

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending Oct to Dec 2024

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U70102BR2015PTC 023757	Name of Firm	Real Green Homes Pvt.ltd
Firm Address :	Sahi Bhawan,bipin bihari sahi ganga bihar colony beur patna		
Total Experience of promoter in Real Estate sector	2		
Total Experience in Real Estate after Implementation of RERA	5		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	MIXED DEVELOPMENT	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	4	

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00008879/R-1397/2022	Name of Project/Phase of Registered Project	R.N.HEIGHTS
Name of Promoter	Real Green Homes Pvt.ltd	Project Address	OPP -PILLOR NO-242 , GOLA ROAD
Name of Co-promoter			
Project Registration is valid up to	30/06/2025		
Starting date of Project or Phase of the Project	20/05/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	MIXED DEVELOPMENT	
Period of validity of map by the Competent Authority		Nagar Parisad Danapur	3.5 Years

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. 3 BHK	3 Bhk	1041.00	B+G+7,G+1	1. Booked/ allotted-.24	3. Booked/ Allotted-00 Sold - 0
	-	4 Bhk	1272.00			
	2. Shop	4 Bhk	1263.00			
	3. 4 BHK	3Bhk	1044.00		2. Sold - 17	
	-	3Bhk	956.00			
		Shop	200.00			
					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 -	24
B+G+7, G+1	130	2. Sold -	17

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. _____ (To beaded 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)	100%	0
2.	Basements (if any)	95% & 85%	0
3.	Podiums (if any)	0%	0
4.	Plinth	95% & 85%	0
5.	Stilt Floor	85%	
6.	Slabs of Super Structure	80%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	40%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	2%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	5%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10%	
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 me be required to complete project as per Specifications in Agreement of Sale. 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	00	
2.	Water Supply	YES	25%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	00	
4.	Storm Water Drains	YES	00	
5.	Landscaping & Tree Planting	YES	00	
6.	Street Lighting	YES	00	
7.	Community Buildings	NA	00	
8.	Treatment and Disposal of Sewage and Sullage Water	NA	00	
9.	Solid Waste Management & Disposal	NA	-	
10.	Water Conservation / Rain Water Harvesting	YES	00	
11.	Energy Management	NA	00	
12.	Fire Protection and Fire Safety Requirements	YES	00	
13.	Closed Parking	YES	00	

14.	Open Parking	YES	00	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	00	
16.	Others (Option to Add More)	-	-	

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

		PROPOSE D 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	YES		
2.	Water Supply	YES		
3.	Sewerage Chambers Septic Tank	YES		
4.	Drains	YES		
5.	Parks, Land Scaping and Tree Planting	NO		
6.	Street Lighting	YES		
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting	YES		
9.	Energy Management			

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

(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	

	3.	Side Elevation	
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	9646071351
2.	Estimated Cost of the Project including land cost at the start of the Project	27 CR
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	2,37,60,024/-
6.	Actual Cost Incurred during the Quarter	2,54,84,507/-
7.	Net amount at end of the Quarter	8,00,846/-

8.	Total expenditure on Project till date	19,05,89,033/-
9.	Cumulative fund collected till the end of Quarter in question	2,37,60,024/-
10.	Cumulative expenditure done till the end of Quarter in question	2,54,84,507/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

XII. MISCELLANEOUS

A List of Legal Cases (if any) – On Project / Promoter

1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA

B Sale/Agreement for Sale during the Quarter

1.	Sale Deed	00
2.	Agreement for Sale	17
3.	No. of possessions given to allottees	27

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, - 3 BHK - 4 BHK - Shop - Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
XV. BROCHURE /Prospectus		
XVI Grievance Redressal Officer Name : Contact No : Email id : Address :		

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.

Real Green Homes Pvt. Ltd.

Linky Shazama

Signature of Promoter **Director**

Name:

Date: 10/01/2025

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project R.N. HEIGHTS PHASE-I

Bihar RERA Registration Number BRERAP00008-8/79/R-1397/2022

Sr. No.	Particulars	Amount (Rs) Estimated Incurred
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1.i Land Cost:

- a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost. Rs 18,56,285/-
- b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.
- c. Acquisition cost of TDR (if any)
- d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and
- e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.
- f. Under Rehabilitation Scheme:
- (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.
- (ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.

Note :(for total cost of construction incurred, Minimum of

(i) or (ii) is to be considered).

- (iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,
- (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.

Sub-Total of Land Cost

Rs 18,56,285/-

Sr.No.	Particulars	Amount (2)
		Estimated Incurred

Li **Development Cost/ Cost of Construction:**

a. (i) Estimated Cost of Construction as certified by Engineer. Rs 27,00,00,000/-

(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.

