

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	233/2024	Name of Firm	APNA GHAR ASSOCIATES
Firm Address:	Holding – 5, Ward No – 14, Nandan Park, Nandan Park Chowk, Deoghar, Jharkhand – 814112 and Kali Bari, 103, Gulmohar Apartment, Manik Sarkar Ghat Road, Manik Sarkar, Bhagalpur, Bihar - 812002		
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- cumCommercial 4. Plotted project	0	0
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cumCommercial 4. Plotted project	0	0

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP12593-001/11/R-1717/2024	Name of Project/Phase of Registered Project	Neelam Heights
Name of Promoter	APNA GHAR ASSOCIATES	Project Address	Kharmanchak, D. N. Road, Khaliphabagh, Bhagalpur - 812001
Name of Co-promoter	N/A		
Project Registration is valid up to	13/12/2028		
Starting date of Project or Phase of the Project	24/06/2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4. Plotted project	3. Residential- cum-Commercial	
Period of validity of map by the Competent Authority	13-12-2028		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		CarpetArea (Sq. M)	Total Number of sanctioned Flats	Total Number of Flats in Promoter's share -	Total Number of Flats in Landowner's share -
					1. Booked / Allotted - NIL	1. Booked/ Allotted - NIL
Neelam Heights	1. 1 BHK	5	176.20	FLAT-20 HALL-02	2. Sold- NIL	2. Sold - NIL
	2. 2 BHK, -	15	796.75			
	3. 3 BHK	2	398.88			
	4. Shop					
	5. Bungalow					
	-					
	6. Plot etc.					
					Percentage of booking - 0%	Percentage of booking - 0%

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	NIL
Neelam Heights	20	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	N/A			
2.	Fire N.O.C.	DIRECTOR CUM STATE FIRE OFFICER, BIHAR, PATNA		16-08-2023	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

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)	90%	15-01-2025
2.	Basements (if any)	60%	10-07-2025
3.	Podiums (if any)		
4.	Plinth	60%	12-04-2025
5.	Stilt Floor		
6.	Slabs of Super Structure	15%	18-12-2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	22-02-2028
		0%	18-06-2028
		0%	21-07-2028
		0%	28-05-2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	21-08-2028
		0%	16-07-2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	10%	14-02-2028
		10%	11-07-2028
		0%	26-06-2028
10.	External plumbing and External plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	05-07-2028
		0%	05-02-2028
		0%	16-08-2028
		0%	12-07-2028
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.	0%	10-08-2028
		100%	Done
		0%	06-09-2028
		0%	31-07-2028
		0%	28-08-2028
		0%	30-09-2028
	Any other activities.	0%	

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	0%	20-10-2028
2.	Water Supply	Yes	30%	25-02-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	10%	30-01-2028
4.	Storm Water Drains	No	-----	-----
5.	Landscaping & Tree Planting	Yes	0%	25-09-2028
6.	Street Lighting	Yes	0%	30-08-2028
7.	Community Buildings	No	-----	-----
8.	Treatment and Disposal of Sewage and Sullage Water	No	-----	-----
9.	Solid Waste Management & Disposal	Yes	0%	15-04-2028
10.	Water Conservation / RainWater Harvesting	Yes	0%	10-05-2028
11.	Energy Management	Yes	10%	20-03-2028
12.	Fire Protection and Fire Safety Requirements	Yes	0%	05-06-2028
13.	Closed Parking	Yes	10%	01-07-2028
14.	Open Parking	No	-----	-----
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	11-04-2028
16.	Others (Option to Add More)	No	-----	-----

**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			
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

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





X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	120026303196
2.	Estimated Cost of the Project including land cost at the start of the Project	6,18,36,384.00
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	2,53,76,384.00
4.	Any Variation in Development Cost which is declared at the start of the Project.	N/A
5.	Amount received during the Quarter	0
6.	Actual Cost Incurred during the Quarter	14,40,025.16
7.	Net amount at end of the Quarter	3,13,390.00
8.	Total expenditure on Project till date	2,15,36,402.00
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

Nil

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
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, -05 3 BHK-15 4 BHK- Shop- 02 Bungalow - Plot etc.	Details of allotment made so far with Flat number/ Bungalow - Plot etc. NO BOOKING	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc.
XV. BROCHURE /Prospectus		

XVI Grievance Redressal Officer

Name: KUMAR ABHIJEET

Contact No: 7004918677

Email id: apnaghardgr20@gmail.com

Address: NANDAN PAHAR CHOWK, DEOGHAR

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.

