

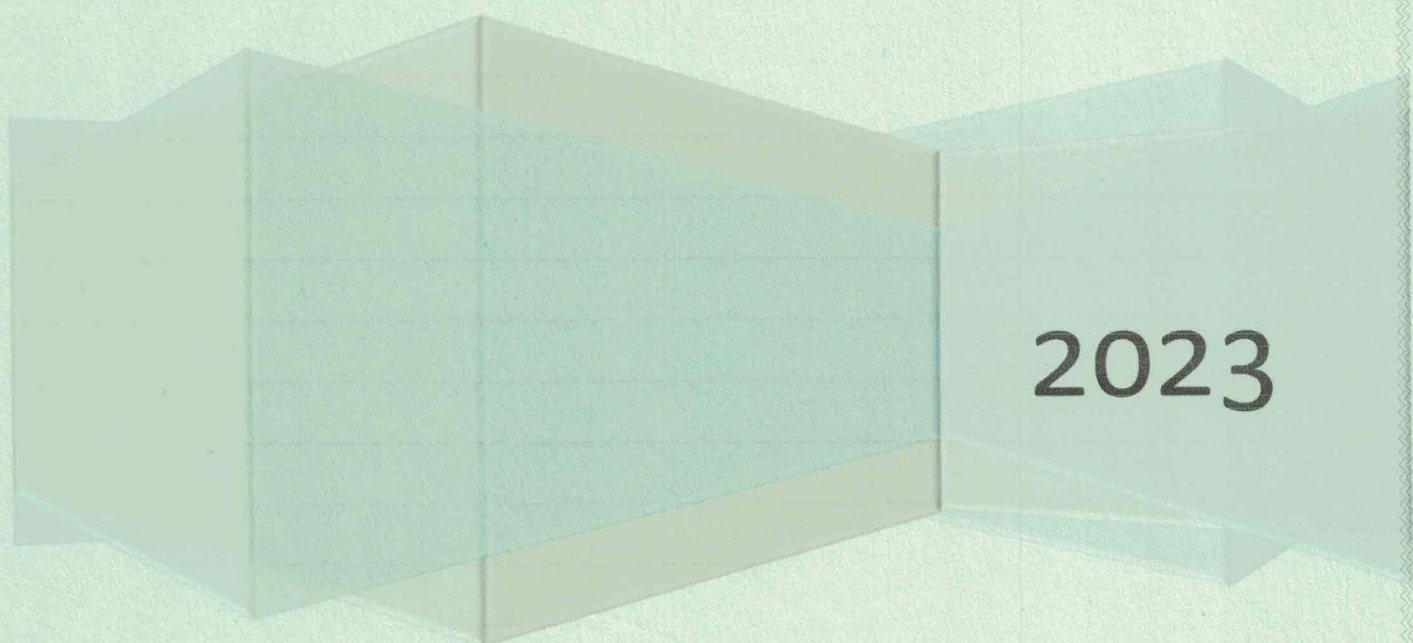
PROJECT NAME – DREAM HOMES

PROMOTER NAME –BALAJI DREAM HOMES PVT. LTD.

RERA REGISTARATION NO. BRERAP00162-3/1285/R-1136/2021

QUARTERLY PROGRESS REPORT FOR RERA, BIHAR

Period – JAN to MAR 2023



FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending March of 2023

I. 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	RK Puram Khagaul, 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	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Residential	
Period of validity of map by the Competent Authority	DEC-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 -
	1. 1 BHK	-			1. Booked/Allotted - 09
	2. 2 BHK,	- 16	10784.00		2. Sold -
	3. 3 BHK	- 24	21964.00	40	
	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	- 09
	40	2. Sold	-

R. Sanjan

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				
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				

V. Construction Progress of the Project

1. Building / Wing / Layout Number _____ (To beaded 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)	N/A
2.	Basements (if any)	N/A
3.	Podiums (if any)	
4.	Plinth	100%
5.	Stilt Floor	
6.	Slabs of Super Structure	5 (100%)
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	In Progress
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	In Progress

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9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Not Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Not 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.	Not Completed

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	Not Completed	
2.	Water Supply	YES	Not Completed	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	Not Completed	
4.	Storm Water Drains			
5.	Landscaping & Tree Planting			
6.	Street Lighting	NO		
7.	Community Buildings	NO		

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8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting			
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES		
13.	Closed Parking	YES	Not Completed	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station			
16.	Others (Option to Add More)			

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			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Landscaping and Tree Planning			
6.	Street Lighting			
7.	Disposal of sewage & Sullage Water			
8.	Water conservation/ Rain Water Harvesting			

R. Sankar

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

VIII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	061605002280
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Amount received during the Quarter	90,89,063=00
4.	Actual Cost Incurred during the Quarter	95,73,025=00
5.	Net amount at end of the Quarter	8,75,506=00
6.	Total expenditure on Project till date	
7.	Cumulative fund Collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

IX. Details of Mortgage or Charge if any created

X. MISCELLANEOUS
A List of Legal Cases (if any)

R. Santan

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 12-04-2023

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 (latitudelongitude) 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 (latitudelongitude) 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/Shri | Manoj Kumar | as L.S. / Architect; |
| (ii)M/s /Shri | Vijay Kuma | as Structural Consultant |
| (iii)M/s | M. K. & Associates | as Mechanical/Electrical/Plumbing Consultant |
| (iv)M/s /Shri | Niraj 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**.

