FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **December** of **2024**

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deedno/LLP Details/Any other registration with MSME Or Govt. Bodies	U45200BR2015PTC025398	**Name of Firm**	Green Ghar Infrastructure And Construction P Ltd.
Firm Address:	Flat No:- 403C, Ashiyana Plaza, Bhagwanpur Chowk, Muzaffarpur, Bihar-842001		
Total Experience of promoter in Real Estate sector	8 Year 9 Month		
Total Experience in Real Estate after Implementation of RERA	6 Year 6 Month		
No of Project done BeforeImplementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential-01 (Green Ghar)	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	Residential-03 (Green Height, Green Ghar Ext-01, Phase-III), Green Ghar Ext-01, Phase-II	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00190 012/31/R-1736/2024	**Name of Project/Phaseof Registered Project**	GREEN GHAR EXT-01, PHASE-II
Name of Promoter	Green Ghar Infrastructure And Construction P Ltd.	**Project Address**	DIGHARA RAMPUR SAH, MUZAFFARPUR, BIHAR
Name of Co-promoter	NO		
Project Registration is valid up to	25-12-2027		
Starting date of Project or Phase of the Project	20-05-2023		
Type of Project or Phase of theProject	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by theCompetent Authority	15-04-2028 Muzaffarpur Planning Area Authority		

Green Ghar Infrastructure & Cons. Pvt. Ltd.
Managing Director

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area (Sq. Ft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share		Total Number of Apartments in Landowner's share	
MANGALAM	3BHK Bungalow	06	1045.93 sq.ft.	01	Booked Or Allotted	03	Booked Or Allotted	02
					Sold	00	Sold	00
					Percentage of booking		Percentage of booking	
					75%		100%	

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

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

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	NA			
2.	Fire N.O.C.	NA			
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.	NA			

VI. Construction Progress of the Project

1. Plan Case NO:- **32/2023** Dated 15-04-2023

Details Attached in **Table-A** Below;

Green Ghar Infrastructure & Cons. 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 (31-12-2024)**	**Expected Completion date**
(1)	**(2)**	**(3)**	**(4)**	**(5)**
1.	Internal Roads & Footpaths	Yes	Not Start	15/12/2027
2.	Water Supply	Yes	Not Start	15/12/2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	Not Start	15/12/2027
4.	Storm Water Drains	Yes	Not Start	15/12/2027
5.	Landscaping & Tree Planting	Yes	Not Start	15/12/2027
6.	Street Lighting	Yes	Not Start	15/12/2027
7.	Community Buildings	NO	NO	NO
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NO	NO
9.	Solid Waste Management & Disposal	NO	NO	NO
10.	Water Conservation / Rain Water Harvesting	Yes	Not Start	15/12/2027
11.	Energy Management	NO	NO	NO
12.	Fire Protection and FireSafety Requirements	Yes	NO	NO
13.	Closed Parking	Yes	Yes	15/12/2027
14.	Open Parking	NO	NO	NO
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	Not Start	15/12/2027
16.	Others (Option to AddMore)	No	NO	NO

Green Ghar Infrastructure & Cons. Pvt. Ltd.
Managing Director

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
DETAILS		**PROPOSED YES/NO.**	**PERCENTAGE OF ACTUAL WORK DONE (31-12-2024)**	**Expected Completion**
1.	Internal Roads and foot paths	NA	NA	NA
2.	Water Supply	NA	NA	NA
3.	Sewerage Chambers Septic Tank	NA	NA	NA
4	Drains	NA	NA	NA
5.	Parks, Land Scaping and Tree Planting	NA	NA	NA
6.	Street Lighting	NA	NA	NA
7.	Disposal of sewage & sullage water	NA	NA	NA
8.	Water conservation/Rain Water Harvesting	NA	NA	NA
9.	Energy Management	NA	NA	NA

