



HARI NAGAR

GROUP HOUSING

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending Dec 2024

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U45200BR2011PTC017708	Name of Firm	BALPRADA BUILT PVT. LTD.
Firm Address :	LIG - A010, PHASE-I, ASHIANA NAGAR, PATNA		
Total Experience of promoter in Real Estate sector	25 Years Approx		
Total Experience in Real Estate after Implementation of RERA	6 Years Approx		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum 4. Plotted project	Residential N/A N/A	04
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum 4. Plotted project	Residential N/A N/A N/A	01(ongoing)

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00070-2/248/R-440/2019	Name of Project/Phase of Registered Project	HARI NAGAR GROUP HOUSING
Name of Promoter	SUMAN KUMAR SINGH	Project Address	NH-139, NEAR AIIMS, BHUSAULA, DANAPUR, PATNA
Name of Co-promoter	VIKASH KUMAR SINGH		
Project Registration is valid up to	02/03/2024 (APPLIED FOR EXTENSION)		
Starting date of Project or Phase of the Project	01/06/2018		
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	09/12/2023		

Balprada Built Pvt. Ltd.

Managing Director

Developed By:- **BALPRADA BUILT PVT. LTD.**

H.O.:- 312, 5th Floor, Adharshila Complex, Near RBI, South Gandhi Maidan, Patna - 800001, Bihar

+91-9155597001 | +91-8757763090 | +91-8986925058

website : balprada.com, e-mail: harinagar_11@yahoo.co.in, hngh@balprada.com

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area(sqft.	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - 51	Total Number of Apartments in Landowner's share - 57
Tower - I	1. 1 BHK	NILL		108	1. Booked 04 / Allotted - 2. Sold- 46	3. Booked Allotted 57 Sold
	2. 2 BHK, -	48	33648			
	3. 3 BHK	16	15696			
	4. 3 BHK	16	16544			
	5. 3 BHK	16	16768			
	6. P. H	06	8412			
	7. P. H	02	3828			
	8. P. H	02	3860			
	9. P. H	02	3464			
					Percentage of booking 98 %	Percentage of booking 100 %

BLOCK NO.	Apartment Type	No.	Carpet Area	Total No. of Sanctioned Apartments	Total No. of Aprtments in Promoter's Share- 12	Total No. of Apartments in Landowner's Share- 24
TOWER - II	1. 1 BHK	NILL		36	1. Booked/ Alloted -1 2. Sold - 10	1. Booked / Alloted -24 2. Sold
	2. 2 BHK	16	13184			
	3. 3 BHK	16	15424			
	3. P.H	02	3224			
	4. P.H	02	3506			
					Percentage of Booking 83 %	Percentage of Booking 100 %

BLOCK NO.	Apartment Type	No.	Carpet Area	Total No. of Sanctioned Apartments	Total No. of Apartments in Promoter's Share- 98	Total No. of Apartments in Landowner's Share- 94
TOWER - III	1. 1 BHK	NILL		192	1. Booked/ Alloted -88 2. Sold - Not start	1. Booked / Alloted -94 2. Sold
	2. 2 BHK	44	36256			
	3. 3 BHK	44	42416			
	3. 3 BHK	72	76608			
	4. 3 BHK	16	19440			
	5. P. H	04	6548			
	6. P.H	04	6948			
	7. P.H	06	12144			
	8. P.H	02	4630			
					Percentage of Booking 90 %	Percentage of Booking 100 %

Balprada Built Pvt. Ltd.

 Managing Director

BLOCK NO.	Apartment Type	No.	Carpet Area	Total No. of Sanctioned Apartments	Total No. of Apartments in Promoter's Share- 36	Total No. of Apartments in Landowner's Share- 36
TOWER - IV	1. 1 BHK	NILL	.....	72	1. Booked / Allotted - 23	1. Booked / Allotted -36
	2. 2 BHK	22	18128		2. Sold - Not Start	2. Sold
	3. 3 BHK	22	20944		Percentage of Booking 64 %	Percentage of Booking 100 %
	3. 3 BHK	22	21230			
	4. P.H	02	3276			
	5. P. H	02	3500			
	6. P.H	02	3520			

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

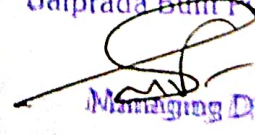
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
I - IV	519	1. Booked/Allotted	329
		2. Sold	61

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	MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE, GOVT OF INDIA	11-01-2018	14-08-2018	01
2.	Fire N.O.C.	STATE FIRE OFFICER, BIHAR	16-11-2017	30-11-2017	02
3.	Water Supply Permission	MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE, GOVT OF INDIA	11-01-2018	14-08-2018	
4.	NOC from Airport Authority of India	AIRPORT AUTHORITY OF INDIA, EASTERN REGION, KOLKATA		31-08-2017	03
5.	Other Approval(s), if any, required for the Project.				