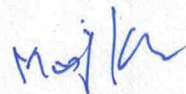

Manoj Kumar
(Architect)
Danapur Regd. No.
10/Arch/2015/NPDN

TABLE-A

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

Sr.No	Tasks/Activity	Percentage of work done
1	Excavation	N/A
2	Number of Basement(s) and Plinth	Plinth completed
3	Number of Podiums	
4	Stilt Floor	
5	Number of Slabs of Super Structure	All 5 Slabs Completed
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	In progress
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	Not Completed
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	Not Completed
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Not 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 condition of environment/CRZ NOC, finish ing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate.	Not Completed

Manoj Kumar
 (Architect)
 Danapur Regd. No.
 10/Arch/2015/NPDN

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		Not Completed
2	Water Supply	Yes		Not Completed
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes		Not Completed
4	Storm Water Drains	N/A		
5	Landscaping & Tree Planting.	N/A		
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		Not Completed
13	Electrical meter room, sub-station, receiving station.	N/A		
14	Others (Option to Add more).			

Yours Faithfully,



Signature &

Name Manoj Kumar

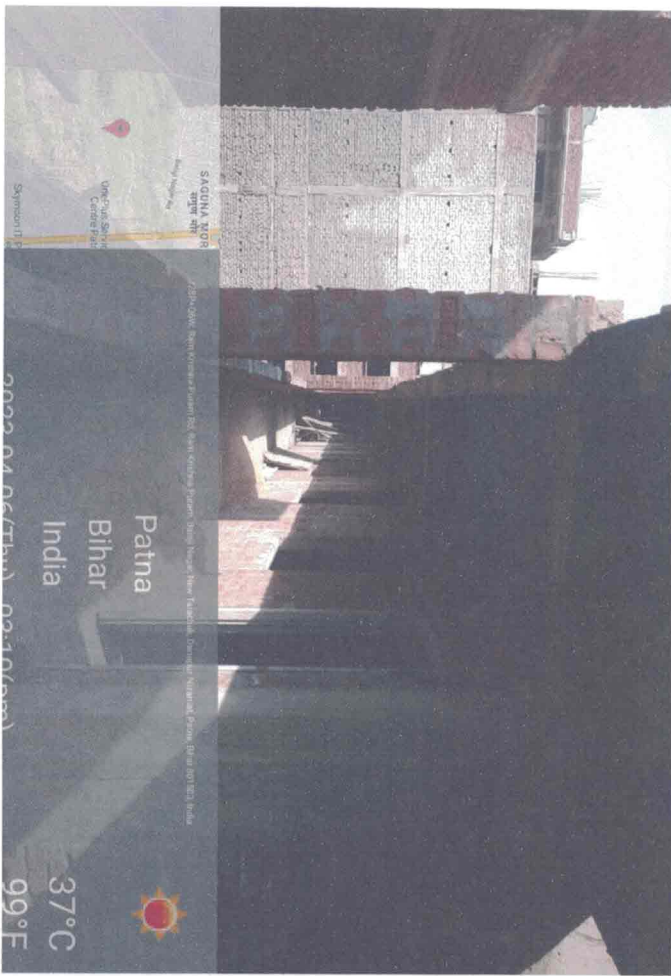
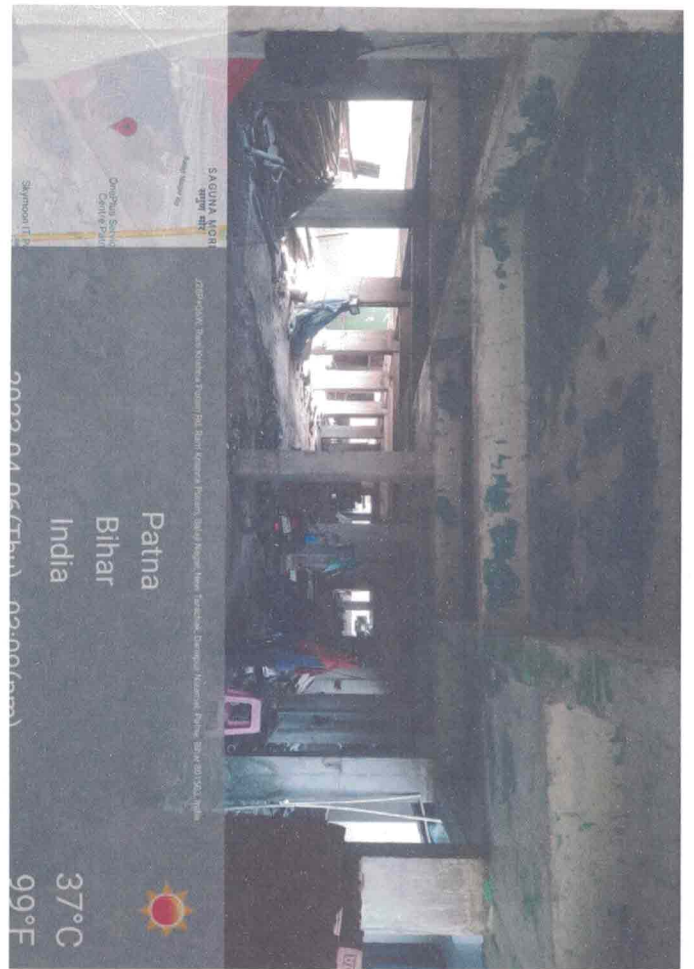
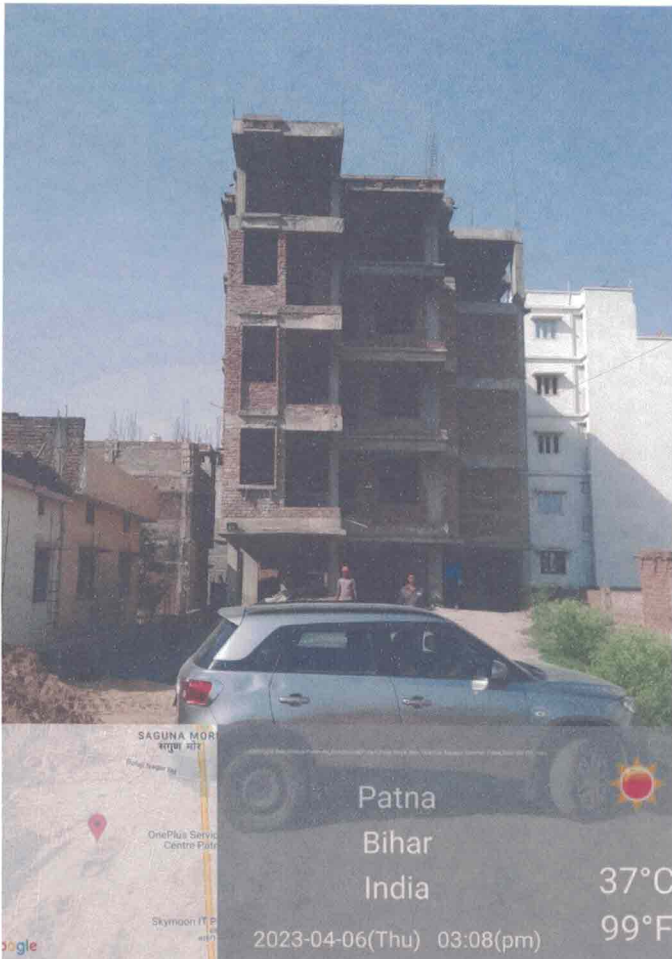
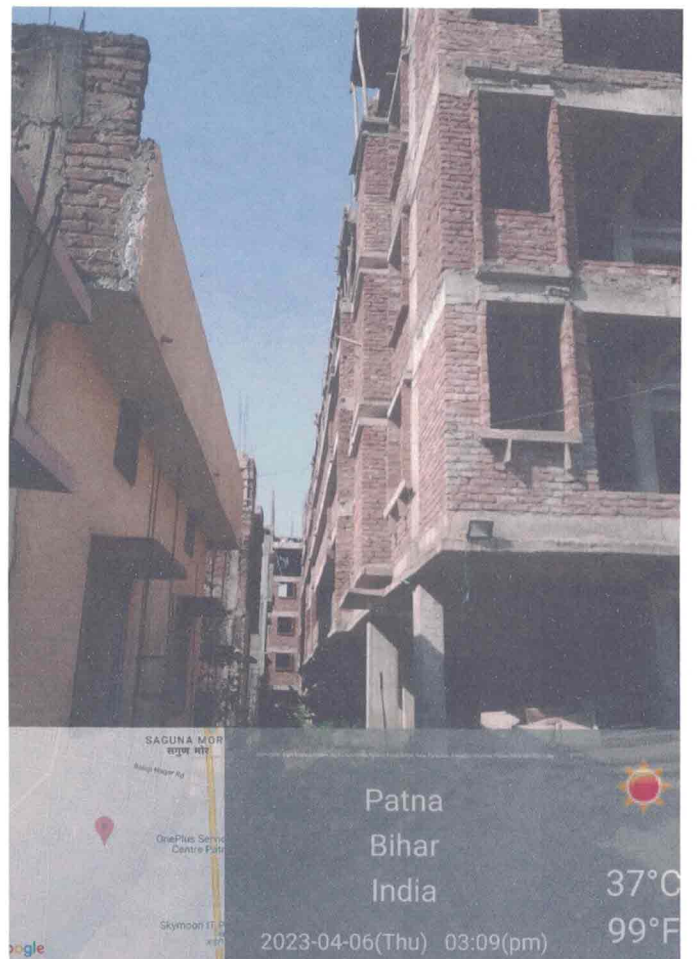
(IN BLOCK LETTERS) of L.S./

Architect (Registration No./License No. 10/Arch/2015/NDPN.)

Manoj Kumar

(Architect)

Danapur Regd. No.
10/Arch/2015/NPDN



R. S. Jaisan