

Yash Raj Builders & Promoters Pvt. Ltd.

101, Jamuna Complex, Jay Prakash Nagar, Ashiyana Road, Patna - 800 025

FORM-7 [REGULATION-9]

Ref. _____

Date ____/____/____

Quarterly progress report for quarter ending 31st March of 2025.

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	Identification No: U45200BR2007PTC0132232	Name of Firm	Yash Raj Builders & Promoters Pvt. Ltd.
Firm Address :	101, Jamuna Complex, Ashiana Road, Jay Prakash Nagar, Patna-800025, Bihar		
Total Experience of promoter in Real Estate sector	18 Years		
Total Experience in Real Estate after Implementation of RERA	06 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	00	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	03 01	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP181128070325300431E00	Name of Project/Phase of Registered Project	Green Meadows
Name of Promoter	Yash Raj Builders & Promoters Pvt. Ltd.	Project Address	Thana No-01 Thana - Digha Mauza - Digha, Patna Bihar, Patna Bihar
Name of Co-promoter			
Project Registration is valid up to	30.04.2031		
Starting date of Project or Phase of the Project	25.03.2025		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4. Plotted project	Residential and Commercial	
Period of validity of map by the Competent Authority	30.04.2029		

FOR YASH RAJ BUILDERS &
PROMOTERS PRIVATE LIMITED
R.K. Singh
DIRECTOR

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS							
Building/ Block Number	Apartment/ Unit Type	Carpet Area	Total Nos. of Sanctioned Apartments/unit- wise	Total Number of Apartments in Promoter's share	Total Number of Apartments in Promoter's Share-	Total Number of Apartments in Landowner Share-	Total Number of Apartments in Landowner Share-
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	Shop	896 & 37670.00	39	00	00	Don't Know	Don't Know
	Office	17788	44	00	00	Don't Know	Don't Know
	1BHK	21729	52	00	00	Don't Know	Don't Know
	2 BHK	11439 & 56238	96	00	00		
	3 BHK	79729	78	00	00		
	4 BHK	71032	52	00	00		
		Total		00 % of Total units	00% of Total units	% of Total units	% of Total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES:

Mandatory in case of booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

00% booking

V. CANCELLATION OF ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC

(A) Cancelled by Allottees
FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC

*Whether notice and reminder of cancellation was served to the promoter by Allottees

Yes/No

(B) Cancelled by Promoters.
FLAT NUMBER/BUNGALOW/PLOT NO/OFFICE SPACE/SHOP/ETC

*Whether notice and reminder of cancellation has been served to the Allottees by Serving

Yes/No

VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Sale/ Agr	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 00
	4 Wheeler- 00 2 Wheeler- 00	2. Sold	- 00

FOR YASH RAI BUILDERS &
PROMOTERS PRIVATE LIMITED
R. V. Singh
DIRECTOR

VII. 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				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT - Internal infrastructure Development			
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)	25%	30.10.2025
2.	Basements (if any)	25%	30.03.2026
3.	Podiums (if any)	0%	30.08.2026
4.	Plinth	0%	30.12.2026
5.	Stilt Floor	0%	30.03.2027
6.	Slabs of Super Structure	0%	30.06.2029
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30.06.2030
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30.01.2031
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30.03.2031
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30.04.2031

FOR YASH RAJ BUILDERS &
 PROMOTERS PRIVATE LIMITED
 D.K. Singh
 DIRECTOR

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	0%	30.04.2031
12.	NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	30.04.2031
13.	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as be required to complete project as per specifications in Agreement for Sale. Any Other activities.	0%	30.04.2031
14.	Overall Percentage of Actual Work Done and final completion date.	2%	30.04.2031

**IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS
RELATED TO AMENITIES AND COMMON AREA**

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%	30.04.2031
2.	Water Supply	YES	0%	30.04.2031
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30.04.2031
4.	Storm Water Drains	YES	0%	30.04.2031
5.	Landscaping & Tree Planting	YES	0%	30.04.2031
6.	Street Lighting	YES	0%	30.04.2031

FOR EXTERNAL HOLDERS &
PROMOTERS PRIVATE LIMITED
R.K. Singh
DIRECTOR

7.	Community Buildings	No	No	30.04.2031
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	30.04.2031
9.	Solid Waste Management & Disposal	No	No	30.04.2031
10.	Water Conservation / Rain Water Harvesting	YES	0%	30.04.2031
11.	Energy Management	YES	0%	30.04.2031
12.	Fire Protection and Fire Safety Requirements	YES		30.04.2031
13.	Closed Parking	YES		30.04.2031
14.	Open Parking	NO		30.04.2031
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	30.04.2031
16.	Others (Option to Add More)			30.04.2031
17.	Overall Percentage of Actual Work Done and final completion date			30.04.2031

XI. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	43213263914
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 86,62,88,096
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs.70,73,58,096
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	Rs. Nil
6.	Actual Cost Incurred during the Quarter	Rs. Nil
7.	Net amount at end of the Quarter	Rs. Nil
8.	Total expenditure on Project till date	Rs. 7,50,000/-
9.	Cumulative fund collected till the end of Quarter in question	Rs. Nil
10.	Cumulative expenditure done till the end of Quarter in question	Rs. Nil

