

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024 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. U70101BR2012PTC01937 1	Name of Firm	BHADANI INFRA DEVELOPERS PVT.LTD.
Firm Address :	Katari Hill Road, Gaya-823001, District – Gaya, Bihar, India		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA	02 YEARS		
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	BRERAP00174-002/151/R-1621/2023	Name of Project/Phase of Registered Project	BAALAJI NIWAS
Name of Promoter	BHADANI INFRA DEVELOPERS PRIVATE LIMITED	Project Address	Chotki Nawada, Gaya Cotton & Jut Mill, Balaji Nagar
Name of Co-promoter	N/A		
Project Registration is valid up to	08/09/2028		
Starting date of Project or Phase of the Project	30/11/2023		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	08/09/2028		

BHADANI INFRA DEVELOPERS PVT. LTD.

Vincent Bhadani

MANAGING DIRECTOR

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 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	30	30	1. Booked / Allotted -04 2. Sold-NIL Percentage of booking 13.33%	3. Booked/ Allotted-NIL Sold -NIL 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	04
	30	2. Sold	0

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, Patna		05-06-2023	
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

BHADANI INFRA DEVELOPERS PVT. LTD.

Vineet Bhadani
MANAGING DIRECTOR

1. Plan Case No. 10/23-24 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%	
2.	Basements (if any)	NO	
3.	Podiums (if any)	NO	
4.	Plinth	100%	
5.	Stilt Floor	NO	
6.	Slabs of Super Structure	ONE SLAB & COLUM COMPETE	10-04-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	15-07-2026
		0%	15-07-2026
		0%	15-06-2027
		0%	15-01-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	15-08-2027
		0%	15-06-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	10%	10-04-2027
		10%	10-06-2027
		0%	15-08-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	15-08-2027
		0%	15-01-2027
		0%	15-02-2027
		0%	06-03-2028

BHADANI INFRA DEVELOPERS PVT. LTD.

Naveet Bhadani

MANAGING DIRECTOR

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%	10-10-2027
		100%	
		0%	15-08-2028
		0%	15-06-2026
		0%	15-06-2026
		0%	15-02-2028

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/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	15-02-2028
2.	Water Supply	YES	0%	15-01-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	20-12-2027
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	20-06-2028
6.	Street Lighting	YES	0%	15-05-2028
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	15-12-2027
9.	Solid Waste Management & Disposal	YES	0%	15-08-2027

BHADANI INFRA DEVELOPERS PVT. LTD.

Naveet Bhadani

MANAGING DIRECTOR

10.	Water Conservation / Rain Water Harvesting	YES	0%	15-08-2028
11.	Energy Management	YES	0%	10-03-2028
12.	Fire Protection and Fire Safety Requirements	YES	0%	15-04-2028
13.	Closed Parking	YES	0%	15-06-2026
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

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			

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Naveet Bhadani

MANAGING DIRECTOR

9.	Energy Management			
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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	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	7612979738
2.	Estimated Cost of the Project including land cost at the start of the Project	5,05,89,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	4,83,40,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	14,69,300=00
6.	Actual Cost Incurred during the Quarter	16,65,000=00
7.	Net amount at end of the Quarter	4,635=00
8.	Total expenditure on Project till date	2,72,00,600=00
9.	Cumulative fund collected till the end of Quarter in question	45,04,000=00
10.	Cumulative expenditure done till the end of Quarter in question	2,72,00,600=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS

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

BHADANI INFRA DEVELOPERS PVT. LTD.

Naveet Bhadani
MANAGING DIRECTOR

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	
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, - 3 BHK-30 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
	FLAT NO.	FLAT TYPE	
	106	3 BHK	
	205	3 BHK	
	304	3 BHK	
	401	3 BHK	
XV. BROCHURE /Prospectus			
XVI Grievance Redressal Officer Name : VINEET BHADANI Contact No : 9973985270 Email id : bid.gaya@yahoo.com Address : KATARI HILL ROAD GAYA			
BHADANI INFRA DEVELOPERS PVT. LTD.			

BHADANI INFRA DEVELOPERS PVT. LTD.