APNA GHAR ASSOCIATES

Kumar Abhijeet

PARTNER
Signature of Promoter

Name: **KUMAR ABHIJEET**

Date: **13-01-2025**

FORM No. 1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of money from Designated Account)

Date: 13-01-2025

To,
The Apna Ghar Associates
Nandan Pahar, Chowk,
Deoghar,
Jharkhand-814112

Subject: Certificate of percentage of completion of construction work of **Neelam Heights** of the project registration no.: **BRERAP12593-001/11/R-1717/2024** situated on **Kharmanchak, D. N. Singh Road (Khesra/Plot No.-980, Khata No.-406, Holding No.-284, Ward No.-20, Thana No.-36, Mauza- Khaliphabagh, Bhagalpur-812001** demarcated by its boundaries (latitude **25.251473** and longitude **86.978294** of the end points) **Ravi Kedia & Brothers** to the North, **Pakki Gali** to the South, **Satya Narayan Yadav** to the East, **D. N. Singh Road** to the West, Admeasuring **737.47** sq. mts. area being developed by **Apna Ghar Associates**.

Sir,

I Sidharth have undertaken assignment as Architect of certifying Percentage of Completion of Construction work of the **Neelam Heights**, situated on **Kharmanchak, D. N. Singh Road (Khesra/Plot No.-980, Khata No.-406, Holding No.-284, Ward No.-20, Thana No.-36, Mauza- Khaliphabagh, Bhagalpur-812001, 737.47** sq. mts. area being developed by **Apna Ghar Associates**.

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

- (I) Shri Sidharth as Architect;
- (II) Shri Amit Parashar as Structural Consultant
- (III) Shri Sidharth as MEP Consultant
- (IV) Shri Tanveer as Site Supervisor

Based on site Inspection, with respect to each of the Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the building of the Real Estate Project as registered vide number **BRERAP12593-001/11/R-1717/2024** 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.

Table A

Building Neelam Heights (to be prepared separately for Building)

Sr. No.	Tasks/Activity	Percentage of work done	Projected date of completion
1	Excavation (if any)	90%	15-01-2025
2	Basement (if any)	60%	10-07-2025
3	Podiums (if any)		
4	Plinth	60%	12-04-2025
5	Stilt Floor		
6	Slabs of Super Structure	15%	18-12-2027
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	0%	21-07-2028
8	Sanitary fittings within the flat/premises, Electrical fittings within the flat/premises.	0%	21-08-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground water Tanks.	12%	11-07-2028
10	External plumbing and external plaster, elevation, completion of terraces with Waterproofing of the Building/Wing	0%	16-08-2028
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.	5%	30-09-2028

Yours Faithfully

Sidharth

Signature & Name (in BLOCK LETTERS) of Architect
 (Registration No./License No.)

Mr. Sidharth
 Reg. No. CA/2015/67641

TABLE-B

Internal & External Development Works in respect of the entire Registered-Phase

S. No.	Common areas and facilities, Amenities	Proposed (Yes/No)	Percentage of Actual Work Done (As on date of the Certificate)	Projected date of completion
1.	Internal Roads & Footpaths	Yes	0%	20-10-2028
2.	Water Supply	Yes	30%	25-02-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	10%	30-01-2028
4.	Storm Water Drains	No	-	-
5.	Landscaping & Tree Planting	Yes	0%	25-09-2028
6.	Street Lighting	Yes	0%	30-08-2028
7.	Community Buildings	No	-	-
8.	Treatment and Disposal of Sewage and Sullage Water	No	-	-
9.	Solid Waste Management & Disposal	Yes	0%	15-04-2028
10.	Water Conservation, Rain Water Harvesting	Yes	0%	10-05-2028
11.	Energy Management	Yes	10%	20-03-2028
12.	Fire Protection and Fire Safety Requirements	Yes	0%	05-06-2028
13.	Electrical Meter Room	Yes	0%	11-04-2028
14.	Any Other Amenities	-	-	-

