

FORM - 7
[REGULATION 9]

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

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO : 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		

Rajgharana Associates Pvt. Ltd.



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 -
	1. 1 BHK -	5	4240.00	29	1. Booked/ Allotted - 16
	2. 2 BHK, -	24	23324.00		2. Sold -NIL
	3. 3 BHK -				
	4. Shop -				
	5. Bungalow -				
	6. Plot etc. -				

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	16
	29	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 Annexure No.
1.	NOC For Environment				
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 be added 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%

Rajgharana Associates Pvt. Ltd.



Director

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	95 %
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	95 %
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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	90 %

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	75 %	

Rajgharana Associates Pvt. Ltd.



Director

2.	Water Supply	YES	100 %	
----	--------------	-----	-------	--

Rajgharana Associates Pvt. Ltd.



Director

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)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

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

5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

Rajgharana Associates Pvt. Ltd.



Director

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

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	0723102000008556
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	NIL
6.	Actual Cost Incurred during the Quarter	NIL
7.	Net amount at end of the Quarter	11,035.00
8.	Total expenditure on Project till date	
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/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, if any	

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

Rajgharana Associates Pvt. Ltd.



Director

3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
3.	No. of possessions given to allottees	
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 1BHK - 2 BHK, - 3 BHK 4 BHK - 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

Rajgharana Associates Pvt. Ltd.



Director

XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : **RAKESH NAYAK**

Contact No : **9910347948**

Email id : **Rajgharana Associates@gmail.com**

Address : **Belagachia, Darbhanga - 846004 (BIHAR)**

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

Rajgharana Associates Pvt. Ltd.

PromoterName:



Director

Date: **15/10/24**