Reff. SSB/2024-25/017 **Date:- 15-04-2024**

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

Sub: - Quarterly Progress Report for the quarter ending **March, 2024.**

Ref.: RERA Registration No.: – BRERAP00260-8/169/R-1499/2022,
Name of the Project: "STAR GALAXY 1 PHASE II"

Sir,

In the light of Bihar Real Estate Regulatory Authority (general) Regulations (Amendment), 2022 Notification, vide No. 01-Bihar/RERA 2022/ General Regulation Amendment 2022 and I reference to RERA registration cited above, Quarterly Progress Report for the quarter ending **March, 2024** i.e. QPR for the 4th Quarter of FY: 2023-24 (period from 01-01-2024 to 31-03-2024) in respect of our project: **"STAR GALAXY 1 PHASE II"** located South of NH 30, Behind Patliputra JCB Show Room, Opposite BVN School, Simli-Murarpur, Toll Plaza, Didarganj, Patna, Bihar 800009. is enclosed in the prescribed format as well as following annexures:-

1.	NOC for Environment	Annexure- 'A'
2.	Fire NOC	Annexure- 'B'
3.	NOC from Airport Authority of India	Annexure- 'C'
4.	Patna Metropolitan Area Authority	Annexure- 'D'
5.	Pollution NOC	Annexure- 'E'
6.	Engineer's Certificate	Annexure- 'F'
7.	Architect's Certificate	Annexure- 'G'
8.	Chartered Accountant's Certificate	Annexure- 'H'
9.	Schedule versus Actual Progress of the Project	Annexure- 'I'

For Sai Shree Balaji Homes Pvt. Ltd.
Director

10.	Photographs of Front, Rear and Side views an of each floor	Annexure- 'J'

Thanks and Regards

Sai Shree Balajee Homes Pvt. Ltd.

Director

Encl:

1. **Duly filled form- 7 [Regulation – 9]**
2. **Annexures as stated above**
3. **Photographs of Front, Rear and Side views an of each floor**

FORM- 7
[REGULATION – 9]

Quarterly Progress Report for quarter ending-**March**/~~June~~/~~September~~/~~December~~ of **2024** (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP00260-8/169/R-1499/2022**	Name of Project/Phase of Registered Project	**STAR GALAXY 1 PHASE II**
Name of Promoter	**SAI SAHREE BALAJEE HOMES PVT. LTD. MANAGING DIRECTOR- MR. RAJESH KUMAR CHOUDHARY**	Project Address	**MAUZA: SIMLI-MURARPUR, SOUTH OF NH 30, OPPT. BVN SCHOOL, DIDARGANJ TOLL PLAZA, PATNA CITY, PATNA-800009**
Name of Co-promoter	**MR. SATYANARAYAN CHOUDHARY**		
Project Registration is valid up to	**30-12-2027**		
Starting date of Project or Phase of the Project	**15-12-2022**		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4. 4, Plotted project	**RESIDENTIAL**	
Period of validity of map by the Competent Authority	**30-07-2022 TO 29-07-2027**		

Sai Shree Balajee Homes Pvt. Ltd.
Rajesh Kumar Choudhary
Director

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
BLOCK- E	1. 4 BHK	**28**	**47432**	**28**	1. Booked/ Allotted- **0/0** 2. Sold- **0**
BLOCK- F	1. 4 BHK	**28**	**40236**	**28**	1. Booked/ Allotted- **20** 2. Sold- **0**
BLOCK- G	1. 3 BHK -	**42**	**43358**	**42**	1. Booked/ Allotted- **14** 2. Sold- **0**
BLOCK- H	1. 2 BHK - 2. 3 BHK -	**28** **28**	**17752** **27076**	**56**	1. Booked/ Allotted- **26** 2. Sold- **0**
BLOCK- I	1. 2 BHK - 2. 3 BHK -	**28** **28**	**17752** **27076**	**56**	1. Booked/ Allotted- **34** 2. Sold- **0**
BLOCK- J	1. EWS 2. LIG	**21** **28**	**7770** **18228**	**49**	1. Booked/ Allotted- **27** 2. Sold- **0**

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK- E, F, G, H, I & J	**320**	1. Booked/Allotted -	**121**
		2. Sold	**15**

Sai Shree Balajee Homes Pvt. Ltd.

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	**Ministry of Environment, Forest and Climate Change**	-	**02-12-2021**	**Annexure- 'A'**
2.	Fire N.O.C.	**State Fire Officer-cum-Director, Patna, Bihar**		**21-06-2022**	**Annexure- 'B'**
3.	Water Supply Permission	-	-	-	-
4.	NOC from Airport Authority of India	**General Manager Airports Authority of India, Regional Headquarter, Eastern Region, N.S.C.B.I Airport, Kolkata-700052**		**11-07-2022**	**Annexure- 'C'**
5.	Other Approval(s), if any, required for the Project.				
5.1	Patna Metropolitan Area Authority	**PMAA**		**30-07-2022**	**Annexure- 'D'**
5.2	Pollution NOC	**Bihar State Pollution Control Board**		**13-05-2022**	**Annexure- 'E'**

TOWER- E

V. Construction Progress of the Project		
1. Building / Wing /Layout Number **TOWER- E** (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)	**EXCAVATION- 100%, PILING- 100%, PCC- 100%, RAFT- 100%, RETAINING WALL BASEMENT- 100%**
2.	Basements (if any)	**BASEMENT COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 1st SLAB CASTING (BASEMENT ROOF)- 100%**
3.	Podiums (if any)	-----

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Choudhary

Director

4.	Plinth	PLINTH-0%
5.	Stilt Floor	**GROUND FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 2nd SLAB CASTING (GROUND FLOOR ROOF)- 100%, BRICKWORK- 0%**
6.	Slabs of Super Structure	**FIRST FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 3rd SLAB CASTING (1st FLOOR ROOF)- 100%,** BRICKWORK- 0%, **SECOND FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 60%,** 4th SLAB CASTING (2nd FLOOR ROOF)- 0%, BRICKWORK- 0%, THIRD FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 5th SLAB CASTING (3rd FLOOR ROOF)- 0%, BRICKWORK- 0%, FOURTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 6th SLAB CASTING (4th FLOOR ROOF)- 0%, BRICKWORK- 0%, FIFTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 7th SLAB CASTING (5th FLOOR ROOF)- 0%, BRICKWORK- 0%, SIXTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 8th SLAB CASTING (6th FLOOR ROOF)- 0%, BRICKWORK- 0%, SEVENTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 9th SLAB CASTING (7th FLOOR ROOF) – 0%, BRICKWORK- 0%,
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	-------
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	-------
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	--------
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	-------

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Choudhary

Director

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 ofSale. Any other activities.	-------

TOWER- F

V. Construction Progress of the Project		
1. Building / Wing /Layout Number **TOWER- F** (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)	**EXCAVATION- 100%, PILING- 100%, PCC- 100%, RAFT- 100%,** RETAINING WALL BASEMENT- 0%
2.	Basements (if any)	**BASEMENT COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%,** 1st SLAB CASTING (BASEMENT ROOF)- 0%
3.	Podiums (if any)	-----
4.	Plinth	PLINTH-0%
5.	Stilt Floor	GROUND FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 2nd SLAB CASTING (GROUND FLOOR ROOF)- 0%, BRICKWORK- 0%
6.	Slabs of Super Structure	FIRST FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 3rd SLAB CASTING (1st FLOOR ROOF)- 0%, BRICKWORK- 0%, SECOND FLOOR

Rajiv Kumar Choudhary
Director

		COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 4th SLAB CASTING (2nd FLOOR ROOF)- 0%, BRICKWORK- 0%, THIRD FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 5th SLAB CASTING (3rd FLOOR ROOF)- 0%, BRICKWORK- 0%, FOURTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 6th SLAB CASTING (4th FLOOR ROOF)- 0%, BRICKWORK- 0%, FIFTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 7th SLAB CASTING (5th FLOOR ROOF)- 0%, BRICKWORK- 0%, SIXTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 8th SLAB CASTING (6th FLOOR ROOF)- 0%, BRICKWORK- 0%, SEVENTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 9th SLAB CASTING (7th FLOOR ROOF) – 0%, BRICKWORK- 0%,
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	-------
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	-------
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	--------
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	-------

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Choudhary
Director

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 ofSale. Any other activities.	-------

TOWER- G

V. Construction Progress of the Project		
1. Building / Wing /Layout Number **TOWER- G** (To beaded for each Building /Wing)		
S. No. (1)	Tasks/Activity (2)	Percentage of Actual WorkDone (As on date of the Certificate) (3)
1.	Excavation (if any)	**EXCAVATION- 100%, PILING- 100%, PCC- 100%, RAFT-100%, RETAINING WALL BASEMENT- 20%**
2.	Basements (if any)	**BASEMENT COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%,** 1st SLAB CASTING (BASEMENT ROOF)- 0%
3.	Podiums (if any)	-----
4.	Plinth	PLINTH-0%
5.	Stilt Floor	GROUND FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 2nd SLAB CASTING (GROUND FLOOR ROOF)- 0%, BRICKWORK- 0%
6.	Slabs of Super Structure	FIRST FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 3rd SLAB CASTING (1st FLOOR ROOF)- 0%, BRICKWORK- 0%, SECOND FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK-

Sai Shree Balaji Homes Pvt. Ltd.
Director

		0%, 4th SLAB CASTING (2nd FLOOR ROOF)- 0%, BRICKWORK- 0%, THIRD FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 5th SLAB CASTING (3rd FLOOR ROOF)- 0%, BRICKWORK- 0%, FOURTH FLOOR COLUMNS- 0%, FORM WORK- 100%, REBAR WORK- 0%, 6th SLAB CASTING (4th FLOOR ROOF)- 0%, BRICKWORK- 0%, FIFTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 7th SLAB CASTING (5th FLOOR ROOF)- 0%, BRICKWORK- 0%, SIXTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 8th SLAB CASTING (6th FLOOR ROOF)- 0%, BRICKWORK- 0%, SEVENTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 9th SLAB CASTING (7th FLOOR ROOF) – 0%, BRICKWORK- 0%,
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	-------
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	-------
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	--------
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	-------

Sai Shree Balajee Homes Pvt. Ltd.
Rajat Kumar Choudhury
Director

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 ofSale. Any other activities.	-------

TOWER- H

V. Construction Progress of the Project		
1. Building / Wing /Layout Number **TOWER- H** (To beaded for each Building /Wing)		
S. No. (1)	Tasks/Activity (2)	Percentage of Actual WorkDone (As on date of the Certificate) (3)
1.	Excavation (if any)	**EXCAVATION- 100%, PILING- 100%, PCC- 40%,** RAFT- 0%, RETAINING WALL BASEMENT- 0%
2.	Basements (if any)	BASEMENT COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 1st SLAB CASTING (BASEMENT ROOF)- 0%
3.	Podiums (if any)	-----
4.	Plinth	PLINTH-0%
5.	Stilt Floor	GROUND FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 2nd SLAB CASTING (GROUND FLOOR ROOF)- 0%, BRICKWORK- 0%

Sai Shree Balaji Homes Pvt. Ltd.

