

## 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	Residential	
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	BRERAP00008011/05/R-1705/2024	Name of Project/Phase of Registered Project	R.N.HEIGHTS PHASE II
Name of Promoter	Real Green Homes Pvt.ltd	Project Address	Nasri gang
Name of Co-promoter			
Project Registration is valid up to	30/04/2028		
Starting date of Project or Phase of the Project	10/06/2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	4. Residential	
Period of validity of map by the Competent Authority		Nagar Parisad Danapur	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 1. Booked/ allotted-.00 2. Sold Percentage of booking	Total Number of Apartments in Landowner's share - 3. Booked/ Allotted-.00 Sold - Percentage of booking
	1. 1 BHK - 2. 2 BHK, 3. 3 BHK - 4. Shop 5. Bungalow 6. Plot etc.		36		
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:	00
		1. Booked/Allotted -	00
Block-A, G+6	72	2. Sold -	
Block-B, G+6			

#### 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)	15%	COMPLETED
2.	Basements (if any)	0%	0
3.	Podiums (if any)	0%	0
4.	Plinth	0%	COMPLETED
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
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	10%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	00	
4.	Storm Water Drains	YES	00	
5.	Landscaping & Tree Planting	YES	00	
6.	Street Lighting	NO	00	
7.	Community Buildings	NO	00	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	00	
9.	Solid Waste Management & Disposal	NO	-	
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

		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	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.	431705000941
2.	Estimated Cost of the Project including land cost at the start of the Project	13crore
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	7crore
4.	Any Variation in Development Cost which is declared at the start of the Project .	NO
5.	Amount received during the Quarter	NIL
6.	Actual Cost Incurred during the Quarter	4,50,000/-
7.	Net amount at end of the Quarter	1,37,500/-



8.	Total expenditure on Project till date	18,54,250/-
9.	Cumulative fund collected till the end of Quarter in question	19,91,750/-
10.	Cumulative expenditure done till the end of Quarter in question	4,50,000/-

**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	
2.	Agreement for Sale	00
3.	No. of possessions given to allottees	

**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	Details of allotment made so far	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
1 BHK - 2 BHK, - 3 BHK 4 BHK - Shop - Bungalow - Plot etc	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

Vinky Sharma

Signature of Promoter

Name:

Date: 10/01/2025



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**

2<sup>nd</sup> 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 Phase - II No. of Building(s)/ 02 Wing(s) of the \_\_\_\_\_ Phase of the Project [BRERAP00008011/05/R-1705/2024 situated on the Plot bearing C.N. No/CTS No./Survey No./ Final **Plot No. 518** demarcated by its boundaries (latitude and longitude of the end points)\_\_\_\_\_ to the North Ram Chandra Mahto & Jhulan Mahto , to the South- Permanand Singh to the East Harihar Mahto , to the West of Division - Road, 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. 518of 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.     | <b>M/S -Uma Shankar Architect</b> | as L.S./ Architect;      |
| (ii) M/s/Shri/ Smt.   | <b>Susil Kumar</b>                | as Structural Consultant |
| (iii) M/s/Shri / Smt. | <b>Jitendra Kumar</b>             | as MEP Consultant        |
| (iv) M/s/Shri / Smt.  | <b>Bipin Bihari</b>               | 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)	0%	
2.	Basements (if any)	0%	
3.	Podiums (if any).	0 %	
4.	Plinth	0%	
5.	Stil Floor	0%	
6.	Slabs of Super Structure	0%	
7.	Internal walls, Internal Plaster, Flooring, Doors and Windows within Flats / Premises	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fitting with in the Flat /Premises	0%	
9.	Staircases, lifts Wells and Lobbies at each Floor level, Overhead and Underground water Tanks	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	0%	
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%	30/04/2028
2.	Water Supply	YES	10%	
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.  
Linky Sharma  
Director



**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-II

Bihar RERA Registration Number BRERAP00008-011/05/R-1705/2024

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 10,03,025/-
- 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 10,03,025/-**

<b>Sr.No.</b>	<b>Particulars</b>	<b>Amount (2)</b>
		<b>Estimated Incurred</b>

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

a.    (i) Estimated Cost of Construction as certified by Engineer.    Rs 7,00,00,000/-

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

Rs 18,54,250/-

**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 18,54,250/-**

**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: 25412369BMGXOR7961**

**Date: 09.01.2025**