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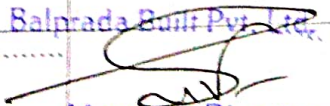
VI. Construction Progress of the Project

1. Plan Case No. PMAA/PRN/BHUSAULA DANAPUR/PHULWARISHARIF/109/2018(To beaded for each Building / Wing)

S. No.	Tasks / Activity	Percentage of actual work done As on date of the Certificate) (3)				Expected Completion date in (dd/mm//yyy) Format
		Tower (I)	Tower (II)	Tower (III)	Tower (IV)	
1.	Excavation (if any)	100 %	100 %	100 %	100 %	
2.	Basements (if any)	NILL	NILL	100 %	100 %	
3.	Podiums (if any)	NILL	NILL	95 %	80%	31/01/2025
4.	Plinth	100 %	100 %	100 %	100 %	
5.	Stilt Floor	100 %	100 %	100 %	100%	
6.	Slabs of Super Structure	100 %	100 %	100 %	70 %	31/03/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100 %	100%	70 %	5 %	30/06/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100 %	100% %	40 %	NILL	31/07/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100 %	100 %	NILL	NILL	30/08/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100 %	100 %	NILL	NILL	31/08/2025
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%	90 %	NILL	NILL	31/08/2025

Balprada Built Pvt. Ltd.
Managing Director

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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	75 %	31/08/2025
2.	Water Supply	YES	70 %	31/08/2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	80 %	31/08/2025
4.	Storm Water Drains	YES	40 %	31/08/2025
5.	Landscaping & Tree Planting	YES	60 %	31/08/2025
6.	Street Lighting	YES	55 %	31/08/2025
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	YES	50 %	31/08/2025
11.	Energy Management	NO	.....	
12.	Fire Protection and Fire Safety Requirements	YES	40 %	31/08/2025
13.	Closed Parking	YES	50 %	31/08/2025
14.	Open Parking	YES	50 %	31/08/2025
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	40 %	31/08/2025
16.	Others (Option to Add More)	.....	.....	Balprada Build Pvt. Ltd.  Managing Director

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

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	NO		
2.	Water Supply	NO		
3.	Sewerage Chambers Septic Tank	NO		
4.	Drains	NO		
5.	Parks, Land Scaping and Tree Planting	NO		
6.	Street Lighting	NO		
7.	Disposal of sewage & sullage water	NO		
8.	Water conservation/Rain Water Harvesting	NO		
9.	Energy Management	NO		

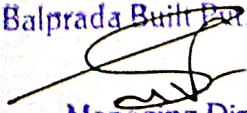
Balprada Built Pvt. Ltd.


Managing Director

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

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	(38156308346)
2.	Estimated Cost of the Project including land cost at the start of the Project	1,23,69,36,552.00
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	Opening Balance as on date (01.10.2024)	56,83,596.12
6.	Amount received during the Quarter (A)	3,61,87,566.00
7.	Actual Cost Incurred during the Quarter (B)	3,52,54,365.76
8.	Net amount at end of the Quarter (C)	66,16,796.36
9.	Total expenditure on Project till date	.....
10.	Cumulative fund collected till the end of Quarter in question	55,22,66,532.25
11.	Cumulative expenditure done till the end of Quarter in question	58,48,90,321.01

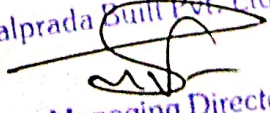
XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

Balprada Built Pvt. Ltd.

Managing Director

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	Nil
2.	Name of Parties	Nil
3.	No of Execution Cases against this project Case No. Name of Parties	Nil
4.	No of Suo - Moto cases against this project Case No. Name of Parties	Nil
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	Nil
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	00
2.	Agreement for Sale	06
3.	No. of possessions given to allottees	144
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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.

Balprada Built Pvt. Ltd.

 Managing Director

Signature of Promoter

Name: SUMAN KUMAR SINGH

Date: 15.01.2025



Govind Sinha & CO
Chartered Accountants

CA Govind Kumar Sinha

+91 99347 43600

cagovind.sinha@gmail.com

CA FUND UTILIZATION CERTIFICATE

Report on Statement of Accounts on project fund utilization and withdrawal by "BALPRADA BUILT PVT. LTD." for the period from 1st OCTOBER, 2024 to 31st DECEMEBR, 2024 with respect to Bihar RERA Registration No.: BRERAP00070-2/248/R-440/2019

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
2. We have obtained all necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of [Promoter] for the period ended **31st DECEMEBR, 2024** and hereby certify that:
 - a. M/s **BALPRADA BUILT PVT. LTD.** (Promoter) have completed Excavation work 100% of Tower I, II, III and IV and other work completed as per completion certificate issued by the Registered Engineer of the project (copy of the certificate attached as Annexure - I) titled **HARI NAGAR GROUP HOUSING**, Bihar RERA Registration No. **BRERAP00070-2/248/R-440/2019** located at NH-139, NEAR AIIMS, BHUSAULA DANAPUR, PATNA.
 - b. Amount collected during the quarter 01/10/2024 to 31/12/2024 this project is of **Rs. 3,61,87,566.00/- (Rupees Three Crore Sixty One Lakh Eighty Seven Thousand Five Hundred and Sixty Six Only)**.
 - c. Actual Cost Incurred during the quarter 01/10/2024 to 31/12/2024 for this project is **Rs. 3,52,54,565.76/- (Rupees Three Crore Fifty Two Lakh Fifty Four Thousands Five Hundred Sixty Five and Seventy Six paisa only)**.