Director

6.	Slabs of Super Structure	FIRST FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 3rd SLAB CASTING (1st FLOOR ROOF)- 0%, BRICKWORK- 0%, SECOND FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 4th SLAB CASTING (2nd FLOOR ROOF)- 0%, BRICKWORK- 0%, THIRD FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 5th SLAB CASTING (3rd FLOOR ROOF)- 0%, BRICKWORK- 0%, FOURTH FLOOR COLUMNS- 0%, FORM WORK- 100%, REBAR WORK- 0%, 6th SLAB CASTING (4th FLOOR ROOF)- 0%, BRICKWORK- 0%, FIFTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 7th SLAB CASTING (5th FLOOR ROOF)- 0%, BRICKWORK- 0%, SIXTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 8th SLAB CASTING (6th FLOOR ROOF)- 0%, BRICKWORK- 0%, SEVENTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 9th SLAB CASTING (7th FLOOR ROOF) – 0%, BRICKWORK- 0%,
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	-------
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	-------
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	--------
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	-------

Sai Shree Balajee Homes Pvt. Ltd.

Director

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 ofSale. Any other activities.	-------

TOWER- I

V. Construction Progress of the Project		
1. Building / Wing /Layout Number **TOWER- I** (To beaded for each Building /Wing)		
S. No. (1)	Tasks/Activity (2)	Percentage of Actual WorkDone (As on date of the Certificate) (3)
1.	Excavation (if any)	**EXCAVATION- 100%, PILING- 100%**, PCC- 0%, RAFT- 0%, RETAINING WALL BASEMENT- 0%
2.	Basements (if any)	BASEMENT COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 1st SLAB CASTING (BASEMENT ROOF)- 0%
3.	Podiums (if any)	-----
4.	Plinth	PLINTH-0%
5.	Stilt Floor	GROUND FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 2nd SLAB CASTING (GROUND FLOOR ROOF)- 0%, BRICKWORK- 0%
6.	Slabs of Super Structure	FIRST FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 3rd SLAB CASTING (1st FLOOR

Sai Shree Balajee Homes Pvt. Ltd.
Rajesh Kumar Choudhary
Director

		ROOF)- 0%, BRICKWORK- 0%, SECOND FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 4th SLAB CASTING (2nd FLOOR ROOF)- 0%, BRICKWORK- 0%, THIRD FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 5th SLAB CASTING (3rd FLOOR ROOF)- 0%, BRICKWORK- 0%, FOURTH FLOOR COLUMNS- 0%, FORM WORK- 100%, REBAR WORK- 0%, 6th SLAB CASTING (4th FLOOR ROOF)- 0%, BRICKWORK- 0%, FIFTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 7th SLAB CASTING (5th FLOOR ROOF)- 0%, BRICKWORK- 0%, SIXTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 8th SLAB CASTING (6th FLOOR ROOF)- 0%, BRICKWORK- 0%, SEVENTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 9th SLAB CASTING (7th FLOOR ROOF) – 0%, BRICKWORK- 0%,
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	-------
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	-------
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	--------
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	-------

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Choudhary

Director

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 ofSale. Any other activities.	-------

TOWER- J

V. Construction Progress of the Project		
1. Building / Wing /Layout Number **TOWER- J** (To beaded for each Building /Wing)		
S. No. (1)	Tasks/Activity (2)	Percentage of Actual WorkDone (As on date of the Certificate) (3)
1.	Excavation (if any)	EXCAVATION- 0%, PILING- 0%, PCC- 0%, RAFT- 0%, RETAINING WALL BASEMENT- 0%
2.	Basements (if any)	BASEMENT COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 1st SLAB CASTING (BASEMENT ROOF)- 0%
3.	Podiums (if any)	-----
4.	Plinth	PLINTH-0%
5.	Stilt Floor	GROUND FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 2nd SLAB CASTING (GROUND FLOOR ROOF)- 0%, BRICKWORK- 0%
6.	Slabs of Super Structure	FIRST FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 3rd SLAB CASTING (1st FLOOR

Sai Shree Balaji Developers (I) Pvt. Ltd.

Director

		ROOF)- 0%, BRICKWORK- 0%, SECOND FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 4th SLAB CASTING (2nd FLOOR ROOF)- 0%, BRICKWORK- 0%, THIRD FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 5th SLAB CASTING (3rd FLOOR ROOF)- 0%, BRICKWORK- 0%, FOURTH FLOOR COLUMNS- 0%, FORM WORK- 100%, REBAR WORK- 0%, 6th SLAB CASTING (4th FLOOR ROOF)- 0%, BRICKWORK- 0%, FIFTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 7th SLAB CASTING (5th FLOOR ROOF)- 0%, BRICKWORK- 0%, SIXTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 8th SLAB CASTING (6th FLOOR ROOF)- 0%, BRICKWORK- 0%, SEVENTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 9th SLAB CASTING (7th FLOOR ROOF) – 0%, BRICKWORK- 0%,
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	-------
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	-------
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	--------
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	-------

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Choudhary

Director

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 ofSale. 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 & Footpaths	**YES**	**0%**	---
2.	Water Supply	**YES**	**0%**	---
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	**YES**	**0%**	---
8.	Treatment and Disposal of Sewage and Sullage Water	**YES**	**0%**	---

Sai Shree Balajee Homes Pvt. Ltd.

Rajul Kumar Choudhary

Director

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	YES	0%	---
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	---
16.	Others (Option to Add More)	N/A	0%	---

VII.	PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars	
(A) 1.	Front Elevation.	Enclosed
2.	Rear Elevation	Enclosed
3.	Side Elevation	Enclosed
(B)	Photograph of each floor	Enclosed

VIII.	Financial Progress of the Project	
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	5244542304
2.	Estimated Cost of the Project including land cost at the start of the Quarter	-----
3.	Amount received during the Quarter	2,53,54,118.29
4.	Actual Cost Incurred during the Quarter	1,81,22,194.40
5.	Net amount at end of the Quarter	72,11,114.89

Sai Shree Balajee Homes Pvt. Ltd.

Director

6.	Total expenditure on Project **till date**	5,80,35,972.93
7.	Cumulative fund collected till the end of Quarter in question	8,48,75,677.16
8.	Cumulative expenditure done till the end of Quarter in question	5,80,35,972.93

IX. Details of Mortgage or Charge, if any, created

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	**N/A**
2.	Name of Parties	**N/A**
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	**N/A**
2.	Agreement for Sale	**03**

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Milestone Chart is enclosed as Annexure- 'I'

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.

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Choudhary

Director

Signature of Promoter

Name: **Rajesh Kumar Choudhary**
Date: **15-04-2024**

ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA), Bihar)

To,

The Managing Director
M/S SAI SHREE BALAJEE HOMES PVT. LTD.
Mauza Simlimurararpur Khata No 89 Khesra No 1574 Part 1579 and 1580 Part 1581 1594 1595 District Patna Bihar -800001

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/BR/MIS/226768/2021 dated 28 Aug 2021. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC21B038BR140240**
2.	**File No.**	SIA/8(a)/1284/2021
3.	**Project Type**	New
4.	**Category**	B2
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Proposed Residential Building "Star Galaxy" by M/s Sai Shree Balajee Homes Pvt. Ltd.
7.	**Name of Company/Organization**	M/S SAI SHREE BALAJEE HOMES PVT. LTD.
8.	**Location of Project**	Bihar
9.	**TOR Date**	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 02/12/2021

(e-signed)
Mr. Sudhir Kumar
Member Secretary
SEIAA - (Bihar)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence.

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Annexure - 'B' / Page - 1 of 4

File No. - 156/2022

प्रपत्र-ड

औपबंधिक अग्नि निवारण एवं अग्नि सुरक्षा अनापत्ति प्रमाण पत्र

बिहार अग्निशमन सेवा अधिनियम, 2014 की धारा-02 की उपधारा-(छ) के अधीन
बिहार अग्निशमन सेवा नियमावली, 2021 के नियम 15(च)(iii) के अन्तर्गत)

निदेशक, राज्य अग्निशमन सेवा, बिहार, पटना का कार्यालय।

प्रेषक,

निदेशक,
राज्य अग्निशमन सेवा,
बिहार, पटना ।

सेवा में,

राजेश कुमार चौधरी
पिता-सत्यनारायण चौधरी,
सिमली मुरारपुर, पटना।

संदर्भ :- क्रमांक 2305 दिनांक 21/06/2022
आवेदनकर्त्ता मे0 वास्तुविद, नवरत्न रघुवंशी (विशिष्ट आई.डी.नं0 CA/2013/58586)

विषय :- **भवन निर्माण के लिए औपबंधिक अनापत्ति प्रमाण पत्र निर्गत ।**

महाशय,

राज्य अग्निशमन सेवा, बिहार, पटना के द्वारा गठित अग्नि सुरक्षा एवं निवारण स्कंध (FSPW) की संतुष्टि के उपरान्त व उक्त समिति में शामिल विशेषज्ञों की अनुशंसा के आलोक में भवन निर्माणकर्त्ता मे0 राजेश कुमार चौधरी के द्वारा प्रस्तावित भवन/ब्लॉक का निर्माण हेतु बिहार अग्निशमन सेवा नियममावली, 2021 के नियम 15(च)(iii) के अंतर्गत औपबंधिक अनापत्ति प्रमाण पत्र निर्गत किया जाता है ।