Rs 19,05,89,033/-

Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).

(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.

All costs directly incurred to complete the (i) construction of the entire phase of the project registered.

b.Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.

c.Principal sum and interest payable to financial

institutions, scheduled banks, non-banking financial
institution (NBFC) or money lenders on construction
funding or money borrowed for construction;

Sub-Total of Development Cost

Rs 19,05,89,033/-

2.Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)]
of Estimated Column.

3.Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)]
of Incurred Column.

4.% completion of Construction Work
(as per Project Architect's Certificate)

5. Proportion of the Cost incurred on Land Cost and
Construction Cost to the Total Estimated Cost (3/2%)

6. Amount Which can be withdrawn from the Designated Account

Total Estimated Cost * Proportion of cost incurred (Sr.Number 2 * Sr.number 5)

7. Less: Amount withdrawn till date of this certificate as per
the Books of Accounts and Bank State

8 .Net Amount which can be withdrawn from the Designated
BankAccount under this certificate.

This certificate is being issued for RERA compliance for
the company [Promoter's Name] and is based on the
records and documents produced before me and
explanations provided to me by the management of the
Company.



Yours Faithfully

Signature of Chartered Accountant (Membership Number) 412369

Name CA Mukesh Kumar

UDIN: 25412369BMGXOQ8450

Date: 09.01.2025

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 :-10/01/2025

To,

The **M/S- Real Green Homes Pvt.Ltd**

2nd floor , Bindeshwari Chandra Plaza .S.K.Puri ,

Patna-800001(Name & Address of Promoter),

Subject: Certificate of Percentage of Completion of Construction Work of R.N.Heights No. of Building(s)/ Two Wing(s) of the 50 % Phase of the Project BRERAP00008879/R-1397/2022 situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. 542,549 demarcated by its boundaries (latitude and longitude of the end points) _____ to the North Road to the South Self-Land to the East Devaki Rai, Sunder Singh , to the West of Division Jag Rai , village - Mithila Colony , Block – Danapur, District- Patna Pin -801503 , admeasuring - _____ sq.mts , area being developed by **M/S- Real Green Homes Pvt.Ltd**

Sir,

I/ We **Uma Shankar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the _____ 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. 542 & 549 of Division _____ Village - Mithila Colony Block – Danapur, District – Patna, Pin – 801503,admeasuring _____ sq.mts area being developed by **M/S- Real Green Homes Pvt.Ltd**

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

- | | | |
|-----------------------|-----------------------------------|--------------------------|
| (i) M/s/Shri/Smt. | M/S -Uma Shankar Architect | as L.S./ Architect; |
| (ii) M/s/Shri/ Smt. | Susil Kumar | as Structural Consultant |
| (iii) M/s/Shri / Smt. | Jitendra Kumar | as MEP Consultant |
| (iv) M/s/Shri / Smt. | Bipin Bihari | 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

S. N O.	Task/ Activity	Percentage of Actual Work Done	Proected date of completion (DD/MM/YYYY)
1.	Excavation (if any)	100%	
2.	Basements (if any)	95% & 85%	
3.	Podiums (if any).	0 %	
4.	Plinth	95% & 85%	
5.	Stil Floor	85%	
6.	Slabs of Super Structure	80%	
7.	Internal walls, Internal Plaster, Flooring, Doors and Windows within Flats / Premises	40%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fitting with in the Flat /Premises	2%	
9.	Staircases, lifts Wells and Lobbies at each Floor level, Overhead and Underground water Tanks	5%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	10%	
11	<p>Installation of Lifts Water pumps , Fire Fighting Fittings and Equipment as per CFO , NOC, Electrical Fittings Mechanical Equipment , compliance to conditions environment/ CRZ NOC, Finishing to entrance lobby/splint protection, paving of areas appurtenant to Building/Wing,</p> <p>Compound Wall and all Other</p>	0%	

ARCHITECT
UMA SHANKAR KUMAR
Urban Development & Housing Dept.
Govt. of Bihar
Reg. No. - CA/2011/54023

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No.)

TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/ No)	Proposed of actual Work Done (As on date of the Certificate	Projected Date of Completion (dd/mm/yyyy)
1.	Internal Roads & Footpaths	YES	0%	30/06/2025
2.	Water Supply	YES	20%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	N/A	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	N/A	N/A	
9.	Solid Waste Management & Disposal	N/A	N/A	
10.	Water Conservation/ Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking			

Real Green Homes Pvt. Ltd.
Rinky Sharma
Director