SUJEET SANGAM & CO
CHARTERED ACCOUNTANT
casujeetsrivastava@gmail.com
+91 9330613470

FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending Dec of 2024.

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP55049-1/ 09/R-1205/2021	Name of Project/Phase of Registered Project	BUDHAN PYARA APARTMENT
Name of Promoter	PYARA BUILDERS	Project Address	CHANDAUTI MORE, MAHAVIR COLONY, RAMPUR, GAYA
Name of Co-promoter	NA		
Project Registration is valid up to	01/10/2025		
Starting date of Project or Phase of the Project	15/01/2021		
Type of Project or Phase of the Project	1. Residential		
Period of validity of map by the Competent Authority	15/06/2023		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –48
BUDHAN PYARA APARTMENT	1. 1BHK –	0	0	48	1. Booked/ Allotted - 27/27 2. Sold - 0
	2. 2BHK –	24	16656		
	3. 3BHK –	24	21024		
	4. SHOP –	0	0		
	5. BUNGALOW –	0	0		
	6. PLOT –	0	0		

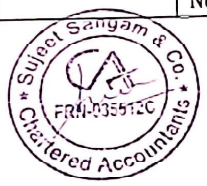
III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	0
BUDHAN PYARA APARTMENT	0	2. Sold	0

Sujeet Sangam & Co. Chartered Accountants FRN-035512C

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

V. Construction Progress of the Project

1. Building – BUDHAN PYARA APARTMENT

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

Sujeet Sangam & Co. FRN-035512C Chartered Accountants

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.	100%

VI. 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	100%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4.	Storm Water Drains	YES	100%	
5.	Landscaping & Tree Planting	NO	0%	
6.	Street Lighting	NO	0%	
7.	Community Buildings	NO	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	0%	
9.	Solid Waste Management & Disposal	NO	0%	
10.	Water Conservation / Rain Water Harvesting	YES	100%	
11.	Energy Management	NO	0%	

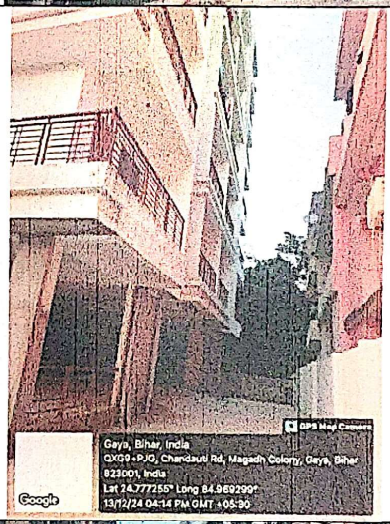
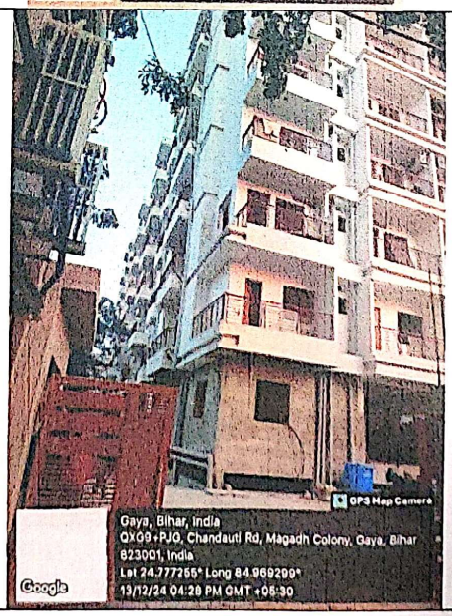
Sunil Sangam & Co. Chartered Accountants FRN-035512C

12.	Fire Protection and Fire Safety Requirements	YES	100%	
13.	Closed Parking	YES	100%	
14.	Open Parking	YES	100%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%	
16.	Others (Option to Add More)	NO	0%	