Green Ghar Infrastructure & Cons. Pvt. Ltd.
Managing Director

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

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	**Particulars (2)**	**Amount (In Rs.) (3)**
1.	Project Account No.	**18970210001707 (30%) 18970210001691 (70%) 18970210001684 (Collection A/C)**
2.	Estimated Cost of the Project including land cost at the start of the Project	**150 (Lakhs)**
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	21.25 (Lakhs)
4.	Any Variation in Development Cost which is declared at the start of the Project .	No
5.	Amount received during the Quarter	8,57,620.00
6.	Actual Cost Incurred during the Quarter	8,57,620.00
7.	Net amount at end of the Quarter	50,000.00
8.	Total expenditure on Project **till date**	**30,57,620.00/-**
9.	Cumulative fund collected till the end of Quarter in question	No
10.	Cumulative expenditure done till the end of Quarter in question	No

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NO

Green Ghar Infrastructure & Cons. Pvt. Ltd.
Managing Director

XII. MISCELLANEOUS		
A	**List of Legal Cases (if any) – On Project / Promoter**	
1.	**Case No.**	NO
2.	**Name of Parties**	NO
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 thisproject** **Case No.** **Name of Parties**	NO
B	**Sale/Agreement for Saleduring the Quarter**	
1.	**Sale Deed**	NO
2.	**Agreement for Sale**	02
3.	**No. of possessions given to allottees**	00
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.

Green Ghar Infrastructure & Cons. Pvt. Ltd.
Managing Director

Signature of Promoter
Name: SHAHID AHMED
Date: 31-12-2025

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:- 31-12-2024

To,

GREEN GHAR INFRASTRUCTURE
AND CONSTRUCTION PVT. LTD.
Flat No:-403C, Ashiyana Plaza, Bhagwanpur Chowk,
Muzaffarpur, Bihar-842001

Subject: Certificate of Percentage of Work executed in the project of **Green Ghar EXT-01 PHASE-II** having **06 No. of Building(s)/Wing(s)** of the **06 Unit** bearing the registration no. **BRERAP00190 012/31/R-1736/2024.**and being developed on the Plot bearing Khata No. 410 Plot No. 2243, demarcated by its boundaries (**26.0712687** and **85.4189037** of the end points) of the land Area **1011.62** Sq. Mtr. situated in Kanhauli Vishnudat Panchayat Area, Mauza:- Dighra Rampur Sah, Thana No:- 276, Block Mushari, division Muzaffarpur District Muzaffarpur, Bihar PIN 842001, admeasuring **664.62** sq.mts., area being developed by the Promoter GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD.

Sir,

I **Ar. MD. RASHID** have undertaken assignment as Architect of certifying Percentage of execution of Work of the 06 no. of Building(s)/ Wing(s) of the 06 Unit of the Project, situated on the plot bearing Khata No. 410 Plot No. 2243, demarcated by its boundaries (**26.0712687** and **85.4189037** of the end points) of the land Area **1011.62** Sq. Mtr. situated in Kanhauli Vishnudat Panchayat Area, Mauza:- Dighra Rampur Sah, Thana No:- 276, Block Mushari, division Muzaffarpur District Muzaffarpur, Bihar PIN 842001, admeasuring **664.62** sq.mts., area being developed by the Promoter GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD.

1. Following technical professionals are appointed by Promoter: ––

(i) Mr. Ar. Md. Rashid as Architect;
(ii) Mr. Er. SADAN KHAN as Structural Engineer
(iii) Mr. Er. Gautam Kumar as Civil Engineer
(iv) Mr. Ramesh Kumar as Site Supervisor
(V) Mr. Janisar Alam As Electrical & Plumbing Consultant

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 **BRERAP00190 012/31/R-1736/2024** 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.**

ARCHITECT
MD. RASHID
COA NO:-CA/2019/109716

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 & Footpaths.	**Yes**	**0% Done**	**On Progress**
2	Water Supply	**Yes**	**0% Done**	**On Progress**
3	Sewerage (chamber, lines, Septic Tank, STP)	**Yes**	**0% Done**	**On Progress**
4	Storm Water Drains	**Yes**	**0% Done**	**On Progress**
5	Landscaping & Tree Planting.	**Yes**	**0% Done**	**On Progress**
6	Street Lighting	**Yes**	**0% Done**	**On Progress**
7	Community Buildings	**No**	**No**	**No**
8	Treatment and disposal of sewage and sullage water	**No**	**No**	**No**
9	Solid Waste management & Disposal.	**No**	**No**	**No**
10	Water conservation, Rain water harvesting.	**Yes**	**0% Done**	**On Progress**
11	Energy management	**No**	**No**	**No**
12	Fire protection and fire safety requirements	**Yes**	**No**	**No**
13	Electrical meter room, sub-station, receiving station.	**Yes**	**0%**	**On Progress**
14	Others (Option to Add more).	**No**	**No**	**No**