Vineet Bhadani
MANAGING 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.

BHADANI INFRA DEVELOPERS PVT. LTD.

Vineet Bhadani
MANAGING DIRECTOR

Signature of Promoter

Name: *VINEET BHADANI*

Date: *14/01/2025*



GPS Map Camera



Gaya, Bihar, India

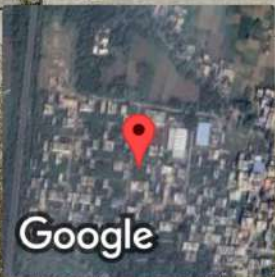
R293+h88, K P Colony, Gaya, Bihar 823001, India

Lat 24.818819° Long 85.003208°

11/01/25 12:05 PM GMT +05:30



GPS Map Camera



Gaya, Bihar, India

R293+h88, K P Colony, Gaya, Bihar 823001, India

Lat 24.818475° Long 85.003184°

11/01/25 12:06 PM GMT +05:30



GPS Map Camera



Google

Delha, Bihar, India

Balaji Tower, Road No. 9, Balaji Nagar Chhotki Nawada, P. S,
K P Colony, Delha, Gaya, Bihar 823002, India

Lat 24.818708° Long 85.003617°

11/01/25 12:15 PM GMT +05:30

B. PRASAD & ASSOCIATES

CHARTERED ACCOUNTANTS



CHARTERED ACCOUNTANTS CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Baalaji Niwas (New Project- Residential Development)-(G+5, Total No. of Flats -30)

RERA Registration Number : BRERAP00174-002/151/R-1621/2023

Project Name

Sr. No	Particulars		Amount (in Rs.)	
			Estimated	Incurred & Paid
			(Column - A)	(Column - B)
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	1,19,01,000.00	1,19,01,000.00
	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	0.00	0.00
	c	Acquisition cost of TDR (if any)	0.00	0.00
	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.	12,28,050.00	12,28,050.00
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	0.00	0.00
	f	Under Rehabilitation Scheme:		
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	0.00	0.00
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0.00	0.00
	(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	0.00	0.00



OFFICE: 001, SHAMBHU GHARANA APARTMENT, DR. HARIDAS CHATTERJEE LANE,
DURGABARI, GAYA - 823001 (BIHAR)

MOB. : +91 9973091899 # E-mail: kpathak159@gmail.com

	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.	0.00	0.00
Sub-Total of Land Cost		1,31,29,050.00	1,31,29,050.00
ii	Development Cost/Cost of Construction:		
a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	7,37,41,434.00	2,72,00,600.00
a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		1,77,86,787.00
a (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 construction of the entire phase of the project registered.	40,70,000.00	18,50,400.00
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	12,00,000.00	3,57,767.00
c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	45,00,000.00	20,17,957.00
Sub-Total of Development Cost		8,35,11,434.00	2,20,12,911.00



2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column - A	9,66,40,484.00
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B	3,51,41,961.00
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	37.00%
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	36.36%
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)	3,51,38,480.00
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	16,65,000.00
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	3,34,73,480.00

This certificate is being issued for RERA compliance for the Company Bhadani Infra Developers Pvt Ltd (Project Baalaji Niwas) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Place : Gaya
Date : 06.01.2025
UDIN : 25450330BMMJGG2182

Signature of Chartered Accountant
For **B PRASAD & ASSOCIATES**
CHARTERED ACCOUNTANTS



Kunj Bihari Pathak
Kunj Bihari Pathak
Partner, M. No. : 450330

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	6,14,98,523/-
2		Balance amount of receivables from sold apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records And books of Accounts)	1,03,44,312/-
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	Carpet Area 23866.13 Sq ft
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	10,07,00,000/-
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	11,10,44,312/-
5		Amount to be deposited in Designated Account-70% or 100%If 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	70%

This certificate is being issued for RERA compliance for the Bhadani Infra Developers Pvt Ltd. (Project Baalaji Niwas) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Place : Gaya
Date : 06.01.2025
UDIN : 25450330BMMJGG2182



Signature of Chartered Accountant
For **B PRASAD & ASSOCIATES**
CHARTERED ACCOUNTANTS