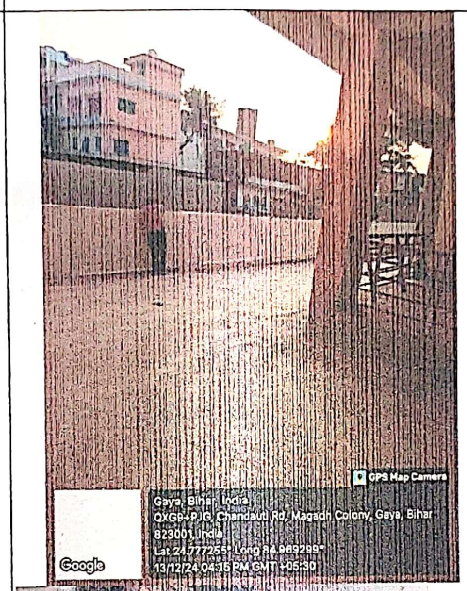
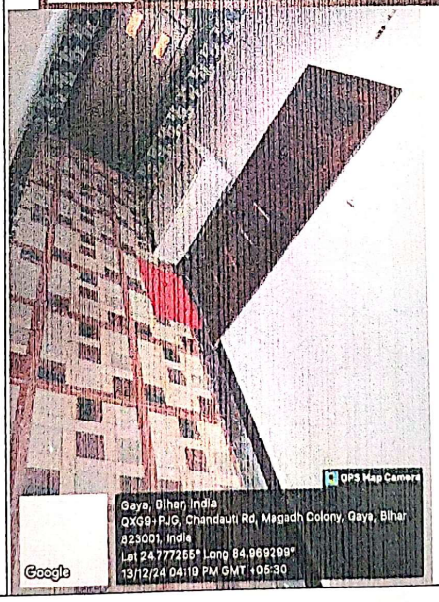
VI. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
1.	Internal Roads & Footpaths	NA	NA	
2.	Water Supply	NA	NA	
3.	Sewerage Chambers Septic Tank	NA	NA	
4.	Drains	NA	NA	
5.	Parks, Landscaping and Tree Planning	NA	NA	
6.	Street Lighting	NA	NA	
7.	Disposal of sewage & Sullage Water	NA	NA	
8.	Water conservation/ Rain Water Harvesting	NA	NA	
9.	Energy Management	NA	NA	

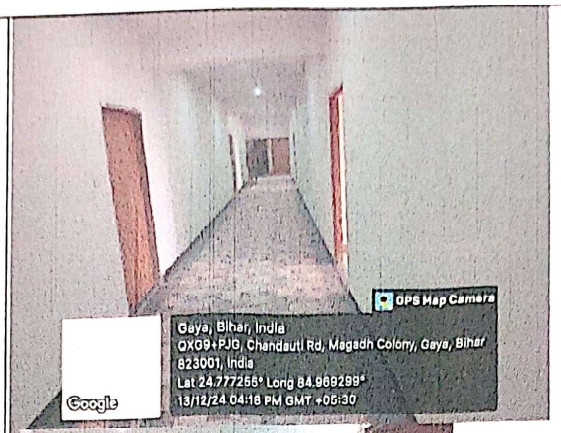
Sujeet Sangam & Co. Chartered Accountants FRN-035512C

VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation.	
	2.	Rear Elevation	
	3.	Side Elevation	

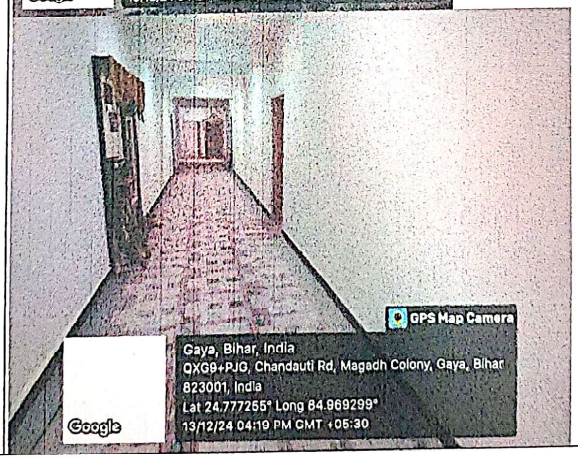
Sujeet Sangam & Co. Chartered Accountants FRN-035512C

			
(B)		Photograph of each floor	 

Sujeet Sangam & Co. FRN-035512C Chartered Accountants







Sujeet Sangam & Co.
Chartered Accountants
FRN-035512C

VIII. Financial Progress of the Project		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	385000210006034
2.	Estimated Cost of the Project including land cost at thestart of the Project	8,68,00,000/-
3.	Amount received during the Quarter	28,00,000/-
4.	Actual Cost Incurred during the Quarter	25,53,000/-
5.	Net amount at end of the Quarter	1,45,825/-
6.	Total expenditure on Project **till date**	6,13,89,503/-
7.	Cumulative fund Collected till the end of Quarter in question	5,11,97,100/-
8.	Cumulative expenditure done till the end of Quarter in question	6,13,89,503/-

IX. Details of Mortgage or Charge if any created
-
-

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NA

Sujoal Sangam & Co. Chartered Accountants FRN-035512C

2.	Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	25
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind? – ON TIME		

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.

