FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending September 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	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		

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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 -NIL 2. Sold-	3. Booked/ Allotted-04 Sold -NIL
					Percentage of booking	Percentage of booking 13.33%

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)

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

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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/yyy) 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	Work in Progress	10-04-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	15-07-2026 15-07-2026 15-06-2027 15-01-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	15-08-2027 15-06-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	5% 10% 0%	10-04-2027 10-06-2027 15-08-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	15-08-2027 15-01-2027 15-02-2027 06-03-2028

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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% 100% 0% 0% 0% 0% 0%	10-10-2027 10-06-2028 15-08-2026 15-06-2026 15-06-2027 14-02-2028

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/yyy) 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%	15-08-2028

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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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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	

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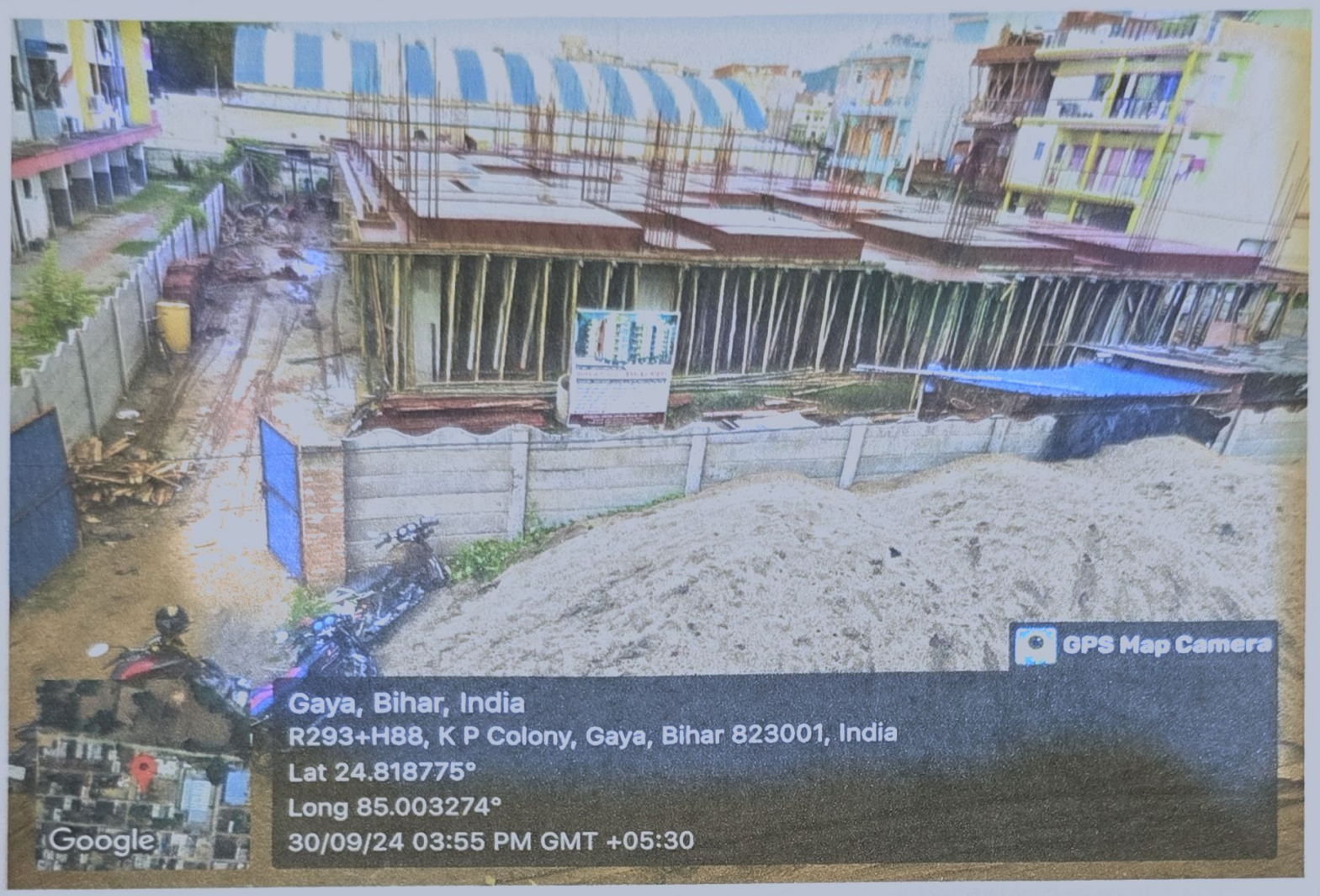
Nimit Bhadani

MANAGING DIRECTOR



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X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (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	7,77,700=00
6.	Actual Cost Incurred during the Quarter	15,00,000=00
7.	Net amount at end of the Quarter	2,00,335=00
8.	Total expenditure on Project **till date**	2,19,53,365=00
9.	Cumulative fund collected till the end of Quarter in question	24,05,000=00
10.	Cumulative expenditure done till the end of Quarter in question	2,19,53,365=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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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	01
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 Flat No 106- 3BHK 205- 3BHK 304- 3BHK 401- 3BHK	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc N/A

BHADANI INFRA DEVELOPERS PVT. LTD.

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XV. BROCHURE /Prospectus
XVI Grievance Redressal Officer **Name :** VINEET BHADANI **Contact No :** 9973985270 **Email id :** bid.gaya@yahoo.com **Address :** KATARI HILL ROAD GAYA

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: 06-10-2024