Yours Faithfully

Sidharth

Signature & Name (in BLOCK LETTERS) of Architect
 (Registration No. / License No.)

Ar. Sidharth
Reg. No. CA/2015/67641

FORM No. 2

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: 13-01-2025

To,
The Apna Ghar Associates
Nandan Pahar, Chowk,
Deoghar,
Jharkhand-814112

Subject: Certificate of cost Incurred for Development of **Neelam Heights** for Construction of project registration no.: **BRERAP12593-001/11/R-1717/2024** situated on **Kharmanchak, D. N. Singh Road (Khesra/Plot No.-980, Khata No.-406, Holding No.-284, Ward No.-20, Thana No.-36, Mauza- Khaliphabagh, Bhagalpur-812001** Demarcated by its boundaries (latitude **25.251473** and longitude **86.978294** of the end points) **Ravi Kedia & Brothers** to the North, **Pakki Gali** to the South, **Satya Narayan Yadav** to the East, **D. N. Singh Road** to the West, Admeasuring **737.47** sq. mts. area being developed by **Apna Ghar Associates**.

Ref: Bihar RERA Registration Number - BRERAP12593-001/11/R-1717/2024

Sir,

I Amit Parasar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being **Neelam Heights** situated on **Kharmanchak, D. N. Singh Road (Khesra/Plot No.-980, Khata No.-406, Holding No.-284, Ward No.-20, Thana No.-36, Mauza- Khaliphabagh, Bhagalpur-812001, 737.47** sq. mts. area being developed by **Apna Ghar Associates**.

Following technical professionals are appointed by Owner/Promoter: -

- (I) Shri Sidharth as Architect;
- (II) Shri Amit Parashar as Structural Consultant
- (III) Shri Sidharth as MEP Consultant
- (IV) Shri Tanveer as Quantity Surveyor*

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 Shri Tanveer 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. **2,53,76,384.00** (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 BMC being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 1,15,15,211.30/- (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 Occupancy Certificate/Completion Certificate from BMC (planning Authority) is estimated at Rs. (Total of table A and B).
6. I certify that the Cost of the Civil, MEP and Allied works for the aforesaid Project as completed on the date of this certificate is as given in table A and B below:

TABLE- A

Building bearing Number **BRERAP12593-001/11/R-1717/2024** or called **Neelam Heights**
(to be prepared Single Block of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated Cost of the building as on 24/06/2024 date of Registration is	Rs. 2,53,76,384.00/-
2	Cost incurred as on 31-12-2024 (based on the Estimated Cost)	Rs. 1,15,15,211.30/-
3	Work done in Percentage (as Percentage of the Estimated Cost)	45%
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. _____/-

TABLE- B

(To be prepared for the entire registered phase (Single Block) 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 24/06/2024 date of Registration is	Rs. 2,53,76,384.00/-
2	Cost incurred as on 31-12-2024 (based on the Estimated Cost)	Rs. 1,15,15,211.30/-
3	Work done in Percentage (as Percentage of the Estimated Cost)	45%
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

Amit Parashar
 Signature of Engineer
 (License No. _____)
AMIT PARASHAR
 REG. No. RMC/SE/0040/2021
 MOBILE No-9835531872

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawing approved from time to time so as to obtain Occupancy Certificate/Completion Certificate.
2. (*) Quantity survey can be done by officer 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 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 specification are indicative and not exhaustive.