प्रस्तावित भवन योजना से संबंधित भवन का नाम, M/s Sai Shree Balajee Homes Pvt. Ltd., निदेशक-राजेश कुमार चौधरी, पिता-सत्य नारायण चौधरी, खेसरा नं0-1574,1575, 1579,1580,1581, 1594,1595(पी), खाता नं0-61,86,89,99,251, थाना नं0-38, थाना-मलसलामी, मौजा-सिमली मुरारपुर, जिला-पटना अधिभोग आवासीय उप श्रेणी आवासीय भवन की ऊँचाई 23.95 (मीटर में) फर्श क्षेत्र 53851.71 वर्गमीटर, भवन (Block-E+F+G+H+I+J=B+G+7), भवन के ब्लॉक की संख्या 5, प्रत्येक मंजिल का औसत अधिभोग भार ...., लिफ्ट की संख्या 3, फायर लिफ्ट की संख्या 2, रैम्प की संख्या 2, आपातकालीन शरण स्थल (रिफ्यूजी एरिया) की संख्या शून्य, फायर टावर की संख्या शून्य है। राष्ट्रीय भवन संहिता के दिशा-निर्देश, स्थानीय भवन नियमावली एवं स्थानीय परिस्थिति के आधार पर निम्नलिखित सलाह/अनुशंसा के साथ भवन निर्माण योजना की स्वीकृति दी जाती है, जिसका अनुपालन संबंधित वास्तुविद/भवन निर्माणकर्त्ता/भू-स्वामी के द्वारा किया जाएगा।

भवन योजना पर प्रतिहस्ताक्षर के बाद आपके अनुमोदन हेतु अग्रसारित किया जाता है :-

(1) भवन निर्माणकर्त्ता द्वारा भवन के लिए खुली जगह (मीटर) (उत्तर 5.0 मी0, दक्षिण 5.0 मी0, पूर्व 8.08 मी0, पश्चिम 5.0 मी0) एवं पलायन के साधन (आंतरिक सीढ़ियों की संख्या 3, चौड़ाई 2.74,2.13 (मीटर)/बाह्य सीढ़ियों की संख्या 3, चौड़ाई 2.74,2.13 (मीटर) प्रस्तावित किया गया है।

(2) **खुला स्थान एवं पहुँच-**

(क) भवन के चारो तरफ तत्समय प्रवृत भवन उपविधि एवं अन्य तत्संबंधी अधिनियम/नियम/विनियमन/स्थानीय आवश्यकता के अनुसार खुला स्थान होगा एवं अग्निशमन दस्ते के पहुँच एवं घुमाने के लिए न्यूनतम 3.60 मीटर जगह (भवन श्रेणी एवं निर्माण के अनुसार परिवर्तनीय) छोड़ा जाना चाहिए ।

(ख) भवन का पहुँच पथ मजबूत एवं चौड़ी हो जो 20 मिट्रिक टन अग्निशामक वाहन का भार आसानी से सहन कर सके।

(ग) भवन के प्रवेश द्वार की चौड़ाई 4.5 मीटर एवं ऊँचाई 5 मीटर से कम नही होना चाहिए।

(3) **बनावट :-**

(क) प्रस्तावित भवन का पूरा निर्माण अनुमोदित योजना के अनुसार बिहार भवन उपविधि, 2014 समय-समय पर यथा संशोधित तथा स्थानीय नगर निकाय के भवन संबंधी नियमो को ध्यान में रखकर किया जाएगा ।

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(ख) भवन का फर्श क्षेत्र 750 वर्गमीटर से अधिक होने की स्थिति में अलग-अलग दिवारों से उचित रूप से छत तक बाँटा जाएगा, जिसमें कम से कम दो घंटे तक अग्नि प्रतिरोधक क्षमता होगा ।

(ग) भवन की आंतरिक सजावट अग्नि फैलाव निरोधक सामग्री से बना हुआ आई0एस0 गुण स्तर का होगा।

(घ) भवन के केन्द्रीय कोर डक्ट का crown के पास वेन्टीलेशन का प्रावधान होगा । सभी उर्ध्व डक्ट का सीढ़ी पर्याप्त अग्नि निरोधक क्षमता के सामग्री से करने का व्यवस्था करना होगा ।

(4) सीढ़ी :-

(क) भवन का सीढ़ी बंद प्रकार का होगा। पूरे भवन निर्माण कार्य ईट/आर.सी.सी. से न्यूनतम 04 घंटे के अग्नि प्रतिरोधक क्षमता का होगा।

(ख) भवन का सीढ़ी के उपरी भाग में स्थायी भेन्ट होगा जो सीढ़ी के क्रॉस सेक्शन एरिया का 05 प्रतिशत होगा। साथ ही सीढ़ी के क्रॉस सेक्शन क्षेत्र का 15 प्रतिशत क्षेत्र के बराबर प्रत्येक मंजिल के स्तर पर खुलने योग्य Sashes होगा। यह भवन के बाहरी दीवार पर प्रदान किया जाएगा।

(ग) भवन के सभी सीढ़ियों का निर्माण कमरे से अलग होगा एवं किसी भी कमरे में प्रवेश किये बिना हर मंजिल पर एक दूसरे से परगम्य होगा, जिसे संबंधित छत के लेवल तक बढ़ाया जाएगा। सीढ़ी वाली दीवाल की छत आस-पास की छत के क्षेत्र से 1 मीटर ऊपर होगी।

(घ) विभिन्न श्रेणी के भवनों में सीढ़ी की चौड़ाई तथा कोरिडोर एवं यात्रा दूरी संबंधित भवन नियमों के अनुसार होगा ।

(ङ) दो सीढ़ी के मामले मे एक सीढ़ी बाहरी दीवाल से होनी चाहिए ।

(च) तलघर तक पहुँच के लिए दोनों सीढ़ी तलघर मंजिल तक नहीं जाना चाहिए। पहुँच के लिए एक अलग सीढ़ी होगा ।

(5) अग्नि सुरक्षा प्रणाली :- राष्ट्रीय भवन संहिता, 2016 **समय-समय पर यथा संशोधित** के प्रावधानों के आलोक में निम्नलिखित अग्नि सुरक्षा उपायों के प्रावधान के साथ अनुमोदित भवन योजना अग्रसारित किया जाता है:-

(क) होज रील
(ख) वेट राईजर-सह-डाउन कमर सिस्टम (As per NBC अदद)
(ग) यार्ड हाईड्रेन्ट सिस्टम
(घ) हस्तचालित विद्युत अग्नि एलार्म सिस्टम
(ङ) पूरे भवन में ऑटोमेटिक डिटेक्शन एण्ड अलार्म सिस्टम
(च) स्प्रींक्लर सिस्टम (आवश्यकतानुसार)
(छ) भूतल स्टैटिक टैक की क्षमता 100000 लीटर
(ज) ओभर हेड वाटर टैक 20000 लीटर क्षमता
(झ) एक पम्प हाउस As per NBC एल.पी.एम. इलेक्ट्रीक एवं डीजल, As per NBC एल.पी.एम. जॉकी पम्प, As per NBC एल.पी.एम. बूस्टर पम्प
(ञ) फायर एक्सटींग्यूसर

(6) संबंधित अधिनियम/नियम/विनियमन जैसे- बिहार भवन उपविधि, 2014, **समय-समय पर यथा संशोधित** राष्ट्रीय भवन संहिता, 2016, **समय-समय पर यथा संशोधित** बहुमंजिली भवन निर्माण विनियम, 1981, बिहार अग्निशमन सेवा अधिनियम, 2014, बिहार अग्निशमन सेवा नियमावली, 2021 में संबंधित अधिभोग के लिए वांछित अन्य शर्तों का पालन किया जाएगा । कुछ शर्तें निम्न प्रकार है :-

(क) लिफ्ट :-

(i) भवन का लिफ्ट की दीवार न्यूनतम 02 घंटे का अग्नि निरोधक क्षमता का होगा।

(ii) भवन का लिफ्ट उच्च गति "फायर लिफ्ट" पर डिजाइन की जाएगी और योजना में स्पष्ट रूप से चिन्हित होगा।

For BALAJEE HOMES PVT. LTD. PATNA

(iii) सामान्य विद्युत आपूर्ति की विफलता के मामले में, स्वचालित वैकल्पिक व्यवस्था होना चाहिए। अपार्टमेंट भवनों के लिए विद्युत आपूर्ति में परिवर्तन हेतु हस्ताचालित परिवर्तनीय स्वीच के माध्यम से यह व्यवस्था किया जा सकता है। वैकल्पिक रूप से लिफ्ट इस तरह से वायर्ड होगा कि बिजली की विफलता की स्थिति में भी यह जमीन स्तर तक आयेगा एवं दरवाजा आसानी से खुल सकेगा।

(iv) आग लगने की स्थिति में प्रति घंटा 30 बार हवा परिवर्तन करने हेतु स्मोक वेंटिंग सिस्टम का समावेश सभी लिफ्ट सॉफ्ट में कर धुँआ निकासी हेतु व्यवस्था की जाएगी। यह इस प्रकार का डिजाइन किया जाएगा कि स्प्रीक्लर एवं फायर एलार्म क्रियाशील हो सके। सामान्य विद्युत आपूर्ति की विफलता के मामले में यह स्वचालित रूप से वैकल्पिक आपूर्ति के लिए कार्य करेगा।

(v) अग्नि नियंत्रण कक्ष के साथ लिफ्ट का संचार व्यवस्था बनाये रखने सहित अन्य सभी आवश्यकताएँ आई० एस० गुण स्तर के अनुरूप करना होगा, जिसमें भवन के लिफ्ट कार, अग्नि नियंत्रण कक्ष के साथ जुड़ी होनी चाहिए, जिससे संचार व्यवस्था बनी रहे।

(vi) राष्ट्रीय भवन संहिता, 2016 समय-समय पर यथा संशोधित से संबंधित प्रावधानों का पालन करते हुए फायर लिफ्ट होना चाहिए जैसे 1200 वर्गमीटर के फर्श क्षेत्र के लिए एक फायर लिफ्ट होना चाहिए।

(ख) भवन में सक्रिय अग्नि सुरक्षा प्रणाली जैसे प्रत्येक मंजिल पर लैण्डिग भल्व के साथ डाउन कमर सिस्टम एवं होज रील, छत स्तर पर 900 एल0पी0एम0 पम्प के साथ होगा। आई0 एस0 2190/1992 तथा संबंधित विशिष्टियों का आई0एस0आई0 मार्कड अग्निशमन यंत्र, फायर चेक दरवाजा, हस्तचालित कॉल अलार्म प्वाईन्ट, अग्नि सुरक्षा चमकीला संकेत एवं भवन निर्माण संहिता के अनुसार अन्य अग्नि निरोध उपाय किये जायेंगे।