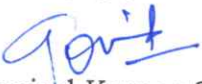
d. However, promoter have incurred Rs. **57,63,19,249.01/- (Rupees Fifty Seven Crore Sixty Three Lakh Nineteen Thousands Two Hundred Forty Nine and One Paisa)** against Onsite expenditure for development of entire project including cost of construction as per above, i.e. salaries, consultants fees, site 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/indirectly incurred to complete the construction of the entire phase of the project registered till end of the quarter.

4. We certify that **BALPRADA BUILT PVT. LTD.** has utilized the amounts collected for the project **HARI NAGAR GROUP HOUSING**, only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

(If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions): Nil

Yours Faithfully,

For GOVIND SINHA & CO
Chartered Accountants
FRN: 036315C


CA Govind Kumar Sinha
Proprietor
M. No. 426588
UDIN: 25426588BMINQS3928



Date : 15/01/2025
Place : PATNA

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 15-01-2025

To,
The Managing Director
Balprada Built Pvt. Ltd.
312, 5th Floor, Adharshila Complex,
Near RBI, South Gandhi Maidan, patna

Subject: Certificate of Percentage of Work executed in the project

Having 4 Buildings bearing the registration no. BRERAP00070-2/248/R-440/2019 and being developed on the Plot bearing Thana No. 40 & 41 khata No.(63,40,16,57,02,32, 29,40,30,45,21,402,09,306,295,14,73) khesra / Plot No (46,52,59,1282,1349,1350, 45,40,41,42,43, 45,47,48,49, 50,51,55,56,60,92,93,1330,1345,1346,1347,1348,1283) Mauza - Bhusaula Danapur & Mohammadpur Korji , Near AIIMS, Phulwarisharif, Patna- 801505

Sir,

Admeasuring 18105.82 Sq.mts. area for Tower 1, Tower 2, Tower 3, & Tower 4 being developed

by the Promoter Balprada Built Pvt. Ltd.

We at Mass N Void Design Consultant (I) pvt.Ltd. have undertaken assignment as Architect certifying Percentage of execution of Work of the 4 Buildings of Harinagar Group Housing Following technical professionals are appointed by Owner / Promoter: —

- (i) M/s MASS N VOID DESIGN CONSULTANT (I) PVT. LTD. as Architect;
- (ii) M/s MASS N VOID DESIGN CONSULTANT (I) PVT. LTD. as Structural Consultant
- (iii) M/s MASS N DESIGN CONSULTANT PVT. LTD. as Mechanical/Electrical/Plumbing
- (iv) M/s MASS N VOID DESIGN CONSULTANT (I) PVT. LTD as Site Supervisor work

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 each of the building/Wing of the Real Estate Project as registered *vide* number BRERAP00070-2/248/R-440/2019 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

S. No.	Tasks / Activity	Tower (I)	Tower (II)	Tower (III)	Tower (IV)
1.	Excavation (if any)	100 %	100 %	100 %	100 %
2.	Basements (if any)	NILL	NILL	100 %	100 %



3.	Podiums (if any)	NILL	NILL	95 %	80 %
4.	Plinth	100 %	100 %	100 %	100 %
5.	Stilt Floor	100 %	100 %	100 %	100 %
6.	Slabs of Super Structure	100 %	100 %	100 %	70 %
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100 %	100%	70 %	5 %
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100 %	100 %	40 %	NILL
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100 %	100 %	NILL	NILL
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100 %	100 %	NILL	NILL
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.	90%	90 %	NILL	NILL

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
1	Internal Roads & Footpaths	YES	75 %	
2	Water Supply	YES	70 %	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	80 %	
4.	Storm Water Drains	YES	40 %	
5.	Landscaping & Tree Planting	YES	60 %	
6.	Street Lighting	YES	55 %	

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	YES	50 %	
11.	Energy Management	NO	.....	
12.	Fire Protection and Fire Safety Requirements	YES	40 %	
13.	Closed Parking	YES	50 %	
14.	Open Parking	YES	50 %	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	40 %	
16.	Others (Option to Add More)	.....	.....	

Your faithfully

Pranav Kumar
 B. Arch (Hons) IIT KGP
 Reg. No. of COA: CA/95/18898
 PMC Emp. No.: AR/57/15

(MASS N VOID DESIGNCONSULTANT (I) PVT. LTD