

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December 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	PARTNERSHIP DEED NO. 202 DATED 06-03-2021	Name of Firm	BALAJI GREEN HOMES
Firm Address :	ROAD NO-1, SAKETPURI, HANUMAN NAGAR, KANKARBAGH, PATRAKAR NAGAR, PATNA 20		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP93225-1/199/R-1496/2022	Name of Project/Phase of Registered Project	BALAJI EXOTICA
Name of Promoter	BALAJI GREEN HOMES	Project Address	MITHILA COLONY SOUTH , MAUZA-SIKANDERPUR, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	10/12/2027		
Starting date of Project or Phase of the Project	06/12/2022		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	07-09-2027		

R. S. S. S. S.

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-31	Total Number of Apartments in Landowner's share - FLAT-30
	1. 1 BHK	10		FLAT-61	1. Booked / Allotted -11	3. Booked/ Allotted-NIL
	2. 2 BHK	45			2. Sold-NIL	Sold -NIL
	3. 3 BHK	06				
	4. 4 BHK					
	5. Shop					
	6. Bungalow				Percentage of booking 35.48.70%	Percentage of booking 0%
	7. Plot etc.					

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)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	11
	61	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	N/A			
2.	Fire N.O.C.	Director-Cum-State Fire Officer		04-06-2022	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 87/22-23

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	30%	
3.	Podiums (if any)	N/A	
4.	Plinth	50%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project	0%	

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	as per Specifications in Agreement of Sale.		
	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 (5)
(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	NO	N/A	
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%	

R. J. Soni

(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	0045202100000499
2.	Estimated Cost of the Project including land cost at the start of the Project	13,57,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	9,00,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project.	N/A
5.	Amount received during the Quarter	10,11,000=00
6.	Actual Cost Incurred during the Quarter	23,37,023=00
7.	Net amount at end of the Quarter	29,460=00
8.	Total expenditure on Project till date	96,46,531=00
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	

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO

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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 -11 3 BHK-45 4 BHK-06 Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc		Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
	FLAT NO.	FLAT TYPE	
	201	4 BHK	
	202	3 BHK	
	203	3 BHK	
	204	3 BHK	
	207	3 BHK	
	211	2 BHK	
	401	4 BHK	
	407	3 BHK	
	411	2 BHK	
	311	2 BHK	
	509	3 BHK	
	510	3 BHK	
XV. BROCHURE /Prospectus			

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XVI Grievance Redressal Officer**Name :** RAJIV RANJAN**Contact No :** 9304299432**Email id :** halajigreenhomes@gmail.com**Address :** ROAD NO-1, SAKETPURI, HANUMAN NAGAR, KANKARBAGH, PATRAKAR NAGAR,
PATNA 20**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.



Signature of Promoter

Name:

Date:

Bawal Exotica



J3JC+W8J, Mithila Colony, Danapur Nizamat, Patna, Danapur, Bihar 801503, India

Patna
Bihar
India



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2025-01-07(Tue) 02:35(PM)



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Patna
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India



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FORM No. 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date 05-01-2025

To,

The BALAJI GREEN HOMES

ROAD NO, 1 SAKET PURI, HANUMAN NAGAR

KANKARBAGH PATNA-800020

Subject: Certificate of Percentage of Work executed in the project having 1 No. of Building(s)/ Wing(s) of the Phase I bearing the registration no BRERAP93225-1/199/R-1496/2022 and being developed on the Plot bearing Thana No. – 17 Mauza : Sikandarpur khata no 290 Survey Plot No. 643 demarcated by its boundaries (latitude 25.631526 longitude 85.07105255) of the land-. –situated in Mithla Colony South Block: Dananpur Division: Dananpur. District: Patna PIN..... admeasuring 2246.82.237 Sq Mtr. area being developed by the Promoter **BALAJI GREEN HOMES**.

Sir,

I Ajit Kumar have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the. Building(s)/Wing(s) of the first Phase of the Project, situated on the plot bearing Thana No. – 17 Mauza : Sikandarpur khata no 290 Survey Plot No. 643 demarcated by its boundaries (latitude 25.631526 longitude 85.07105255) of the land-. –situated in Mithla Colony South Block: Dananpur Division: Dananpur. District: Patna PIN..... admeasuring 2246.82.237 Sq Mtr. area being developed by the Promoter **BALAJI GREEN HOMES**

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

(i)M/s/Shri	Ajit Kumar	as L.S. / Architect;
(ii)M/s /Shri	Shreem Design Consultant	as Structural Consultant
(iii)M/s	Ajit kumar	as Mechanical/Electrical/Plumbing Consultant
(iv)M/s /Shri	Amikesh Kumar	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 of the building/Wing of the Real Estate Project as registered vide number BRERAP93225-1/199/R-1496/2022 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 B**.