(ग) तलघर में स्वचालित स्प्रीक्लर सिस्टम होना चाहिए एवं दो अलग-अलग निकास द्वार होना चाहिए।

(घ) भूतल जल स्टैटिक टैक (20,000 लीटर से कम क्षमता का नही) स्वचालित रिफिलिंग की व्यवस्था के साथ हो, जहाँ अग्निशामक वाहन आसानी से पहुँच सके। ओभर हेड वाटर स्टैटिक टैक (10,000 लीटर क्षमता से कम नही) अधिवास के पूर्व हो जाना चाहिए ।

(ङ) भवन के प्रत्येक मंजिल पर विद्युत केबुल सील होनी चाहिए ।

(च) भवन का कम्पार्टमेन्टेशन इस प्रकार होगा कि आग एवं धुँआ उसी क्षेत्र में सीमित रहेगा जहाँ अग्निकांड हुआ है तथा भवन के अन्य भागों में नहीं फैले ।

(छ) भवन के अलगाव दीवार एवं फ्लोर में खुला स्थान - ऐसे सभी प्रकार के तथ्यों पर ध्यान देना होगा जो आग एवं धुँआ के फैलाव को इन खुला स्थानों में प्रवेश को सीमित कर सके और बनावट का फायर रेटिंग बरकरार रह सके। सभी दीवार में खुला स्थान न्यूनतम दो घंटे की फायर रेटिंग के अग्नि निरोधक दरवाजा से सुरक्षित रहेगा। मंजिलों मे सभी खुला स्थान vertical enclosure से सुरक्षित रहेगा एवं ऐसे enclosure का दीवार न्यूनतम दो घंटे की फायर रेटिंग का होगा ।

(ज) मंजिलों के प्रत्येक vertical openings यथोचित रूप से बंद एवं सुरक्षित रहेगा तथा निम्नलिखित व्यवस्थाएँ की जाएगी :-

(i) पलायन के रास्ता का प्रयोग करते वक्त अधिवासियों को मंजिल दर मंजिल खुले स्थान से आग एवं धुँआ के फैलाव को रोकने के लिए प्रर्याप्त सुरक्षा प्रदान करना होगा। यह सुनिश्चित करना होगा कि अधिवासियों के निकासी मार्ग में कम से कम 21 मिली मीटर का उपरी भाग खुला हो।

(ii) दो घंटे की फायर रेटिंग का अग्नि दरवाजा बाहर भागने/निकलने के रास्ते एवं लिफ्ट में प्रवेश के रास्ते तथा सीढ़ी पर एवं अन्य उपयुक्त स्थानों पर आग एवं धुँआ के फैलाव को रोकने के लिए दिया जाएगा।

(iii) निकासी मार्ग का सुरक्षित प्रयोग हेतु स्मोक वेन्टिंग सुविधा प्रदान किया जाएगा ।

(iv) आंतरिक सजावट से जहरीला धुँआ के उत्पन्न होने से बचाने हेतु धुँआ निरोधी सामग्रियों का प्रयोग किया जाएगा ।

(v) भवन के निकासी मार्ग (सीढ़ी एवं कोरिडोर) का रौशनीकरण/सीढ़ियों का प्रेसराईजेशन/ तलघर का वेन्टीलेशन राष्ट्रीय भवन संहिता, 2016 समय-समय पर यथा संशोधित के अनुसार करना होगा ।

(vi) एयर कंडिशनिंग एवं वेंटिलेशन सिस्टम को इस प्रकार अधिष्ठापित किया जाएगा, जिससे आग एवं धुँआ एक फ्लोर से दूसरे फ्लोर और भवन से बाहर नही फैल सके। एयर फिल्टर में आग लगने पर धुँआ

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को फैलने से बचाने के लिए स्मोक सेन्सिटीव डिवाईस भवन में होना चाहिए। प्रत्येक तल पर आग और धुँए के हजार्ड से बचाने के लिए प्रत्येक तल पर अलग-अलग एयर हैडलिग यूनिट होना चाहिए। फायर डंपर्स को ए0सी0 सिस्टम में प्रदान किया जाएगा, ताकि आग की स्थिति मे स्वचालित रूप से बंद हो सके और इस तरह अग्नि/धुँआ का फैलाव रोका जा सके ।

(vii) **विद्युत अधिष्ठापन-** विद्युत सुरक्षा भारतीय विद्युत नियमावली एवं संबंधित आई0एस0/संहिता के प्रावधान के आलोक मे होगा। लाईसेंस विद्युत ठेकेदार के द्वारा विद्युत अधिष्ठापन किया जाएगा। मुख्य रूप से अलग नली में वायरिंग, अलग सर्किट, स्वचालित सर्किट ब्रेकर, मास्टर स्वीच, इंस्पेक्शन पैनल दरवाजा, आपातकालीन/वैकल्पिक विद्युत आपूर्ति का आवधिक सत्यापन आदि पर ध्यान दिया जाएगा ।

(viii) भवन का अधिवास प्राप्त करने के बाद प्रत्येक वर्ष कम से कम दो बार नियमित रूप से फायर एक्जीट ड्रिल किया जाना चाहिए ।

(ix) अग्नि सुरक्षा अधिकारी-एन0बी0सी0 2016 और बिहार अग्निशमन सेवा अधिनियम, 2014 के अनुसार।

(x) भवन में अधिष्ठापित अग्निशमन उपकरणों आदि का ए0एम0सी0 योग्य फर्म या व्यक्ति को दिया जाना चाहिए।

(xi) स्थापित नियम के आलोक मे भवन के सेट बैक का चेकिंग वास्तुविद/पारित करने वाले द्वारा किया जाएगा।

(xii) यह स्पष्ट किया जाता है कि उपरोक्त सिफारिशों का पालन नही करने की स्थिति मे भविष्य मे होने वाली किसी भी कानूनी विवाद के मामले मे, जिम्मेवारी डेवलपर्स/वास्तुविद/जमीन मालिक पर होगी एवं किसी भी सरकारी प्राधिकार (जैसे कि राज्य अग्निशमन पदाधिकारी, बिहार, पटना) की नही होगी ।

(xiii) इसके द्वारा यह भी स्पष्ट किया जाता है कि इस कार्यालय (अर्थात राज्य अग्निशमन पदाधिकारी-सह-निदेशक, बिहार, पटना/प्राधिकृत पदाधिकारी) का कार्यालय उस भूमि के किसी भी कानूनी विवाद के लिए जिम्मेवार नही है, जिसपर प्रस्तावित भवन का निर्माण होगा।

(7) अनिवार्यत: अन्डरटेकिंग्स के सभी प्रावधानों का पालन करना होगा ।

(8) इसे औपबंधिक अनापत्ति प्रमाण पत्र माना जाएगा। उपरोक्त सभी अग्नि एवं जीवन सुरक्षा अनुशंसाओं के अनुपालन के बाद आवश्यक निरीक्षण एवं अधिष्ठापन के जाँच हेतु राज्य अग्निशमन कार्यालय को सूचित करना होगा। सभी बिन्दुओं की जाँच से संतुष्टि के बाद अंतिम अग्नि निवारण एवं अग्नि सुरक्षा अनापत्ति प्रमाण पत्र निर्गत किया जाएगा ।

(9) अनुमोदित भवन योजना मे बिना पूर्व स्वीकृति के किसी भी प्रकार का विचलन या परिवर्तन किये जाने की स्थिति में इस औपबंधिक अनापत्ति प्रमाण पत्र को रद्द कर दिया जाएगा।

(10) हस्ताक्षर एवं मुहर के साथ नक्शा वापस किया जाता है।

अनुलग्नक:-

21.6

निदेशक-सह-राज्य अग्निशमन पदाधिकारी,
बिहार, पटना ।

1) मे0 वास्तुविद, नवरत्न रघुवंशी
2) अध्यक्ष, नगर निगम, पटना

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भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

SAI SHREE BALAJEE HOMES PVT LTD

Date: 11-07-2022

Director Rajesh Kumar Choudhary at Chamdoria Madarsa Gali Patna City Patna

System Generated Auto Assessment for Height Clearance

1. Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOC ID :	**PATN/EAST/B/062422/679963**
Applicant Name*	**Vinay Kumar**
Site Address*	**Khesra No 1574 1575 1579 1580 1581 1594 1595P Khata No 61 86 89 99 251 Thana No 38 Thana Malsalami Patna City Mauza Simlimurararpur Patna Bihar**
Site Coordinates*	**25 34 04.86N 85 14 35.65E, 25 34 05.75N 85 14 36.03E, 25 34 02.41N 85 14 36.41E, 25 34 04.39N 85 14 37.03E, 25 34 05.30N 85 14 37.31E, 25 34 00.96N 85 14 38.34E, 25 34 01.60N 85 14 38.52E, 25 34 08.70N 85 14 38.58E, 25 34 04.41N 85 14 39.52E, 25 34 03.29N 85 14 40.59E, 25 34 03.94N 85 14 40.85E, 25 34 07.91N 85 14 40.88E, 25 34 00.18N 85 14 41.08E, 25 34 02.75N 85 14 41.96E**
Site Elevation in mtrs AMSL as submitted by Applicant*	**54 M**
Type Of Structure*	**Building**

*As provided by applicant

Your site is located at a distance 15568 mts from ARP and lies in the grid M22 of the published CCZM of Patna airport. The Permitted top elevation for this grid is 132 mts.

Since the requested top elevation 102 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

3. This assessment is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If however, at any stage it is established that the actual data is different from the one provided by the applicant, this assessment will become invalid.

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site.In case of any discrepancy,this assessment shall be treated as null and void

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that assessment terms & conditions are complied with.

d. The assessment is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft(Demolition of Obstruction caused by Buildings and Trees etc.) Rules,1994.

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भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

e. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This assessment for height is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

f. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.

g. This assessment has been issued w.r.t. the Civil Airports as notified in GSR 751(E). Applicant needs to seek separate NOC for Defence, if the site lies within jurisdiction of Defence Airport. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed civil aerodrome as outlined in Rule 13 of GSR751 (E).