Yours Faithfully,
Signature & Name

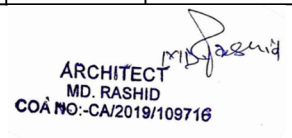


Ar. Md. Rashid
COA NO:- CA/2019/109716

V. Construction Progress of the Project As on 31-12-2024

TABLE-A

Building / Wings No.	Excavation	Number of Plinth	Number of Podiums	Stilt Floor	Number of Slabs of Super Structure	Internal Walls, Internal Plaster, Floorings within Premises, Doors and Windows to each of the Premises	Sanitary Fittings within the Premises, Electrical Fitting within the Premises.	Staircases, and Lobbies at each Floor level connecting Staircases, Overhead Water Tanks.	The external plumbing and external plaster, elevation, completion of terraces With IPS Flooring	Installation of water pumps, Electrical fittings to common Areas, electro, mechanical equipment, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation / Completion Certificate.
	1	2	3	4	5	6	7	8	9	10
PE-01	100%	100%	N.A	N.A	100%	100%	50%	100%	50%	50%
PE-02	100%	100%	N.A	N.A	50%	50%	0%	10%	0%	0%
PE-03	100%	100%	N.A	N.A	50%	10%	0%	0%	0%	0%
PE-04	0%	0%	N.A	N.A	0%	0%	0%	0%	0%	0%
PE-05	0%	0%	N.A	N.A	0%	0%	0%	0%	0%	0%
PE-06	0%	0%	N.A	N.A	0%	0%	0%	0%	0%	0%



FORM No. 2
[Regulation 3]
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:- 31-12-2024

To,

GREEN GHAR INFRASTRUCTURE
AND CONSTRUCTION PVT. LTD.
Flat No:-403C, Ashiyana Plaza, Bhagwanpur Chowk,
Muzaffarpur, Bihar-842001

Subject : Certificate of Cost Incurred for Development of **GREEN GHAR EXT-01, PHASE-II** for Construction of **06** no. of building(s)/ Wing(s) of the **BRERAP00190 012/31/R-1736/2024** situated on the Plot bearing Khata No. 410 Plot No. 2243, demarcated by its boundaries (**26.0712687** and **85.4189037** of the end points) of the land Area **1011.62** Sq. Mtr. situated in Kanhauli Vishnudat Panchayat Area, Mauza:- Dighra Rampur Sah, Thana No:- 276, Block Mushari, division Muzaffarpur District Muzaffarpur, Bihar PIN 842001, admeasuring **664.62** sq.mts., area being developed by the Promoter GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD.

Ref: Bihar RERA Registration Number **BRERAP00190 012/31/R-1736/2024**

Sir,

I **Er. SADAN KHAN** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **06** no. of Building(s)/ Wing(s) of the Green Ghar Project situated on the plot bearing Khata No. 410, Plot No. 2243 of Village Kanhauli Vishnudat Panchayat Area, Mauza:- Dighra Rampur Sah, Thana No:- 276, Block Mushari, division Muzaffarpur District Muzaffarpur, Bihar PIN 842001, admeasuring **664.62** sq.mts., area being developed by the Promoter GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD.

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

   (i) Mr. Ar. Md. Rashid as Architect;
   (ii) Mr. Er. SADAN KHAN as Structural Engineer
   (iii) Mr. Er. Gautam Kumar as Civil Engineer
   (iv) Mr. Ramesh Kumar as Site Supervisor

