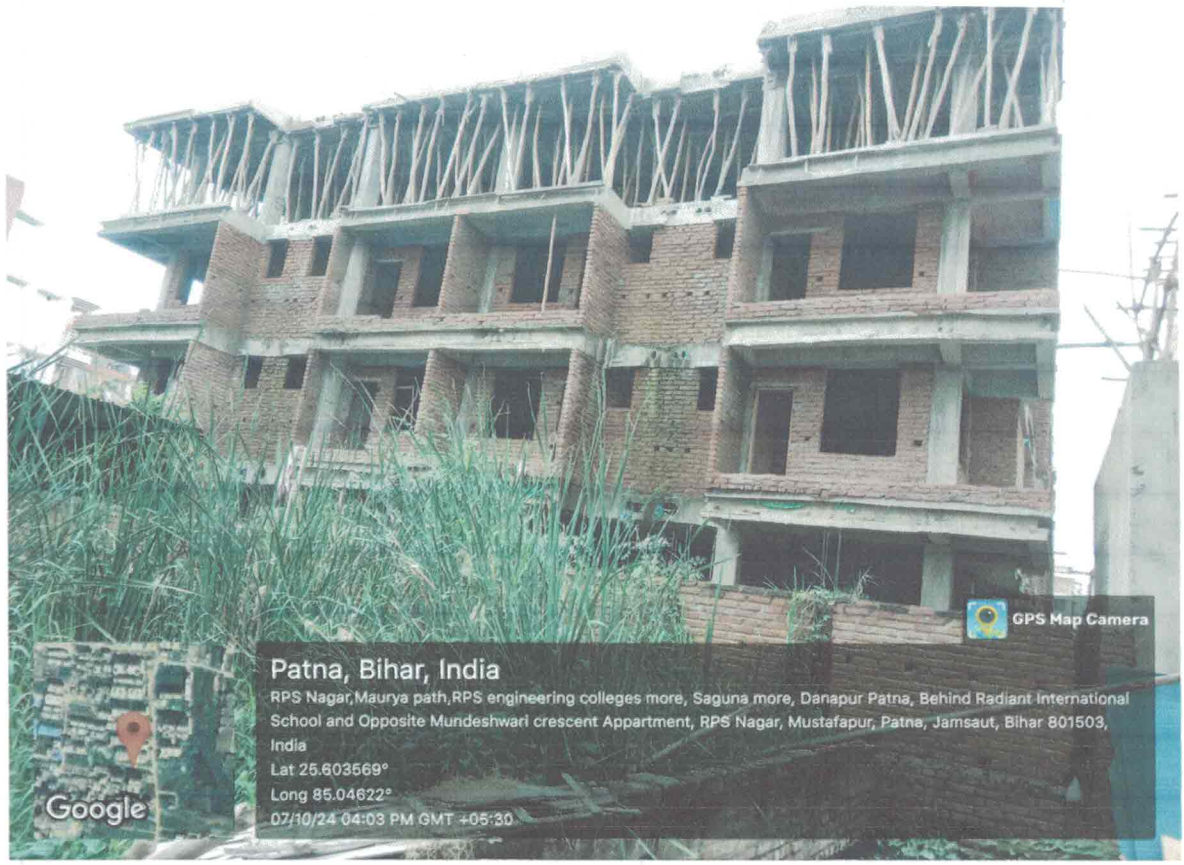




NJ Homes Pvt. Ltd.

Managing Director





NJ Homes Pvt. Ltd.

Managing Director



X. 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	6,60,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	4,75,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter (FROM NJ HOMES-4,00,000=00)	73,78,749=03
6.	Actual Cost Incurred during the Quarter	69,46,918=82
7.	Net amount at end of the Quarter	4,31,830=18
8.	Total expenditure on Project **till date**	3,54,48,162=59
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

NJ Homes Pvt. Ltd.

Managing Director

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
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
1 BHK-
2 BHK -28
3 BHK-32
4 BHK-
Shop-
Bungalow -
Plot etc

Details of allotment made so far with Flat number/ Bungalow - Plot etc

FLAT NO.	FLAT TYPE
204	2 BHK
205	3 BHK
206	3 BHK
208	2 BHK
209	3 BHK
210	3 BHK
401	3 BHK
404	2 BHK
410	3 BHK

Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc

NJ Homes Pvt. Ltd.

Managing Director

	415	3 BHK	

XV. BROCHURE /Prospectus
XVI Grievance Redressal Officer **Name :** NIRAJ KUMAR **Contact No :** 7739066666 **Email id :** reach2njhomes@gmail.com **Address :** A/110, A.G. COLONY, ASHIANA NAGAR, SHASTRI NAGAR, PATNA.

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.

NJ Homes Pvt. Ltd.

Managing Director

Signature of Promoter

Name:

Date:

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-08.10.2024

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 (JULY 2024 TO SEPTEMBER 2024) 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	100%
2	Number of Basement(s) and Plinth	NO BASEMENT , 100% PLINTH
3	Number of Podiums	N/A,0%
4	Stilt Floor	70 %
5	Number of Slabs of Super Structure	05- 80%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	30%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	25%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	45%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10%
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.	15%

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	20%	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	Yes	0%	Work is not start
12	Fire protection and fire safety requirements	Yes	0%	Work is not start
13	Electrical meter room, Sub-Station, receiving station.	NO	0%	Not required
14	Others (Option to Add more).			

Yours Faithfully,

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

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

(Registration No./License No-CA/2002/29414)