This assessment is system auto generated and thus does not require any signature

Designated Officer

Region Name: EAST

Address: General Manager Airports Authority of India, Regional Headquarter, Eastern Region, N.S.C.B.I Airport, Kolkata-700052

Email ID: gmatmer@aai.aero

Contact No: 033-25111293

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ANNEXURE

Street View



June 24, 2022

1:45,000
0 0.35 0.7 1.4 mi
0 0.5 1 2 km

Satellite View



June 24, 2022

1:45,000
0 0.35 0.7 1.4 mi
0 0.5 1 2 km

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पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)
पाँचवां तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड
शास्त्री नगर, पटना - 800023

सं0सं0:– PMAA/PRN/$\frac{\text{SIMLI MURARPUR}}{\text{MALSALAMI}}$/Block-E, F, G, H, I, J–(B+G+07), EWS/LIG,/59/2021– 560 पटना, दिनांक– 30.07.2022

प्रेषक,

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार पटना।

सेवा में,

श्री राजेश कुमार चौधरी,
पिता–सत्यनारायण चौधरी,
प्रबंध निदेशक–मेसर्स साई श्री बालाजी होम्स प्रा०लि०,
पता–201, द्वितिय फ्लोर,
वर्मा करपुरा हाउस, एस०पी०वर्मा रोड,
थाना–कोतवाली,
जिला–पटना–800001

विषयः– प्लान केस संख्याः– PMAA/PRN/$\frac{\text{SIMLI MURARPUR}}{\text{MALSALAMI}}$/Block-E, F, G, H, I, J–(B+G+07), EWS/LIG/59/2021 की स्वीकृति के संबंध में।

महाशय,

आपके आवेदन सं0:–**PMAA/PRN/$\frac{\text{SIMLI MURARPUR}}{\text{MALSALAMI}}$/Block-E, F, G, H, I, J–(B+G+07), EWS/LIG/59/2021** दिनांक–03.11.2021 के संदर्भ में श्री राजेश कुमार चौधरी, पिता–सत्यनारायण चौधरी, प्रबंध निदेशक–मेसर्स साई श्री बालीजी होम्स प्रा०लि०, पता–201, द्वितिय फ्लोर, वर्मा करपुरा हाउस, एस०पी०वर्मा रोड, थाना–कोतवाली, जिला–पटना–800001, बिहार के भवन निर्माण के लिए पटना महानगर क्षेत्र प्राधिकार में बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित विकास योजना/पटना महानगर क्षेत्र प्राधिकार/आयोजना स्कीम/पटना मास्टर प्लान–2031 के आलोक में मौजा–सिमली मुरारपुर, सर्वे थाना–पटना सिटी, थाना सं०–38, सर्वे प्लॉट सं०–1574,1579, 1580, 1581, 1594, 1595 (अंश), खाता सं०–61, 86, 89, 99, 251 में आवासीय भवन Block-E, F, G, H, I, J– (B+G+07), EWS/LIG, दिनांक–26.07.2022 को स्वीकृतार्थ नक्शा के बाबत निम्नलिखित शर्तो/निर्वधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

1. भूमि/भवन का उपयोग अन्य रूप से आवासीय भवन प्रयोजन, के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
2. विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
3. अनुमोदन योजना में दर्शाया गया 8682.92 वर्गमीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा। बेसमेंट में Ventilation हेतु समुचित व्यवस्था बिहार भवन उपविधि के आलोक में प्रावधान करना होगा।
4. प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

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5. भूखण्ड के पूरब में 12.26मी० से 12.20 मी० चौड़ी वर्त्तमान सड़क अवस्थित है, परन्तु आवेदित भूखंड तक पहुँच पथ 12.20 मी० चौड़ी सड़क अवस्थित है। उक्त पहुँच पथ का व्यवहार किसी अन्य उपयोग के लिए नहीं किया जाएगा।
6. अनुमति (अनुज्ञा) जारी किये जाने की तारीख से पाँच वर्षो की अवधि के लिए विधि मान्य होगी।
7. इस उपबन्ध के अधीन दी गयी अनुमति को उस भूखण्ड़ जिसके लिए योजना अनुमोदित की गयी हो के अधिकार हक, हित की बाबत साक्ष्य नहीं मानी जाएगी।
8. योजना के अनुमोदन के पश्चात् भू–अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी।
9. भू–स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यता की जिम्मेदारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि/हेर–फेर/कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ आवेदक के विरूद्ध विधि सम्मत कार्रवाई की जायेगी।
10. निर्माणकर्त्ता को प्राधिकार के विनिर्देशों के अनुसार मल जल, निकास सड़क, एवं अन्य आधारभूत संरचनाओं का विकास बिहार भवन उपविधि–2014 में प्रावधानित उपविधि 8(5) के आलोक में करना होगा।
11. बिहार भू–सम्पदा (विनियामक और विकास) नियमावली–2017 की शर्तो के अधीन राज्य में गठित भू–सम्पदा विनियामक प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।
12. श्रम सेस के संबंध में नगर विकास एवं आवास विभाग/श्रम संसाधन विभाग द्वारा निर्गत अनुदेशों का अनुपालन निर्माणकर्त्ता द्वारा सुनिश्चित किया जाएगा।
13. समय–समय पर सरकार द्वारा निर्गत आदेशों एवं नीतियों का विस्तृत रूप में पालन करना अनिवार्य होगा।
14. स्थल पर Rainwater Harvesting का प्रावधान निश्चित रूप से करना होगा।
15. बिहार भवन उपविधि–2014, एवं संशोधित (2022) तथा पटना मास्टर प्लान–2031 के साथ DCR में प्रावधानित के अनुसार निमार्ण कार्य सम्पन्न कराना होगा।
16. बिहार भवन उपविधि–2014, एवं संशोधित भवन उपविधि (2022) तथा पटना मास्टर प्लान–2031 के आलोक में स्वीकृत नक्शा में प्रावधानित ग्रीन एरिया एवं अन्य प्रावधानों का प्रावधान किया जाए।
17. बिहार भवन उपविधि–2014 (संशोधित उपविधि–2022) के अनुसार नगर विकास एवं आवास विभाग, बिहार, पटना से बिल्डर रजिस्ट्रेशन कराना होगा।
18. State Level Environment Impact Assessment Authority, Bihar (EIA) से अनापत्ति प्रमाण पत्र में प्रावधानित बिन्दुओं का Compliance आवेदक को करना होगा।

विश्वासभाजन

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार।

RAJEE HOMES PVT. LTD. PATNA 3/17/2022

Annexure - 'E' / Page - 1 of 4

BIHAR STATE POLLUTION CONTROL BOARD

PARIVESH BHAWAN, PLOT NO. NS-B/2, PALIPUTRA INDUSTRIAL AREA,
PATLIPUTRA, Patna – 800 010

Ref. No.- Patna, Dated-

'CONSENT-TO-ESTABLISH' (NOC)

UNDER SECTIONS 25/26 OF THE WATER (PREVENATION AND CONTROL OF POLLUTION) ACT, 1974 AND 21 OF THE AIR (PREVENTION AND CONTROL OF POLLUTION) ACT, 1981

REFERENCE

i. Name and address of the Proponent: Sri Rajesh Kumar Choudhary, Managing Director, M/s Sai Shree Balajee Homes Pvt. Ltd., 201, 2nd Floor, Verma Karpura House, SP Verma Rd, Patna-800001; and

ii. Application No. 5657472, dated 19.01.2022 of the proponent to establish residential building project in the name of "Star Galaxy-I" at Mauza-Simlimurarpur, Tehsil-Patna Rural, Khata No.- 89, Plot/Khesra No.:- 1574 (part), 1579 & 1580 (part), 1581, 1594, 1595, Dist-Patna for proposed built-up area: 65,239.78 m^2 (Total Plot area-16, 292.94 m^2) & total number of block-9 with community facilities.

AFTER CONSIDERING

(i) The facts stated in their application;
(ii) Bihar State Pollution Control Board's Notification No. 26 dated 08.11.2003 and as amended;
(iii) Provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981; and
(iv) Copy of EC dated 02.12.2021 issued by the MoEF&CC, Govt. of India and affidavit dated 15.02.2022 and other document submitted online by the applicant.

NOC IN FAVOUR OF THE PROPONENT AT THE SAID SITE IS HEREBY ACCORDED SUBJECT TO THE FOLLOWING CONDITIONS

Specific Conditions

1. That, Consent-to-Operate for the Project shall be obtained from the Bihar State Pollution Control Board as required under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981;
2. That, they shall comply with provisions (whichever applicable) of The Water Act, 1974, The Air Act, 1981, The Environment (Protection) Act, 1986, Rules and notifications issued there under;
3. That, they shall obtain prior permission for extraction of groundwater from CGWA in case of groundwater extraction ≥ 10 KL/day;
4. That, they shall have to provide suitable and separate drainage system for sewer/other wastewater and storm water. No sewage or untreated effluent water would be discharged through storm water drains. A coloured drainage map shall be submitted to the Board;
5. That, no construction shall be allowed to obstruct the natural drainage through the site;
6. That, they shall adopt rain water harvesting as provisions made by the local bye-law. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per CPCB guideline. Ensure proper management of storm water to optimum use and allow it to be by-passed during times of heavy rain to avoid any flooding problem inside the campus. Submit an action plan of well-designed rainwater harvesting system with storm water management;

SAI SHREE BALAJEE HOMES PVT. LTD. PATNA

7. That, the sewage shall be treated in Sewage Treatment Plant (STP) and after treatment the water will be recycled for flushing of toilets, floor washing/cleaning, gardening/horticulture etc. They shall submit an action plan for use of treated sewage water in bulk use/in-house use;
8. That, the quality of treated sewage of STP shall have to comply with the following standards (whichever applicable):

Sl No.	Parameter	Limiting concentration in mg/l, except pH and Fecal Coliform
1	pH	5.5-9.0
2	BOD	10
3	Total Suspended Solids (TSS)	20
4	COD	50
5	Nitrogen-Total	10
6	Phosphorus-Total for discharge into Ponds, Lakes	1.0
7	Fecal Coliform (FC) (Most Probable Number per 100 mililiter, MPN/100 ml	Desirable-100 Permissible-230