Kunj Bihari Pathak
Kunj Bihari Pathak
Partner ,M. No. : 450330

Annexure – A

**Statement for calculation of Receivables from the Sales of the Ongoing Real Estate
Project
Sold Inventory**

(Amount in Rs)

Sr. No	Flat/ Bungalow/ Office No	Carpet Area (in Sq. ft.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	106	962.65	38,40,941.00	12,00,000.00	26,40,941.00
2	205	862.09	35,09,200.00	3,00,000.00	32,09,200.00
3	304	953.75	39,17,160.00	16,90,000.00	22,27,160.00
3	401	966.73	35,72,011.00	13,05,000.00	22,67,011.00
Total		3745.22	1,48,39,312.00	44,95,000.00	1,03,44,312.00

(Unsold Inventory Valuation)

(Amount in Rs.)

Sr. No	Flat/ Bungalow/ Office No	Carpet Area (in Sq. ft.)	Unit Consideration as per Agreement/Letter of Allotment
1	101	966.73	40,00,000.00
2	201	966.73	40,00,000.00
3	301	966.73	40,00,000.00
4	501	966.73	40,00,000.00
5	102	820.70	35,00,000.00
6	202	820.70	35,00,000.00
7	302	820.70	35,00,000.00
8	402	820.70	35,00,000.00
9	502	820.70	35,00,000.00
10	103	956.45	40,00,000.00
11	203	956.45	40,00,000.00
12	303	956.45	40,00,000.00
13	403	956.45	40,00,000.00
14	503	956.45	40,00,000.00
15	104	956.45	40,00,000.00
16	204	956.45	40,00,000.00
17	404	956.45	40,00,000.00
18	504	956.45	40,00,000.00
19	105	862.09	38,00,000.00
20	305	862.09	38,00,000.00



21	405	862.09	38,00,000.00
22	505	862.09	38,00,000.00
23	206	962.65	40,00,000.00
24	306	962.65	40,00,000.00
25	406	962.65	40,00,000.00
26	506	962.65	40,00,000.00
Total		23866.13	10,07,00,000.00

Place : Gaya

Date : 06.01.2025

UDIN : 25450330BMMJGG2182



Signature of Chartered Accountant
For **B PRASAD & ASSOCIATES**
CHARTERED ACCOUNTANTS

Kunj Bihari Pathak

Kunj Bihari Pathak
Partner ,M. No. : 450330

ARCHITECT'S CERTIFICATE

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

Date 2/1/2025

To,
The Bhadani Infra Developers Pvt.Ltd
Katari Hill Road,Bihar-823001

Subject: Certificate of Percentage of Completion of Construction Work 01 No.
of Building 30 Flats of the Baalaji Niwas [BRERAP00174-002/151/R1621/2023] situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 525,526,527(Old) 230(New) demarcated by its boundaries (latitude 24.818662) Longitude(85.003378) North Balaji Tower, South 16 Feet Road, East Hindustan Press, West 30 Feet Road, Division Gaya Sadar, Village- Kandi Nawada District- Gaya, Pin- 823002

Sir,

I, Shyam Kishore Singh, have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Baalaji Niwas 01 Building 30 Flats of the Project, situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No. 525,526,527(Old) 230(New) of Division Gaya Sadar, Village- Kandi Nawada, District- Gaya, Pin-823002 admeasuring 1343.4 Sq.Mt. Area being developed by Bhadani Infra Developers Pvt.Ltd.

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

- (i) Shri Shyam Kishor Singh (Architect)
- (ii) Shri Brajesh Kumar Singh (Structural Consultant)
- (iii) Shri Awadhesh Kumar Singh 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 BRERAP00174-002/151/R1621/2023 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.