For BUDHAN PYARA APARTMENT

Partner

Signature of Promoter

Name:

Date:

SUJEET SANGAM & CO.
Chartered Accountants
Firm Registration No. – 035512C

AR. MANISH KUMAR
C O.A. Regd. No -CA/2016/73816

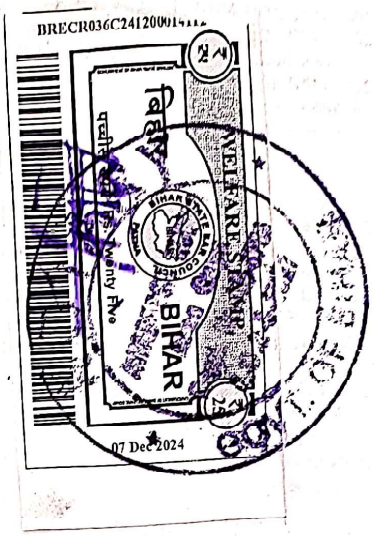
Sujeet Sangam & Co. FRN-035512C Chartered Accountants

CA. Sujeet Sangam
(Proprietor)
Membership No. – 464280
DATE: 20/12/2024
Place : Patna
UDIN: 24464280BKGWJB8422

INDIA NON JUDICIAL

Government of Bihar

e-Stamp



Certificate No.	:	IN-BR-2402361157
Certificate Issue Date	:	18-Dec-2024 12:49 PM
GRN No.	:	BHR20241200627286E
Unique Doc Reference	:	EST-BR-3500-2400043040
Party Name	:	PYARA BUILDERS
Purchased by	:	PYARA BUILDERS
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	1000 (One Thousand Only)
Reg. Fee (Rs.)	:	0 (Zero Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	0 (Zero Only)
Total Amount (Rs.)	:	1000 (One Thousand Only)

(Annexure 1)

Guidelines for formation of Allottees' Association by promoter to meet the obligations as per Section 11 (4) (e) of Real Estate (Regulation and Development) Act, 2016

These Guidelines are being issued for the limited purpose of formation of Association of Allottees in order to fulfil the mandate as prescribed in section 11(4) (e) of RERA Act, 2016 so that the names of the allottees/ Members on record and for reporting purpose in order to avoid any litigation and for the purpose of grievance redressal at the level of RERA Bihar.

Other functions of Association of Allottees as mandated in Section 11(4)(1) and other legal obligations for example execution of conveyance deed of common areas etc. to the Association of Allottees as mandated by Section 17 of the Act would be fulfilled by Association of Allottees after the Association of Allottees gets registered under appropriate law and with competent Authority as notified by State Government from time to time

IN 2402370352

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Modal Byelaws and other memorandum would be prepared as per the law prescribed by State Government.

The formation of association should be reported by the promoter to the Authority in the QPR using a non-judicial stamp of at least Rs. 1000/-

Article 1: Name and Address

1. Name: Budhan Pyara Apartment

The name of the association shall be [Budhan Pyara Apartment] Allottees Association

1. Office Address: Chandauti More, Mahavir Colony, Gaya

Article 2: Purpose and Objective

A. Purpose:

The primary purpose of the association is to safeguard the interests of all allottees and communications per Section 11 (4) (e) RERA Act, 2016. Promoter is responsible for formation of this association.

B. Objectives:

To represent the collective interests of the allottees.

To ensure transparency in dealings related to allotments,

To engage with relevant authorities for infrastructural development etc.

Article 3: Membership

There would be two committees in cash Association of Allottees:

General Body

All the allottees who have made bookings in the project would be members of the General Body by virtue of holding the status as Allottee.

ii. Executive Committee

All the members of the association, the General Body, would elect office bearers of the Executive Committee, one president, one secretary and one treasurer from amongst them as office bearers. In case, the total number of allottees in a real estate

project is less than 50, one additional post of joint secretary would be created. These office bearers would jointly constitute the executive committee and would be entitled to take up issues concerning allottees on their behalf. The elected office bearers would hold the post for a period of One years.