9. That, sludge generated from the STP will be dried and later it will be used as manure in agriculture and for green belt development/gardening/horticulture;
10. That, they shall comply with the provisions (whichever applicable) of the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016. The used oil from DG sets as hazardous waste will be stored in HDPE drums in isolated covered facility. This used oil will be sold to authorized recyclers and record shall be maintained. Necessary care will be taken so that spills/leaks of used oil from storage are avoided;
11. That, they shall comply with the provisions (whichever applicable) of the Solid Waste Management Rules, 2016. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with authorized recyclers. Organic waste compost/vermiculture pit with a minimum capacity of 0.3 kg/person per day must be installed;
12. That, segregation of dry (in blue bin), wet (in green bin) and domestic hazardous waste (in black bin) must be ensure; wet waste must be composted inside the premises and dry & domestic hazardous waste shall be handed over to the local body;
13. That, non-biodegradable waste and dry waste like rejected corrugated cardboard, waste paper etc may be handed over to the recyclers registered with Bihar State Pollution Control Board;
14. That, they shall comply with the provisions (whichever applicable) of the E-Waste (Management) Rules, 2016. The e-waste generated shall be disposed off by handing over to the authorised collection centre and a record shall be maintained;
15. That, they shall comply with the provisions (whichever applicable) of the Plastic Waste Management Rules, 2016. They will make effort to discourage the use of plastics so that minimum generation of plastics wastes to be taken place;
16. That, they shall comply with the provisions (whichever applicable) of the Bio-Medical Waste Management Rules,2016 in case of generation of clinical/hospital wastes from health care facilities available in the premises;
17. That, during construction activities, they shall comply with the provisions (whichever applicable) of the Construction and Demolition Waste Management Rules, 2016;
18. That, the surface having unpaved and loose soil, if any, shall be adequately sprinkled with water to suppress dust/fugitive emission;
19. That, maximum efforts will be made to retain existing tree cover as well as new sapling shall be planted during coming season; and

SHREE BANJEE HOMES PVT. LTD. PATNA

19. That, maximum efforts will be made to retain existing tree cover as well as new sapling shall be planted during coming season; and
20. That, the project proponent shall submit half yearly compliance report of EC (obtained from SEIAA, Bihar) condition in hard and soft copy. Soft copy of the report shall be mailed to the Board through e-mail ID:bspcb@yahoo.com.

General Conditions

1. That, they shall provide adequate fire safety measures and equipment as required under the Rules and obtain necessary permission/NOC from competent authority as required;
2. That, they shall obtain all mandatory clearance/ permission from all relevant agencies;
3. That, the Environmental Statement as prescribed in the E (P) Rules, 1986 [see rule 14] for the each financial year ending the 31st March, shall be submitted by the month of September every year;
4. That, maximize recycling of water and utilization of treated sewage water in in-house shall be ensured;
5. That, they shall provide electromagnetic flow meter at the inlet and outlet of the STP and any pipeline to be used for re-using the treated wastewater for flushing/horticulture purpose/green belt development etc. and shall maintain a record of readings of each such meter on daily basis;
6. That, diesel generating sets (DG Sets), if any; as source of backup power should be provided with an integral acoustic enclosure and the maximum permissible sound pressure level for new D.G. set shall be 75 dB(A) at 1 meter from the enclosure surface. The height of exhaust of DG sets should be as: Exhaust Stack Height formula:- (Ht of Building in meter + 0.2√KVA) m; it should be installed on pucca base with anti vibration pads;
7. That, roads leading to or at construction site must be paved and blacktopped (i.e. metallic roads); no excavation of soil shall be carried out without adequate dust mitigation measures in place; no loose soil or sand or Construction & Demolition Wastes or any other construction material that causes dust shall be left uncovered; water sprinkling system shall be put in place; grinding & cutting of building material in open area shall be prohibited and no uncovered vehicles carrying construction material and waste shall be permitted in the campus etc;
8. That, they shall comply with the applicable provisions/directions of the State Govt./BSPCB including the directions that no person shall manufacture, import, store, sell or use any kind of plastic carry bags;
9. That, they shall use energy efficient/environment friendly materials like LED bulb, use of solar energy, flyash bricks, hollow bricks etc;
10. That, this Consent-to-Establish (CTE) should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies and it is confined to matters arising out of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981;
11. All other mandatory approvals and permissions from competent authority shall be obtained;
12. That, they shall make provisions for display of data outside main unit gate about quantity and quality of water discharge and air emission along with solid waste generated within the unit premises;
13. That, not withstand any thing stated above, the applicant unit shall abide by all the provisions of the environmental laws including policies and guidelines made there under and
14. That, this CTE is granted on the basis of the undertaking/affidavit up-loaded by the applicant and it is subject to the condition that in the event of any information/documents

submitted by the proponent are found false or misleading at any stage, the NOC granted, shall be revoked and legal action shall be initiated.

NOTE:-

1. Bihar State Pollution Control Board reserves the option to revise or add other conditions, if necessary, for protection of Environment in general and for Pollution Control in particular;
2. The present NOC should not be construed as an assurance for the grant of 'Consent-to-Operate' the proposed project but shall be subject to compliance of all the conditions indicated above; and
3. The NOC, granted, shall be valid for a period of two year from the date of issue.

Sd/-
(S. Chandrasekar)
Member Secretary

Memo No.:- 1059 **Patna, Dated:-** 13-05-22

Copy forwarded to: Sri Rajesh Kumar Choudhary, Managing Director, M/s Sai Shree Balajee Homes Pvt. Ltd., 201, 2nd Floor, Verma Karpura House, SP Verma Rd, Patna-800001 for favour of information and necessary action.

13/5/22
(S. Chandrasekar)
Member Secretary

SHREE BALAJEE HOMES PVT. LTD. PATNA

Annexure - 'F' / Page - 1 of 3

ENGINEER'S CERTIFICATE

Date: 15-04-2024

To,
The Sai Shree Balajee Homes Pvt. Ltd.
South of NH 30, Behind Patliputra JCB
Show Room, Opposite Star Galaxy,
Simli-Murarpur, Toll Plaza, Didarganj,
Patna, Bihar 800009.

Subject : Certificate of Cost Incurred for Development of the group housing project **"STAR GALAXY 1 Phase-II" [Bihar RERA Registration Number: BRERAP00260-8/169/R-1499/2022]** situated on the plot bearing no. 1581, 1594 & 1595(P) at Mauza- Simli-Murarpur, Khata No. 61, 86 & 251, Thana No. 38, District: Patna, PIN: 800009, admeasuring 9391.22 Sq. M area are being developed by **Sai Shree Balajee Homes Pvt. Ltd.**

Ref: State RERA Registration Number: BRERAP00260-8/169/R-1499/2022

Sir,

I **BRAJESH KUMAR SINHA**, undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under RERA, Bihar situated on the plot bearing no. 1581, 1594 & 1595(P) at Mauza- Simli-Murarpur, Khata No. 61, 86 & 251, Thana No. 38, District: Patna, PIN: 800009, admeasuring 9391.22 Sq. M area are being developed by Sai Shree Balajee Homes Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter: —

   i. M/s /**Shri**/Smt. **NAVRATNA RAGHUVANHI** as L.S. / Architect;

SAI SHREE BALAJEE HOMES PVT LTD. PATNA

ii. M/s /**Shri**/Smt. **BRAJESH KUMAR SINHA** as Structural Consultant
iii. **M/s** /Shri/Smt. **UPCREST ENGINEERING DESIGN CONSULTANT PVT. LTD.** as MEP Consultant
iv. M/s /**Shri**/Smt. **NIRANJAN KUMAR** as Quantity Surveyor

2. We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartment & proportionate completion of internal & external works of the Project as per the specifications mentioned in the Agreement for Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the cost of material, labour & other inputs made by the Developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs. 75,00,00,000/-** (Total of Table A and B). The estimated Total cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate /completion certificate for the building from PMAA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 5,80,00,000/-** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from PMAA (planning Authority) is estimated at **Rs. 69,20,00,000/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

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Annexure - 'F' / Page - 3 of 3

TABLE A

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on date of Registration	**Rs. 70,00,00,000/-**
2	Cost incurred as on Date (Based on the Estimated cost) excluding land cost	**Rs. 5,80,00,000/-**
3	Work done in Percentage (As Percentage of the estimated cost)	**8.29 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 64,20,00,000/-**
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	**N/A**

TABLE B

Sr. No.	Particulars (Common Area & Facilities Amenities)	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	**Rs. 5,00,00,000/-**
2	Cost incurred as on (Based on the Estimated cost).	**Rs. 0/-**
3	Work done in Percentage (As Percentage of the estimated cost).	**0 %**
4	Balance Cost to be Incurred (Based on Estimated Cost).	**Rs. 5,00,00,000/-**
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).	**N/A**

Yours Faithfully,

Brajesh Kumar Sinha
Structural Engineer
Patna Municipal Corporation

Signature of Engineer

SAI SHREE BALAJEE HOMES PVT. LTD. PATNA

Annexure-A' / Page- 1 of 3

Navratna Raghuvanshi
601, Signature Tower,
Kurjipul, Kurji,
Patna- 800010.

REGISTERED ARCHITECT
Council Of Architecture,
Patna Municipal Corporation

ARCHITECT'S CERTIFICATE

Date: 15-04-2024

To,
The Sai Shree Balajee Homes Pvt. Ltd.
South of NH 30, Behind Patliputra JCB
Show Room, Opposite Star Galaxy,
Simli-Murarpur, Toll Plaza, Didarganj,
Patna, Bihar 800009.

Subject : Certificate of percentage of completion of Construction Work of the Project **"STAR GALAXY 1 Phase-II" [Bihar RERA Registration Number: BRERAP00260-8/169/R-1499/2022]** situated on the plot bearing no. 1581, 1594 & 1595(P) at Mauza- Simli-Murarpur, Khata No. 61, 86 & 251, Thana No. 38, District: Patna, PIN: 800009, admeasuring 9391.22 Sq. M area are being developed by **Sai Shree Balajee Homes Pvt. Ltd.**

Ref: State RERA Registration Number: BRERAP00260-8/169/R-1499/2022

Sir,

I **NAVRATNA RAGHUVANHI**, undertaken assignment as Architect of certifying percentage of completion of Construction Work of the Project situated on the plot bearing no. 1581, 1594 & 1595(P) at Mauza- Simli-Murarpur, Khata No. 61, 86 & 251, Thana No. 38, District: Patna, PIN: 800009, admeasuring 9391.22 Sq. M area are being developed by Sai Shree Balajee Homes Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter: —

   i. M/s /**Shri**/Smt. **NAVRATNA RAGHUVANHI** as L.S. / Architect;
   ii. M/s /**Shri**/Smt. **BRAJESH KUMAR SINHA** as Structural Consultant
   iii. **M/s** /Shri/Smt. **UPCREST ENGINEERING DESIGN CONSULTANT PVT. LTD.** as MEP Consultant

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AR. NAVRATNA RAGHUVANSHI
Regn. No.-CA/2013/58595

Annexure-'A'/ Page - 2 of 3

iv. M/s /**Shri**/Smt. **NIRANJAN KUMAR** as Quantity Surveyor

Based on Site Inspection, with respect to each of the Building 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 of the Real Estate Project as registered vide number BRERAP00260-8/169/R-1499/2022 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 A and B.