Shyam Kishore Singh
2/1/2025
SHYAM KISHORE SINGH, ARCHITECT
U.D.H.D.. PATNA, BIHAR
EMPANELMENT No.-CA/1987/10984

Table-A

Building 01(to be prepared separately for each building /
wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100 %	
2.	Basements(if any)	NO	
3.	Podiums(if any)	NO	
4.	Plinth	100 %	
5.	Stilt Floor	NO	
6.	Slabs of Super Structure	ONE SLAB & COLUM COMPLETE	10-04-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0 %	From 15-07-2026 to 15-01-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0 %	From 15-08-2026 to 15-06-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	10 %, 15 %, 0 %	From 10-04-2027 to 15-08-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0 %	From 15-08-2027 to 06-03-2028
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	Water Pumps 100 % Rest 0 %	From 10-10-2027 to 14-02-2028

Yours Faithfully,

Shyam Kishore Singh
2/11/2025
SHYAM KISHORE SINGH, ARCHITECT
U.D.H.D., PATNA, BIHAR
EMPANELMENT No.-CA/1987/10964

TABLE B

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

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads & Footpaths	YES	15 %	15-02-2028
2.	Water Supply	YES	0 %	15-01-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0 %	20-12-2027
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	YES	0 %	20-06-2028
6.	Street Lighting	YES	0 %	15-05-2028
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation/Rain Water Harvesting	YES	0 %	15-08-2028
11.	Energy Management	YES	0 %	10-03-2028
12.	Fire Protection and Fire Safety Requirements	YES	0 %	15-04-2028
13.	Electric Meter Room	YES	0 %	15-06-2026
14.	Any Other Amenities	NO		

Shyam Kishore Singh
2/1/2025

SHYAM KISHORE SINGH, ARCHITECT
U.D.H.D., PATNA, BIHAR
EMPANELMENT No.-CA/1987/10964

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: 03/01/2025

To,
The Bhadani Infra Developers Pvt.Ltd

Subject: Certificate of Cost Incurred for Development of Baalaji Niwas for Construction of 01 building 30 Flats of the (BRERAP00174-002/151/R1621/2023) situated on the Plot bearing Khata No 215(Old), 28(Old), 152(Old), 520((New) Thana No. 189/ Final Plot No. 525,526,527(Old) 230 (New) demarcated by its boundaries (latitude: 24.818662 And Longitude: 85.003378 of the end points

North:- Balaji Tower, South:- 16 Feet Road, East:- Hindustan Press

West:- 30 Feet Road

Division:- Gaya, District:- Gaya, Pin- 823002

Admeasuring 1343.4 Sq.Mts. area being developed by Bhadani Infra Developers Pvt.Ltd.

Sir,

I Brajesh Kumar Sinha have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being 1 Building 30 Flats of the situated Final Plot No. 525,526,527 of Division Gaya District Gaya, PIN- 823002 admeasuring 1343.4 Sq.Mts. area being developed by **Bhadani Infra Developers Pvt.Ltd**

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

- (i) Shri Shyam Kishor Singh (Architect)
- (ii) Shri Brajesh Kumar Sinha (Structural Consultant)
- (iii) Shri Awadhesh Kumar Singh as Site Supervision of work

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 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. 7,37,41,434/-** (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 from the **Baalaji Niwas** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 2,72,00,600/-** (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 **Brajesh Kumar Sinha** (planning Authority) is estimated at **Rs.4,65,40,834/-** 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 30 Flats or called Baalaji Niwas
(to be prepared separately for each Building /Wing of the Real Estate Project)**

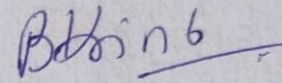
Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30-11-2023 date of Registration is	Rs. 7,37,41,434/- _____
2	Cost incurred as on 18-12-2024 (based on the Estimated cost)	Rs. 2,72,00,600/- _____
3	Work done in Percentage (as Percentage of the estimated cost)	_____ 37%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,65,40,834/-
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 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 30-11-2023 date of Registration is	Rs. 7,37,41,434/-
2	Cost incurred as on 18-12-2024 (based on the Estimated cost).	Rs. 2,72,00,600/-
3	Work done in Percentage (as Percentage of the estimated cost).	37 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	4,65,40,834/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,



BRAJESH KUMAR SINHA
 Signature of Engineer.
 Reg. No. BR/UDHD/SE/23-00/1
 UDHD, Government of Bihar
 (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 Occupancy 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