Article 4: Time of formation

Promoter shall form this Association of Allottees within a period of three months as soon as majority of allottees have made booking ie. the number of bookings exceeds half of the total number of units in a given real estate project.

Article 5: Filling the vacant posts of office bearers

In case any post of the office bearers becomes vacant for any reason (resignation/death etc.) The same shall be filled within three months from the date of Vacancy. The vacant post will be filled for remainder term of the person who vacared the office.

Members of the association would vote for election of the vacant post in same manner in which an office bearer is to be elected as mentioned in Article 4.

Article 6: Format for providing information about the association of allottees formed by the promoter as per Section 11 (4) (e) of RERA Act.

Name of Project:- Budhan Pyara Apartment

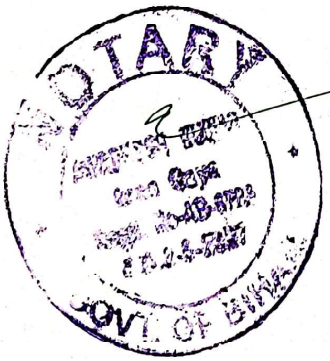
Name of Association:- Budhan Pyara Apartment Associates

Details of the Members of General Body (Details of Allottees)

Sl. No	Name of the Allottee	Flat No/Shop No	Parking Space	Mobile No of the Allottee	Address the allottee	Remarks
1.	Ningombam Linthoingambi Devi	Flat No – 201, 2nd Floor	Semibasement Parking No – 201	9431693017	Saketpuri Colony, Road No – 1, Katari Hill Road, Gaya 823001	
2.	Chandrashekhar Singh & Kumari Jyoti Mala	Flat No – 202, 2nd Floor	G.F Parking No – 202	9899974686	Ram Nagar Basti, Shastri Nagar, P.S – Rampur, Gaya 823001	

3	Pradeep Agarwal	Flat No – 203, 2nd Floor	Semibasement Parking No – 203	7463842594	Flat No – 301, Block-D, Pyara Gharana, Chandauti , Gaya 823001	
4	Rajni Devi Agarwal	Flat No – 204, 2nd Floor	G.F Parking No – 204	7463842594	Flat No – 301, Block-D, Pyara Gharana, Chandauti , Gaya 823001	
5	Sneha Kumari	Flat No – 205, 2nd Floor	G.F Parking No – 205	7004430810	Vill – Telmar, P.O – Telmar, P.S – Telmar, Dist – Nalanda 803204	
6	Vivek Kumar	Flat No – 206, 2nd Floor	G.F Parking No – 206	9934020985	Dr. Kishori Mohan Complex, Road No – 3, Gaya 823001	
7	Rahul Kumar	Flat No – 207, 2nd Floor	G.F Parking No – 207	9431224039	Jagdeo Nagar,Kharkhura, Delha, Gaya 823002	
8	Rohit Kumar	Flat No – 208, 2nd Floor	G.F Parking No – 208	7050504306	Jagdeo Nagar,Kharkhura, Delha, Gaya 823002	
9	Shalini Shweta	Flat No – 301, 3rd Floor	G.F Parking No – 301	8825154387	Mandraj Bigha, Chhotki Delha, Gaya 823002	
10	Vivek Kumar Jain & Soniya Jain	Flat No – 302, 3rd Floor	G.F Parking No – 302	8521237196	House No – 40, Saketpuri Road No – 1, Katari Hill Road, Gaya 823001	
11	Santosh Kumar	Flat No – 303, 3rd Floor	Semibasement Parking No – 303	9916023457	G.F 6 Towe A6 Tulip Lemon Society Sector 69 Badshahpur, Gurgaon 122101	

12	Pradeep Ram	Flat No – 304, 3rd Floor	G.F Parking No – 304	7309514877	Mansari Babhanpura, Dakhin, Mau Uttarpradesh 276129	
13	Nrapendra Vir Singh & Karuna Singh	Flat No – 305, 3rd Floor	G.F Parking No – 305	9838442121	Vill – Puraihar Veerankheda, Tehsil – Ghatampur, P.O – Gazipur, Dist – Kanpur Nagar, 209401	
14	Pawas Kumar and Arti Kumari Rai	Flat No – 306, 3rd Floor	G.F Parking No – 306	7905447307	Brij Enclave Colony, Sunderpur Varanasi Pin 221005	
15	Deepak Kumar Maurya	Flat No – 307, 3rd Floor	G.F Parking No – 307	9798694887	B-7, Tutors Block B, AN Medical College Hospital, Gaya 823001	
16	Archana Kumari	Flat No – 308, 3rd Floor	Semibasement Parking No – 308	9798694887	Q. No – H2/9, Q-Road, Bistupur, Jamshedpur, East Singhbhum 831001	
17	Vivek Kumar	Flat No – 401, 4th Floor	G.F Parking No – 401	9934020985	Dr. Kishori Mohan Complex, Road No – 3, Gaya 823001	
18	Raushan Kumar	Flat No – 402, 4th Floor	Semibasement Parking No – 402	9507733055	Dalsingh Sarai Kalyanpur, Bamola, Samastipur 848160	
19	Ram Varan Prasad	Flat No – 403, 4th Floor	G.F Parking No – 403	9934473203	Nilam Houe, Road No – 9, Magadh Colony, Gaya (Bihar) 823001	



20	Archana Kumari Sinha	Flat No – 404, 4th Floor	G.F Parking No – 404	7488887551	Road No – 1, Magadh Colony, Gaya 823001	
21	Anita Rai & Om Prakash	Flat No – 405, 4th Floor	G.F Parking No – 405	9608734159	Flat No – 302, Block D, Pyara Gharana Apartment, Chandauti, Gaya 823001	
22	Vivek Kumar	Flat No – 406, 4th Floor	G.F Parking No – 406	9934020985	Dr. Kishori Mohan Complex, Road No – 3, Gaya 823001	
23	Santosh Kumar Singh	Flat No – 407, 4th Floor	Semibasement Parking No – 407	9631352303	Indraath Khurd, P.O – Kastar Mhadeo, P.S – Bikramganj, Rohtas 802212	
24	Swati Kumari	Flat No – 408, 4th Floor	G.F Parking No – 408		Vill- Karmi Tiwari bigha, Rafiganj	
25	Sanjay Kumar Chandrawanshi	Flat No – 601, 6th Floor	G.F Parking No – 601	8002420723	Vill – Bara Guraru, P.O + P.S – Guraru, Dist – Gaya 824118	
26	Shatrughan Pd. Srivastava	Flat No – 602, 6th Floor	G.F Parking No – 602	9934333849	K.M Complex, Road No – 9, West Shastri Nagar, Gaya 823001	
27	Navlesh Kumar	Flat No – 608, 6th Floor	Semibasement Parking No – 608	7677242850	LIG 354, Shahid Bhagat Singh Colony, Mustafabad, Gaya 823001	

Details of the Office bearers

Sl. No	Post	Name of the office bearer	Flat No	Mobile no. of office bearer	Mobile No of the office bearer	Address of the Office bearer	Remarks
1.	President	Vivek Kumar	Flat No – 205, 2nd Floor	G.F Parking No – 205	9934020985	Budhan Pyara Apartment Chandauti More, Mahavir Colony, Gaya	
2	Secretary	Nrapendra Vir Singh	Flat No – 305, 3rd Floor	G.F Parking No – 305	9838442121	Budhan Pyara Apartment Chandauti More, Mahavir Colony, Gaya	
3	Treasurer	Om Prakash	Flat No – 405, 4th Floor	G.F Parking No – 405	9608734159	Budhan Pyara Apartment Chandauti More, Mahavir Colony, Gaya	

Undertaking:

We solemnly affirm, declare and undertake that all the details stated above are true to the best of our knowledge and nothing material has been concealed here. 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.

For BUDHAN PYARA APARTMENT

Partner

Signature & Stamp of Promoter

Dated 18-12-24

Solemnly affirmed before me

18/12/24

Gaya (Bihar) India

18-12-24

Signature of President

Signature of Secretary

Signature of Treasurer

BUDHAN PYARA APARTMENT ASSOCIATES

Stamp of Association of Allottees

18-12-24

NOTARY
GOVT. OF BIHAR

No 367 Dated 18-12-24
Solemnly affirmed before me
Notary Gaya (Bihar) India
18/12/24