FORM – 7
[REGULATION 9]

(Quarterly Progress Report for quarter ending JUNE of 2024 Year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO : U70109DL2017PTC322382	Name of Firm	RAJGHARANA ASSOCIATES PRIVATE LIMITED
Firm Address :	OPPOSITE PTC COLONY, GATE NO-3, P.O-LALBAGH, DISTRICT – DARBHANGA-846004		
Total Experience of promoter in Real Estate sector	3 YEARS		
Total Experience in Real Estate after Implementation of RERA	3 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NA	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NA	

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP14128-1/181/R-1347/2022	Name of Project/Phase of Registered Project	BELA GARDEN APARTMENT
Name of Promoter	RAJGHARANA ASSOCIATES PRIVATE LIMITED	Project Address	OPPOSITE PTC COLONY, GATE NO-3, P.O-LALBAGH, DISTRICT – DARBHANGA-846004
Name of Co-promoter	N/A		
Project Registration is valid up to	20/08/2025		
Starting date of Project or Phase of the Project	05/04/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4. Plotted project	Residential	
Period of validity of map by the Competent Authority	3 YEARS		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -	 5 24 	 4240.00 23324.00 	29	1. Booked/ Allotted - 16 2. Sold -NIL

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
	29	1. Booked/Allotted -	16
		2. Sold -	NIL

IV. DETAILS OF BUILDING APPROVALS
(If Already filed 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 Annexture No.
1.	NOC For Enviornment				
2.	Fire N.O.C				
3.	Water Supply Permission				
4.	N.O.C Form Airport Authority of India				
5.	Other Approval [S], If any, required for the Project				

IV. Construction Progress of the Project

1. Building / Wing / Layout Number_____(To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	100%

3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	
6.	Slabs of Super Structure	Six Slabs
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Ground + all four floor internal Brick Work Completed Ground + three Floor Internal Plaster Is completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90 %
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90 %
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External Plaster 3 side completed
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	75 %

V. 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	50 %	

2.	Water Supply	YES	90 %	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100 %	
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	NO		
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	UNDER PROCESS	
13.	Closed Parking	NO		
14.	Open Parking	Yes		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	UNDER PROCESS	
16.	Others (Option to Add More)			

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING		
S. No.	Particulars	
1.	Front Elevation	Attach
2.	Rear Elevation	Attach
3.	Side Elevation	Attach

VII. Financial Progress of the Project

S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	0723102000008556
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	63,49,295=00
4.	Actual Cost Incurred during the Quarter	66,40,400=00
5.	Net amount at end of the Quarter	11,038=88
6.	Total expenditure on Project **till date**	4,35,59,204=00
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	

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

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

Rajgharana Associates Pvt. Ltd.

Director

Signature of Promoter
Name: Rakesh Nayak
Date : 14.07.2024