2. We have estimated the cost of the completion to obtain Occupation 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 Schedule of rates (Building Construction Department Schedule Rate) 1500 Per Sq. ft. and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by Quantity Surveyor* appointed by Developer/Engineer, and the assumption of 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. 171.25 Lakhs**, (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(s) from the **Muzaffarpur**, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 30,57,620.00/-** (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 Muzaffarpur Rural Area Authority is estimated at **Rs.1,40,67,380.00/-** (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 / Wings No.	Total Estimated cost of the building	Cost incurred (Based on the Estimated cost)	Work done in % (As % of the estimated cost)	Balance Cost to be Incurred (Based on Estimated Cost)	Cost Incurred on Additional /Extra Items (Annexure-A)
	1	2	3	4	5
B-01	25,00,000/-	15,00,000/-	60%	10,00,000/-	
B-02	25,00,000/-	8,25,000/-	25%	16,75,000/-	
B-03	25,00,000/-	7,32,620/-	25%	17,67,380/-	
B-04	25,00,000/-		100%	25,00,000/-	
B-05	25,00,000/-		10%	25,00,000/-	
B-06	25,00,000/-		100%	25,00,000/-	
GRAND TOTAL	**1,50,00,000/-**	**30,57,620/-**	**20.38%**	**1,80,57,620/-**	

Er. Sadan Khar
B. Tech (Civil) A.M.I.E
MMC Lic No-03/2021

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 **31-12-2024** date of Registration is Rs. 21,25,000/-	**21,25,000/-**
2	Cost incurred as on **31.12.2024** (Based on the Estimated cost).	**2,45,000/-**
3	Work done in Percentage (As Percentage of the estimated cost).	**11.52%**
4	Balance Cost to be Incurred (Based on Estimated Cost).	**18,80,000/-**
5	Cost Incurred on Additional /Extra Items as on **N.A** not included in the Estimated Cost (Annexure A).	N.A

Yours Faithfully,



Er. SADAN KHAN
MMC, Lic No:- 03/2021

* 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.

Annexure A

List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

GPS Map Camer
Dighra Rampur Shah, Bihar, India
3cc9+crj, Dighra Rampur Shah, Bihar 843126, India
Lat 26.07126° Long 85.418775°
28/01/25 04:55 PM GMT +05:30
Google

GPS Map Camer
Dighra Rampur Shah, Bihar, India
3cc9+crj, Dighra Rampur Shah, Bihar 843126, India
Lat 26.071372° Long 85.418797°
28/01/25 04:56 PM GMT +05:30
Google

GPS Map Camera
Dighra Rampur Shah, Bihar, India
3cc9+crj, Dighra Rampur Shah, Bihar 843126, India
Lat 26.071373° Long 85.418834°
28/01/25 04:58 PM GMT +05:30
Google

GPS Map Camera
Dighra Rampur Shah, Bihar, India
3cc9+crj, Dighra Rampur Shah, Bihar 843126, India
Lat 26.071287° Long 85.418806°
28/01/25 04:56 PM GMT +05:30
Google

GPS Map Camera
Dighra Rampur Shah, Bihar, India
3cc9+crj, Dighra Rampur Shah, Bihar 843126, India
Lat 26.071172° Long 85.418843°
28/01/25 04:52 PM GMT +05:30
Google

GPS Map Camera
Dighra Rampur Shah, Bihar, India
3cc9+crj, Dighra Rampur Shah, Bihar 843126, India
Lat 26.071444° Long 85.418799°
28/01/25 04:57 PM GMT +05:30
Google

GPS Map Camera
Dighra Rampur Shah, Bihar, India
3cc9+crj, Dighra Rampur Shah, Bihar 843126, India
Lat 26.071333° Long 85.418827°
28/01/25 04:53 PM GMT +05:30
Google

GPS Map Camera
Dighra Rampur Shah, Bihar, India
3cc9+crj, Dighra Rampur Shah, Bihar 843126, India
Lat 26.071246° Long 85.4188°
28/01/25 04:55 PM GMT +05:30
Google


GPS Map Camer
Dighra Rampur Shah, Bihar, India
3cc9+crj, Dighra Rampur Shah, Bihar 843126, India
Lat 26.071256° Long 85.418777°
28/01/25 04:55 PM GMT +05:30
Google


GPS Map Camer
Dighra Rampur Shah, Bihar, India
3cc9+crj, Dighra Rampur Shah, Bihar 843126, India
Lat 26.071254° Long 85.418778°
28/01/25 04:55 PM GMT +05:30
Google