TABLE-A

Sr. No.	Tasks/Activity	Percentage of work done
01	Initial Site Preparation work (Boundary wall, Sample Flat, Excavation etc.)	75%
02	Foundation (Sub Structure) Work	60%
03	Super Structure (Structural Work)	15%
04	Brickwork and Plaster	0%
05	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%
06	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
07	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
08	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
09	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%

SHREE BALAJEE HOMES PVT. LTD. PATNA

AR. NAVRATNA RAGHUVANSHI
Emp. No.-CA/2013/58595

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	Remarks
01	Internal Roads & Foot-paths.	Yes	Nil	
02	Water Supply	Yes	N/A	
03	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Nil	
04	Storm Water Drains	Yes	Nil	
05	Landscaping & Tree Planting.	Yes	Nil	
06	Street Lighting	Yes	Nil	
07	Community Buildings	No	Nil	N/A
08	Treatment and disposal of sewage and sullage water	Yes	Nil	
09	Solid Waste management & Disposal.	Yes	Nil	
10	Water conservation, Rain water harvesting.	Yes	Nil	
11	Energy management	Yes	Nil	
12	Fire protection and fire safety requirements	Yes	Nil	
13	Electrical meter room, sub-station, receiving station.	Yes	Nil	

Total overall percentage of construction work including initial site preparation work (Total of Table A and B) = **7.73 %**

Yours Faithfully,

Signature of Architect

M/S SHREE BALAJEE HOMES PVT. LTD. PATNA

AR. NAVRATNA RAGHUVANSHI
Emp. No.-CA/2013/58585

Annexure - H' / Pag. - 1 of 5

FORM No. 3

[Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

CostofRealEstateProjectRERARegistrationNumberBRERAP00260-8/169/R-1499/2022

Project: "STAR GALAXY 1 PHASE II" of Sai Shree Balajee Homes Pvt. Ltd. for the quarter ended on 31st March, 2024

Sr. No.		Particulars	Amount (in Rs.) Estimated (Column- A)	Incurred &Paid (Column - B)
1				
	i	**Land cost**		
	a	AcquisitionCostofLandorDevelopmentRights,LeasePremium,leaserent ,interest costincurredorpayableonLandCostandlegalcost.	31,99,766/-	31,99,766/-
	b	AmountofPremiumpayabletoobtaindevelopmentrights,FSI,additionalF SI, fungiblearea,andanyotherincentiveunderDCRfromLocalAuthorityorSta te Government or any StatutoryAuthority.		
	c	Acquisition cost of TDR (if any)		
	d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and		
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
	f	**Under Rehabilitation Scheme:**		
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer. **(in Column - A)**		
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accountsasverifiedbytheCA.**Note:(fortotalcostofconstructionincurr ed, Minimumof(i)or(ii)istobeconsidered).**		
	(iii)	Costtowardsclearanceoflandofalloranyencumbrancesincludingco stof removal of legal/illegal occupants, cost for providing temporary transit accommodationorrentinlieuofTransitAccommodation,overheadco st,		
	(iv)	CostofASRlinkedpremium,fees,chargesandsecuritydepositsormainte nance deposit,oranyamountwhatsoeverpayabletoanyauthoritiestowardsandi n project of rehabilitation.		
		Sub-Total of Land Cost	31,99,766/-	31,99,766/-
	ii	**DevelopmentCost/CostofConstruction**		
	a (i)	Estimated Cost of Construction as certified by Engineer.	75,00,00,000/-	5,80,00,000/-
	a (ii)	(ii)ActualCostofconstructionincurredasperthebooksofaccountsasverifi ed by the CA. Note: (for adding to total cost of construction incurred, Minimumof (i) or (ii) is to be considered).		5,80,35,973/-
	a (iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e., salaries, consultants' fees,site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly		

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	incurred to complete the(i) construction of the entire phase of the project registered.		
a)	PaymentofTaxes,cess,fees,charges,premiums,interestetc.toanystatutory Authority.		
b)	Principalsumandinterestpayabletofinancialinstitutions,scheduledbanks,non-bankingfinancialinstitution(NBFC)ormoneylendersonconstructionfundingor money borrowed for construction;		
	Sub-Total of Development Cost		5,80,00,000/-

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2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.- A	75,31,99,766/-
3		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.- B	6,11,99,766/-
4		Percentage (%) Completion of Construction Work (As per Project Architect's Certificate)	7.73%
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	8.125%
6		Amount Which can be withdrawn from the Designated Account. **TotalEstimatedCost*Proportionofcostincurred(Sr.number2*Sr.number5)**	6,11,99,766/-
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	5,49,51,200/-
8		NetAmountwhichcanbewithdrawnfromtheDesignatedBankAccountunderthis certificate.	62,48,566/-

ThiscertificateisbeingissuedtoSaiShreeBalajeeHomesPvt.Ltd.(PromoterNameMr.RajeshKumarChoudhary)forRERAcomplianceisbase dontherecordsanddocumentsproducedbeforemeandexplanationsprovidedtomebythemanagementoftheCompany.

Sai Shree Balajee Homes Pvt. Ltd.

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Choudhary

Director

Director

For

Sunayana Agarwala

Sunayana Agarwala & Associates

Chartered Accountants

Firm.No. 333503E

UDIN: 24308041BKCRLE1131

DATE: 10/05/2024

SUNAYANA AGARWALA RAIGANJ Chartered Accountant

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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		EstimatedBalanceCosttoCompletetheRealEstateProject(DifferenceofTotal EstimatedProjectcostlessCostincurred) (Calculated as per the Form IV)	69,20,00,000/-
2		Balance amount of receivables from sold apartments (AsperAnnexureAtothiscertificate(ascertifiedbyCharteredAccountantasverifiedfromtherecordsandbooksofAccounts)	32,56,02,365/-
3	(i)	BalanceUnsoldarea(tobecertifiedbyManagementandtobeverifiedbyCAfromthe records and books of accounts)	CARPET AREA- 137832
	(ii)	Estimatedamountofsalesproceedsinrespectofunsoldapartments**(calculated asperASRmultipliedtounsoldareaasonthedateofcertificate,tobecalculatedandcertifiedbyCA)**asperAnnexureAtothiscertificate	53,17,30,000/-
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	85,73,32,365/-
5		AmounttobedepositedinDesignatedAccount–70%or100%,If4isgreaterthan1, then70%ofthebalancereceivablesofongoingprojectwillbedepositedindesignated Account.If4islesserthan1,then100%oftheofthebalancereceivablesofongoing projectwillbedepositedindesignatedAccount	60,01,32,656/-

ThiscertificateisbeingissuedtoSaiShreeBalajeeHomesPvt.Ltd.(PromoterNameMr.RajeshKumarChoudhary)forRERAcomplianceisbased ontherecordsanddocumentsproducedbeforemeandexplanationsprovidedtomebythemanagementoftheCompany.

Sai Shree Balajee Homes Pvt. Ltd.

Sai Shree Balajee Homes Pvt. Ltd.

Director

Director

For

Sunayana Agarwala

Sunayana Agarwala & Associates
Chartered Accountants
Firm.No.333503E
UDIN: 24308041BKCRLE1131
DATE: 10/05/2024

SUNAYANA AGARWALA RAIGANJ Chartered Accountant

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Annexure - A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq. ft.)	Unit Consideration as per Agreement/LetterofAllotment	Received Amount	Balance Receivable
1	STAR GALAXY 1,PHASE II	66238	41,04,78,043/-	8,48,75,678/-	32,56,02,365/-

(Unsold Inventory Valuation)

ReadyReckonerRateasonthedateofCertificateoftheResidential/CommercialpremisesRs.persq.mts.

Sr. No.	Flat	Carpet Area (in Sq. ft.)	Unit Consideration as per Agreement/LetterofAllotment
1	STAR GALAXY 1,PHASE II	137832	53,17,30,000/-

Note: Rate of unsold inventory per sft.

STAR GALAXY 1,PHASE II	4000
EWS/LIG	2000

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XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART				
TOWER- E				
Sr. No.	STAGE	Start of Activity (Planned)	Start of Activity (Actual Progress)	Planned vs Actual Progress
1.	Excavation	Started	Completed	On Time
2.	Piling	Started	Completed	On Time
3.	PCC	Started	Completed	On Time
4.	Raft	Started	Completed	On Time
5.	Basement Retaining Wall	Started	Completed	On Time
6.	Basement Columns	Started	Completed	On Time
7.	Basement Form Work	Started	Completed	On Time
8.	Basement Rebar Work	Started	Completed	On Time
9.	1st Slab Casting (Basement Roof)	Started	Completed	On Time
10.	Plinth	Started	Completed	On Time
11.	Ground Columns	Started	Completed	On Time
12.	Ground Form Work	Started	Completed	On Time
13.	Ground Rebar Work	Started	Completed	On Time
14.	2nd Slab Casting (Ground Floor Roof)	Started	Completed	On Time
15.	First Columns	Started	Completed	On Time
16.	First Form Work	Started	Completed	On Time
17.	First Rebar Work	Started	Completed	On Time
18.	3rd Slab Casting (First Floor Roof)	Started	Completed	On Time
19.	Second Columns	Started	Completed	On Time
20.	Second Form Work	Started	Completed	On Time
21.	Second Rebar Work	Started	Completed	On Time
22.	4th Slab Casting (Second Floor Roof)	Started	In Progress	On Time

TOWER- F				
Sr. No.	STAGE	Start of Activity (Planned)	Start of Activity (Actual Progress)	Planned vs Actual Progress
1.	Excavation	Started	Completed	On Time
2.	Piling	Started	Completed	On Time
3.	PCC	Started	Completed	On Time
4.	Raft	Started	Completed	On Time
5.	Basement Retaining	Started	Completed	On Time

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	Wall			
6.	Basement Columns	Started	Completed	On Time
7.	Basement Form Work	Started	Completed	On Time
8.	Basement Rebar Work	Started	In Progress	On Time