TABLE-A

Building /Wing Number I (To be prepared separately for each Building /Wing of the Project)

Sr.No	Tasks/Activity	Percentage of work done
1	Excavation	COMPLETED
2	Number of Basement(s) and Plinth	30% completed
3	Number of Podiums	
4	Stilt Floor	
5	Number of Slabs of Super Structure	0% completed
6	Internal Walls, Internal Plaster, Floorings within Flats/ Premises, Door and Windows to each of the Flat/Premises.	0 % Completed
7	Sanitary Fittings within the Flat /Premises, Electrical Fittings within the Flat/Premises.	0 % Completed
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0 % Completed
9	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	0% Completed
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 area s appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate.	0% Completed

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		Not Completed
2	Water Supply	Yes		Completed
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes		80% Completed
4	Storm Water Drains	N/A		
5	Landscaping & Tree Planting.	N/A		
6	Street Lighting	N/A		
7	Community Buildings	N/A		
8	Treatment and disposal of sewage and sullage water	N/A		
9	Solid Waste management & Disposal.	N/A		
10	Water conservation, Rain water harvesting.			
11	Energy management			
12	Fire protection and fire safety requirements	YES		Not Completed
13	Electrical meter room, sub-station, receiving station.	N/A		
14	Others (Option to Add more).			

Yours Faithfully,

Signature &
Name: AJIT KUMAR
(IN BLOCK LETTERS) of L.S/
Architect (I)


AJIT SINGH
ARCHITECT
EMR. No.-CA/2012/56055
UDHD, BIHAR

ENGINEER'S CERTIFICATE

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

Date :-----

To.
The _____ (Name & Address of Promoter),

Balaji Green Homes.

Subject : Certificate of Cost Incurred for Development of [Project Name] Balaji Evolva. for Construction of B+4+6 building(s)/ 01 Wing(s) of the 01 Phase (Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No../C.N.No./CTSNo./SurveyNo./Final Plot No. 643 demarcated by its 25.63/52 boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division Danapur Village Sikandarpur Block Danapur District Patna PIN 801503 admeasuring 2246.82 sq.mts. area being developed by [Promoter] _____

Ref: Bihar RERA Registration Number BRERA93225-1/199/R-1496/2022.

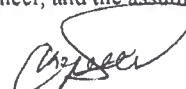
Sir,

I/ We KUMAR UJJWAL. have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being _____ Building(s)/ 01 Wing(s) of the 01 Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 643 of Division Danapur Village Sikandarpur Taluka Danapur District Patna PIN 801503 admeasuring 2246.82 sq.mts. area being developed by [Owner/Promoter]

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

- | | | |
|---------------------|----------------------|--------------------------|
| (i) M/s /Shri/Smt | <u>ADIT SINGH</u> | as L.S. / Architect ; |
| (ii) M/s /Shri/Smt | <u>KUMAR UJJWAL</u> | as Structural Consultant |
| (iii) M/s /Shri/Smt | <u>ADIT SINGH</u> | as MEP Consultant |
| (iv) M/s /Shri/Smt | <u>ANIKESH KUMAR</u> | as Quantity Surveyor * |

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Anikesh Kumar Quantity Surveyor* appointed by Developer/Engineer, and the assumption of


Kumar Ujjwal
Structure Engineer
UDHD Bihar Reg. No:-
BR/UDHD/SE/23-0069

the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. _____ (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 Occupancy Certificate / Completion Certificate for the building(s) from the NPDN being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _____ (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 Occupancy Certificate / Completion Certificate from _____ (planning Authority) is estimated at Rs. _____ (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 :

TABLE A

Building /Wing bearing Number _____ or called _____
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. _____
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. <u>23,37,023</u> / ✓
3	Work done in Percentage (as Percentage of the estimated cost)	% _____
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>24,60</u> / ✓
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____


Kumar Ujjwal
Structure Engineer
UDHD Bihar Reg. No:-
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TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	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.
2	Cost incurred as on _____ (based on the Estimated cost).	Rs.
3	Work done in Percentage (as Percentage of the estimated cost).	%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs.



Kumar Ujjwal
Structure Engineer
 UDHD Bihar Reg. No:-
 BR/UDHD/SE/23-0069

Yours Faithfully,

Signature of Engineer.

(Licence No.)

*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive