

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (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. U45200BR2010PTC015758	Name of Firm	BALAJI DREAM HOMES PVT. LTD.
Firm Address :	B-34, MAGISTRATE COLONY, ROAD NO 4 ASHIANA NAGAR , PATNA, BIHAR, INDIA - 800025		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00162-3/1285/R-1136/2021	Name of Project/Phase of Registered Project	DREAM HOMES
Name of Promoter	BALAJI DREAM HOMES PVT. LTD.	Project Address	ASHOPUR ROAD, R.K. PURAM, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	10/08/2024		
Starting date of Project or Phase of the Project	12/02/2021		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	March-2024		

BALAJI DREAM HOMES PVT. LTD.

R. S. Sharma

REPRESENTATIVE

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
	1. 1 BHK			40	1. Booked / Allotted -18	3. Booked/ Allotted-NIL
	2. 2 BHK, -	16	10784.00		2. Sold-NIL	Sold -NIL
	3. 3 BHK	24	21964.00			
	4. Shop					
	5. Bungalow					
	6. Plot etc.				Percentage of booking	Percentage of booking

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	18
	40	2. Sold	NIL

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

BALAJI DREAM HOMES PVT. LTD.

R. S. Srinivasan

DIRECTOR

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be filled for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	N/A	
2.	Basements (if any)	100%	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor		
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%	
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	100%	

BALAJI DREAM HOMES PVT. LTD.

R. Suman

DIRECTOR

	as per Specifications in Agreement of Sale.		
	Any other activities		

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

BALAJI DREAM HOMES PVT. LTD.

R. J. S. S. S.

DIRECTOR

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

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			

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

BALAJI DREAM HOMES PVT. LTD.
R. S. Ramesh
 DIRECTOR

(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	



BALAJI DREAM HOMES PVT. LTD.

Risat

DIRECTOR



BALAJI DREAM HOMES PVT. LTD.
R. Soman
DIRECTOR

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	061605002280
2.	Estimated Cost of the Project including land cost at the start of the Project	11,33,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,10,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	2,53,96,460=00
6.	Actual Cost Incurred during the Quarter	2,27,50,000=00
7.	Net amount at end of the Quarter	26,53,986=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

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 this project Case No. Name of Parties	NO

BALAJI DREAM HOMES PVT. LTD.

R. S. 2007/001

DIRECTOR

B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
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 1 BHK- 2 BHK -16 3 BHK-24 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	
	FLAT NO.	FLAT TYPE
	102	3 BHK
	105	2 BHK
	110	3 BHK
	202	3 BHK
	203	2 BHK
	209	3 BHK
	210	3 BHK
	301	3 BHK
	302	3 BHK
	304	2 BHK
	306	2 BHK
	309	3 BHK
	403	2 BHK
	405	2 BHK
		Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
XV. BROCHURE /Prospectus		
XVI Grievance Redressal Officer		
Name : RAJIV RANJAN		
Contact No : 9304299432		
Email id : balajidreamhomes@gmail.com		
Address : B-34 Magistrate Colony,Road No-4,Ashiana Nagar,Patna 25		

BALAJI DREAM HOMES PVT. LTD.

R. J. Ranjan
DIRECTOR

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.

BALAJI DREAM HOMES PVT. LTD.

R. Santhosh

Signature of Promoter **PROMOTOR**

Name:

Date:

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 08-04-2025

To,

The BALAJI DREAM HOMES PVT. LTD.

B-34, Road no. 4 Magistrate Colony.

Ashiyanan Nagar Patna-800025

Subject: Certificate of Percentage of Work executed in the project having 1 No. of Building(s)/ Wing(s) of the Phase I bearing the registration no BRERAP00162-3/1285/R-1136/2021 and being developed on the Plot bearing Thana No 24, 30. khata no 151, 22, 221, 64 Survey Plot No. 716,715,717, 2174 demarcated by its boundaries (latitude 25.61693382 longitude 85.0355072) of the land-. -situated in village/Street R.K. Puram Block: Danapur Division: Danapur . District: Patna PIN..... admeasuring 3711.19 .sq.mts., area being developed by the Promoter[Name] BALAJI DREAM HOMES PVT. LTD .

Sir,

I Manoj Kumar have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the. Building(s)/Wing(s) of the first Phase of the Project,situated on the plot bearing Thana No 24, 30. khata no 151, 22, 221, 64 Survey Plot No. 716,715,717, 2174 demarcated by its boundaries (latitude 25.61693382 longitude 85.0355072) of the land-. -situated in village/Street R.K. Puram Block: Danapur Division: Danapur . District: Patna PIN..... admeasuring 3711.19 .sq.mts., area being developed by the Promoter[Name] BALAJI DREAM HOMES PVT. LTD .

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

- | | | |
|---------------------|--------------------|--|
| (i)M/s/ | M. K. & Associates | as L.S. / Architect; |
| (ii)M/s /Shri / Smt | vijay kumar | as Structural Consultant |
| (iii)M/s / | M. K. & Associates | as Mechanical/Electrical/Plumbing Consultant |
| (iv)M/s /Shri / Smt | Neeraj Kumar | as Site Supervisor |

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 of the building/Wing of the Real Estate Project as registered vide number BRERAP00162-3/1285/R-1136/2021 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**.

Manoj Kumar
MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

TABLE-A

Building /Wing Number I (To be prepared separately for each Building /Wing of the Project)

Sr.No	Tasks/Activity	Percentageofwork done
1	Excavation	N/A
2	Number of Basement(s)and Plinth	100 % Completed
3	NumberofPodiums	
4	StiltFloor	
5	NumberofSlabsofSuperStructure	100 % Completed
6	Internal Walls, Internal Plaster, Floorings withinFlats /Premises, Doors and Windows to each of the Flat/ Premises.	100 % Completed
7	Sanitary Fittings within the Flat/Premises ,Electrical Fittings with in the Flat/ Premises.	100 % Completed
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground WaterTanks.	100 % Completed
9	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	100 % Completed
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/ CRZNOC, finishing to entrance lobby/s, plinth protection ,paving fareasappurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate.	100 % Completed


MANOJ KUMAR
 (Architect)
 CoA No.-CA/2002/29414

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 & Foot-paths.	Yes		100 % Completed
2	Water Supply	Yes		100 % Completed
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes		100 % Completed
4	Storm Water Drains	N/A		
5	Landscaping & Tree Planting.	N/A		100 % Completed
6	Street Lighting	N/A		
7	Community Buildings	N/A		
8	Treatment and disposal of sewage and sullage water	N/A		
9	Solid Waste management & Disposal.	N/A		
10	Water conservation, Rain water harvesting.			
11	Energy management			
12	Fire protection and fire safety requirements	YES		100 % Completed
13	Electrical meter room, sub-station, receiving station.	N/A		
14	Others (Option to Add more).			

Yours Faithfully,



Signature &

Name.....**MANOJ KUMAR**

(IN BLOCK LETTERS) of L.S./

Architect (Registration No./License No.....)

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

FORM No. 2
[See 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 :08-04-2025

To,

The **BALAJI DREAM HOMES PVT LTD**
B-34 , Magistrate Colony Ashiyana nagar
Patna -80025

Subject: Certificate of Percentage of Completion of Construction Work of "**Dream Homes**" No. of Building(s) - 1 Wing(s)- 1 of the Project having BRERAP00162-3/1285/R-1136/2021 and being developed on Plot bearing Thana No 24 , 30 . khata no 151 , 22 , 221 , 64 Survey Plot No. 716,715,717 , 2174 demarcated by its boundaries (latitude 25.61693382 longitude 85.0355072) of the land-. -situated in village/Street R.K. Puram Block: Danapur Division:Danapur District:Patna PIN..... admeasuring 3711.19 .sq.mts., area being developed by the Promoter[Name] BALAJI DREAM HOMES PVT. LTD .

Ref: Bihar RERA Registration Number BRERAP00162-3/1285/R-1136/2021

Sir,

I/ We **Manoj Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the BALAJI DREAM HOMES PVT. LTD Project "**BALAJI DREAM HOMES**" Building(s) / Wing(s) of the - Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. . 716,715,717 , 2174 of **R. K . Puram Khagual Road danapur , Thana no.- 24 & 30 , Mauza – Mainpur Shankar , Danapur, District – Patna** admeasuring **3711.19** Sq. Mtr. area being developed by . BALAJI DREAM HOMES PVT. LTD.

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

- (i) M/s/Shri/Smt. **MANOJ KUMAR** as L.S. / Architect;
- (ii) M/s /Shri / Smt. **MUKESH KUMAR** as Structural Consultant
- (iii) M/s /Shri / Smt. M. K. & Associates as MEP Consultant
- (iv) M/s /Shri / Smt. **RAVI KUMAR** as Site Supervisor

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 under BRERAP00162-3/1285/R-1136/2021 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.

1. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. _____ (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 _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

Er. Mukesh Kumar
STRUCTURE ENGINEER
BR/00162/SE/23-0038

2. We have estimated the cost of the completion to obtain Occupancy 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 Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and 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. _____ (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 Occupancy Certificate / Completion Certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. _____ (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 _____ (planning Authority) is estimated at Rs. _____ (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 /Wing bearing Number _____ or called _____
(to be prepared separately for each Building /Wing of the Real Estate Project)**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. _____
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. _____
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. _____
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____

Er. Mukesh Kumar
 STRUCTURE ENGINEER
 BR/UDHD/SE/23-0038

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 _____ date of Registration is	Rs. _____
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. _____
3	Work done in Percentage (as Percentage of the estimated cost).	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. _____
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,


En. M. K. Kumar
 STRUCTURE ENGINEER
 BR/0071D/SE/23-0038

(Licence No.)

*** 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 Occupation 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