TOWER- G				
Sr. No.	STAGE	Start of Activity (Planned)	Start of Activity (Actual Progress)	Planned vs Actual Progress
1.	Excavation	Started	Completed	On Time
2.	Piling	Started	Completed	On Time
3.	PCC	Started	Completed	On Time
4.	RAFT	Started	Completed	On Time
5.	Basement Retaining Wall	Started	Completed	On Time
6.	Basement Columns	Started	Completed	On Time
7.	Basement Form Work	Started	Completed	On Time
8.	Basement Rebar Work	Started	In Progress	On Time

TOWER- H				
Sr. No.	STAGE	Start of Activity (Planned)	Start of Activity (Actual Progress)	Planned vs Actual Progress
1.	Excavation	Started	Completed	On Time
2.	Piling	Started	Completed	On Time
3.	PCC	Started	In Progress	On Time

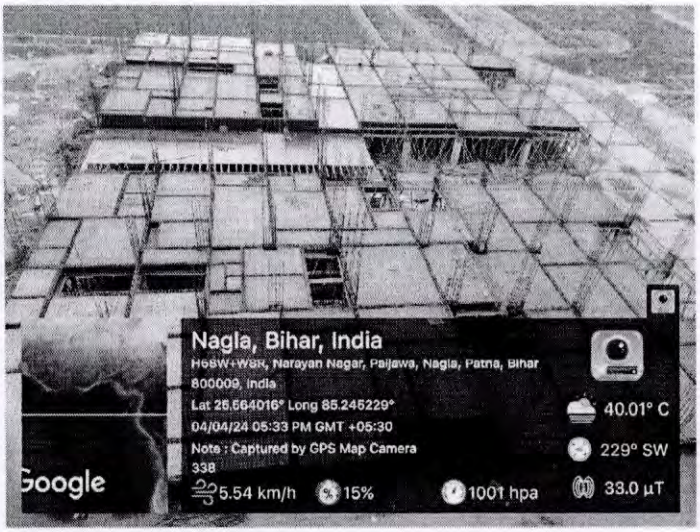
TOWER- I				
Sr. No.	STAGE	Start of Activity (Planned)	Start of Activity (Actual Progress)	Planned vs Actual Progress
1.	Excavation	Started	Completed	On Time
2.	Piling	Started	Completed	On Time
3.	PCC	Started	In Progress	On Time

TOWER- J				
Sr. No.	STAGE	Start of Activity (Planned)	Start of Activity (Actual Progress)	Planned vs Actual Progress
1.	Excavation	Not Started	Not Started	Not Started

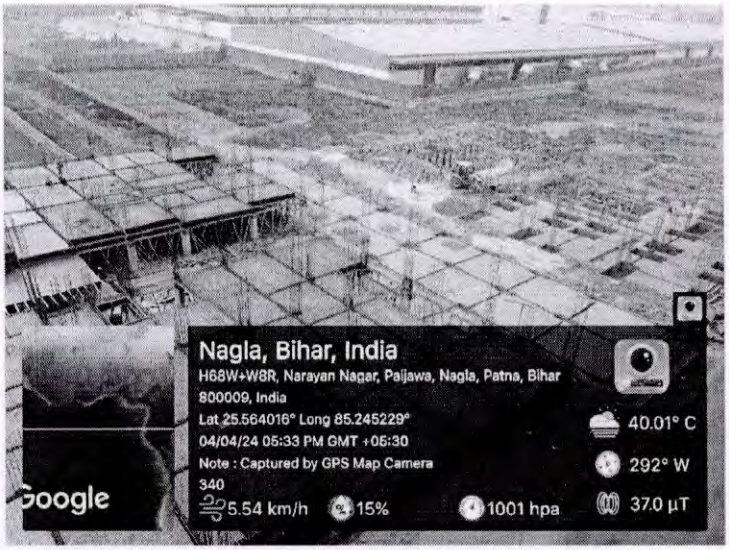
For SHREE BALAJEE HOMES PVT. LTD. PATNA

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"STAR GALAXY 1 Phase- II" Progress Pictures Quarter - 4 (January-March) 2023-24

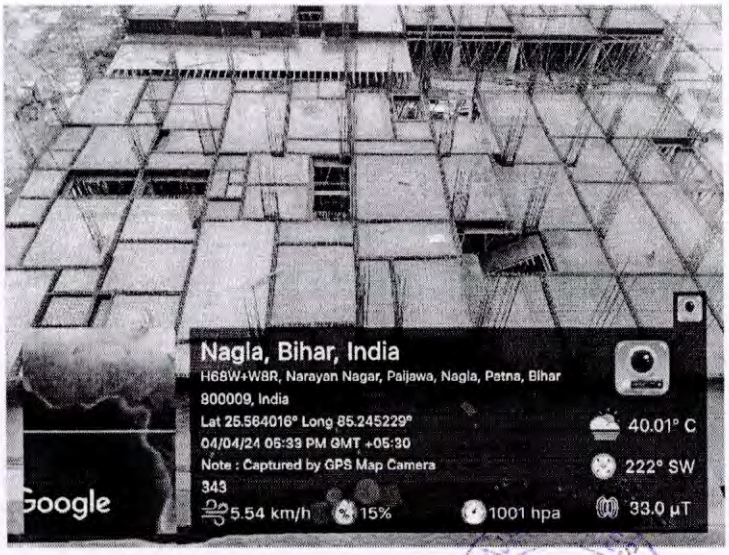






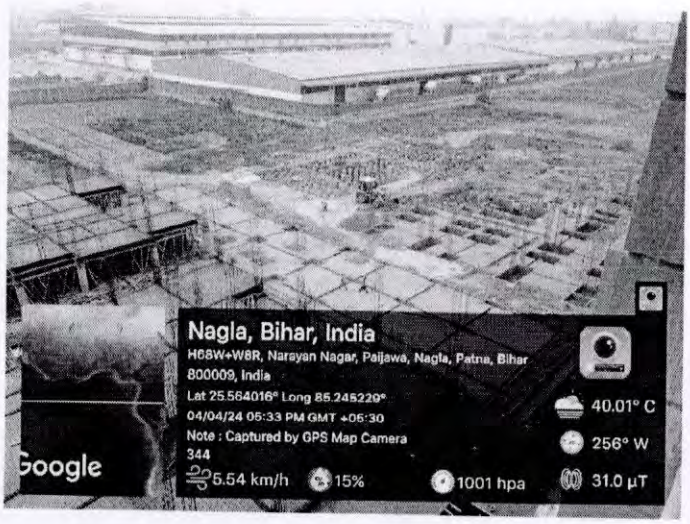


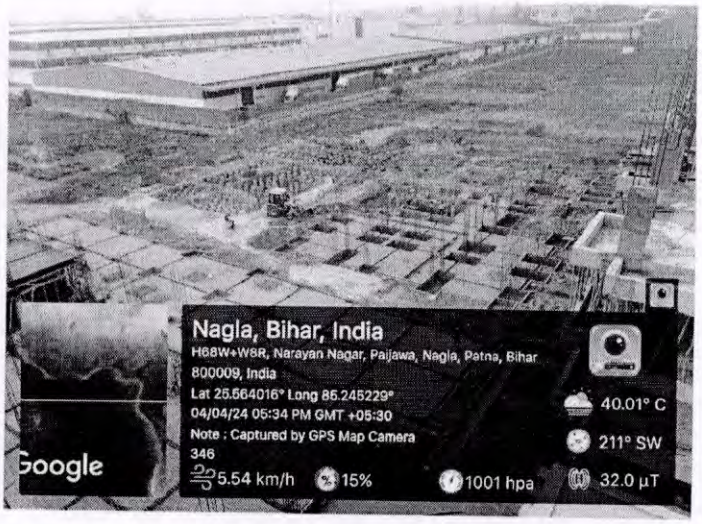


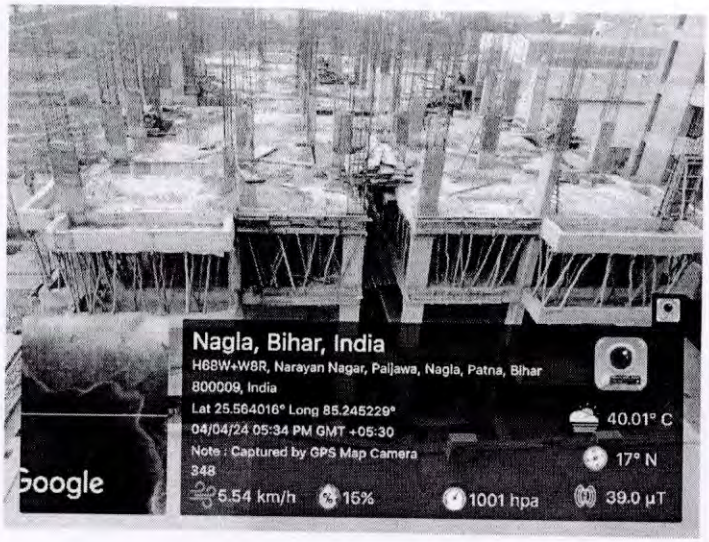


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"STAR GALAXY 1 Phase- II" Progress Pictures Quarter - 4 (January-March) 2023-24













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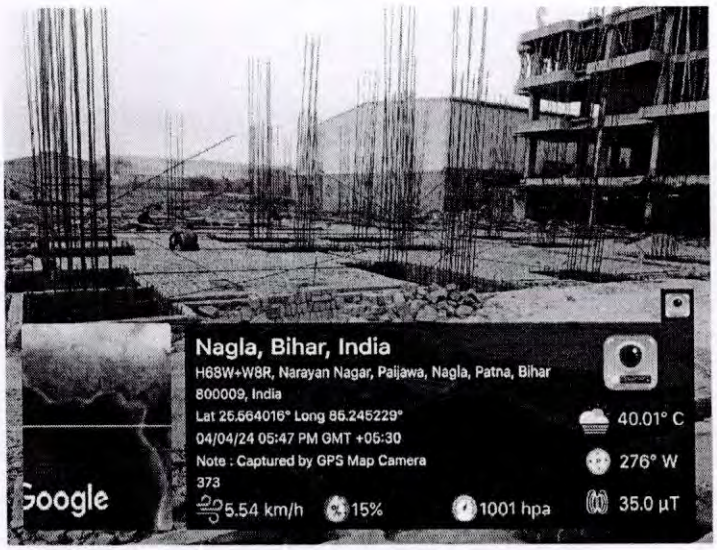
"STAR GALAXY 1 Phase- II" Progress Pictures Quarter - 4 (January-March) 2023-24













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"STAR GALAXY 1 Phase- II" Progress Pictures Quarter - 4 (January-March) 2023-24



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