FORM-7 [REGULATION-9]

Quarterly Progress Report for quarter ending September of 2024

I. PARTICULARS OF PROMOTERS			
Name of Promoter	**OM BALAJEE HOMES PVT. LTD.**		
CIN No.	**U45200BR2014PTC022773**		
Address	601-602, Balajee Complex, Exhibition Road, Patna 800001		
Total Experience of Promoter in Real Estate Sector	**10 Years**		
Total Experience in Real Estate Sector after Implementation of RERA	**07 Years**		
No. of Projects done Before Implementation of RERA	01.Residential	00	
	02.Commercial	00	
	03.Residential-cum Commercial	00	
	04.Plotted Project	00	-
No. of Projects done After Implementation of RERA	01.Residential	01	1.Ramjyoti Enclave
	02.Commercial	00	-
	03.Residential-cum Commercial	00	-
	04.Plotted Project	00	-

II. PARTICULARS OF PROJECT	
Project Registration Number	**BRERAP60022-1/125/R-1283/2022**
Name of Project/Phase	**RAMJYOTI ENCLAVE**
Project Address	Near Jhunjhun Mahal, Janta Road, New Yarpur, Patna 800001
Name of Promoter	**OM BALAJEE HOMES PVT. LTD.**
Name of Co-promoter	N.A
Project Registration valid up to	**28.12.2023 (Applied for Extension)**
Starting Date of Project/Phase	28.02.2022
Type of Project	**1. Residential 2.** ~~Commercial~~ **3.** ~~Residential-cum-Commercial~~ **4.** ~~Plotted Project~~
Period of Validity of Map by Competent Authority	25.06.2024

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

BUILDING	APARTMENT TYPE	CARPET AREA (in SQFT)	TOTAL NUMBER OF SANCTIONED APARTMENTS	PROMOTER'S SHARE			LANDOWNER'S SHARE		
				TOTAL NUMBER OF APARTMENTS	BOOKED/ ALLOTTED	SOLD	TOTAL NUMBER OF APARTMENTS	BOOKED/ ALLOTTED	SOLD
RAMJYOTI ENCLAVE	2BHK	4999.86	08	05	04	00	03	00	00
	3BHK	5251.76	06	03	03	00	03	00	00
				PERCENTAGE OF BOOKING		**87.5%**	**PERCENTAGE OF BOOKING**		**00%**

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

TOTAL NUMBER OF SANCTIONED GARAGES	TOTAL NUMBER OF GARAGES	
	BOOKED/ALLOTTED	SOLD
00	00	00
00	00	00

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	**Already filed along with Registration Application**			

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

(Plan Case No. P-/YARPUR-PRN-1B+G+3/189/2020) .

S. No.	TASKS/ACTIVITY	Percentage of Actual Work Done
1	Excavation (if any)	100%
2	Basements (if any)	100%
3	Podiums (if any)	100%
4	Plinth	100%
5	Stilt Floor	100%
6	Slabs of Super Structure	100%
7	Internal Walls, Plaster, Floorings, Doors & Windows within Flat/Premises.	90%
8	Sanitary Fittings within the Flats/Premises, Electrical Fittings within the Flats/Premises.	70%
9	Staircases, Lifts Wells and Lobbies at each Floor levels, 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 of Entrance Lobby/s, Plinth Protection, Paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	70%

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	COMMON AREAS AND FACILITIES	PROPOSED (YES/NO)	Percentage of Actual Work Done	DETAILS
1	Internal Roads and Footpaths	Yes	50%	-
2	Water Supply	Yes	100%	-
3	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	-
4	Storm Water Drains	Yes	100%	-
5	Landscaping & Tree Planting	No	-	-
6	Street / Common Area Lighting	Yes	00%	-
7	Community Buildings	No	-	-
8	Treatment and Disposal of Sewage and Sullage Water	No	-	-
9	Solid Waste Management & Disposal	No	-	-
10	Water Conservation / Rain Water Harvesting	No	-	-
11	Energy Management	No	-	-
12	Fire Protection and Fire Safety Requirements	Yes	70%	-
13	Closed Parking	Yes	100%	-
14	Open Parking	No	-	-
15	Electrical Meter Panel, Sub-Station / Transformer, Receiving Station	Yes	00%	-
16	Others (Option to Add More)			

VIII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE BUILDING

(A)	S. No.	Particulars	
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached
(B)		Photograph of each floor	Attached

IX. FINANCIAL PROGRESS OF THE PROJECT		
S.No.	Particulars	Amount (in Rs.)
1.	Project Account Number (Union Bank of India)	441522410000001
2.	Estimated cost of Project including Land Cost at the start of the Project	3,18,00,000/-
3.	Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)	1,80,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project	N.A
5.	Amount Received During the Quarter	16,78,460/-
6.	Actual Cost Incurred during the Quarter	11,22,666/-
7.	Net Amount at end of the Quarter	10,60,138/-
8.	Total Expenditure on Project **till date**	2,31,73,491/-
9.	Cumulative fund collected till the end of Quarter in question	2,53,00,857/-
10.	Cumulative expenditure done till the end of Quarter in question	2,31,73,491/-

X. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
N.A

XI. MISCELLANEOUS		
A	**List of Legal Cases (If any) – On Project / Promoter**	
1.	Case No.	N.A
2.	Name of Parties	N.A
3.	No. of Execution Cases against this project Case No. Name of Parties	N.A
4.	No. of Suo-Moto Cases against this project Case No. Name of Parties	N.A
5.	No. of Certified/PDR Cases against this project Case No. Name of Parties	N.A
B	**Sale/Agreement for Sale during the Quarter**	
1.	Sale Deed	00
2.	Agreement for Sale	00
3.	No. of possessions given to allottees	-

XII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART	
Weather the project in progress is as per time schedule or lagging behind?	Extension Applied

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.

Om Balajee Homes Pvt. Ltd.

---------- **Director**

Signature of Promoter
Name: Deepak Sagar
Date : 08.10.2024