FOR YA B KAJ BUILDERS &
PROMOTERS PRIVATE LIMITED
R.K. Singh
DIRECTOR

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
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NONE

FOR YASHRAJ BUILDERS &
PROMOTERS PRIVATE LIMITED
R.K. Singh
DIRECTOR

XIII. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
	4.	Photograph of each floor showing progress of interior works	
	5.	Photograph of Common Areas (Staircase, Lift, Area, Terrace, Parking,etc)	
(B)	Sr. No.		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	

XIV. MISCELLANEOUS	
A	List of Legal Cases (if any) – On Project / Promoter
1	(a) Case No. None (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)
2	No. of Execution Cases against this project (a) Case No. None (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)
3	No. of Suo-Moto cases against this project (a) Case No. None (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)
4	No. of Certificate cases/PDR cases against this project (a) Case No. None (b) Name of Parties Order Passed, if Yes, Whether complied (Yes/No)

MR. YASH RAJ BUILDERS & PROMOTERS PRIVATE LIMITED

R.K. Singh

DIRECTOR

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

- a. Whether the project in progress is as per time schedule or lagging behind?
- No
- b. If yes, whether it would be completed on the completion date fixed as per RC.
Yes/No
- c. If No, then Reason for delay:

XVI. BROCHURE/Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7**XVII. Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance****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/our knowledge and nothing material has been concealed. I am/we are executing this undertaking to attest to the truth of all the foregoing information and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

FOR YASH RAJ BUILDERS &
PROMOTERS PRIVATE LIMITED

R.K. Singh
DIRECTOR

Signature of Promoter

Name: *Rajesh Kumar Singh*

Date:

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 : 10.04.2025

To,

M/S YASH RAJ BUILDERS AND PROMOTERS PVT.LTD.
MANAGING DIRECTOR- SRI PRASHANT KUMAR
101,JAMUNA COMPLEX,J.P.NAGAR,ASHIYANA ROAD, PATNA- 800025

Subject: Certificate of Percentage of Completion of Construction Work of 1 (one) No. of Building(s)/ 5 (five) Wing(s) of the Phase bearing [Bihar RERA Registration Number] BRERAP181128070325300431E00 situated on the bearing Khata No. 182,167,183,189,178,293,294, Survey Plot No. 241, 242,244,245(P),246,247(P),251,253(P),254(P),284(P) demarcated by its boundaries (latitude and longitude of the end points) Lati. 25.597538° Longi. 85.040838° to the North, Lati. 25.597649° Longi. 85.041552° to the South, Lati. 25.597658° Longi. 85.040757° to the East, Lati. 25.597646° Longi. 85.040897° to the West of Division Danapur of the land GREEN MEADOWS village MUSTAFAPUR, Block – Danapur, District- Patna, PIN- 801105, admeasuring 10442.14 sq.mts. area being developed by M/S YASH RAJ BUILDERS AND PROMOTERS PVT.LTD.

Sir,

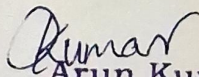
I, ARUN KUMAR have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the GREEN MEADOWS situated on the bearing KhataNo.182,167,183,189,178,293,294, SurveyPlotNo.241,242,244,245(P),246,247(P),251,253(P), 254(P),284(P) of Division DANAPUR Village MUSTAFAPUR, Block DANAPUR, District PATNA-801105, admeasuring 10442.14 sq.mts. area being developed by M/S YASH RAJ BUILDERS AND PROMOTERS PVT.LTD.

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

- | | |
|-----------------------------|--------------------------|
| (i) Shri ARUN KUMAR | as L.S. / Architect; |
| (ii) Shri. VIJAY KUMAR | as Structural Consultant |
| (iii) M/s/Shri / Smt. _____ | as MEP Consultant |
| (iv) Shri SHAILESH KUMAR | 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


Arun Kumar
Registered Architect
Council of Architecture
Reg. No.-CA/90/12806

BRERAP181128070325300431E00 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
GREEN MEADOWS

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1	Excavation(if any)	25%	30.10.2025
2	Basements(if any)	25%	30.03.2026
3	Podiums(if any)	0%	30.08.2026
4	Plinth	0%	30.12.2026
5	Silt Floor	0%	30.03.2027
6	Slabs of Super Structure	0%	30.06.2029
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30.06.2030
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30.01.2031
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	30.03.2031
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30.04.2031
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	0%	30.04.2031

Yours Faithfully,

Arun Kumar
Arun Kumar
Registered Architect
Council of Architectur
Reg. No.-CA/50/12806

(AR. ARUN KUMAR)

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.

Sl. 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	0%	30.04.2031
2	Water Supply	YES	0%	30.04.2031
3	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30.04.2031
4	Storm Water Drains	YES	0%	30.04.2031
5	Landscaping & Tree Planting	YES	0%	30.04.2031
6	Street Lighting	YES	0%	30.04.2031
7	Community Buildings	NO		
8	Treatment and Disposal of Sewage and Sullage Water	YES	0%	30.04.2031
9	Solid Waste Management & Disposal	NO		
10	Water Conservation/Rain Water Harvesting	YES	0%	30.04.2031
11	Energy Management	YES	0%	30.04.2031
12	Fire Protection and Fire Safety Requirements	YES	0%	30.04.2031
13	Electric Meter Room	YES	0%	30.04.2031
14	Any Other Amenities	NO	N/A	

Arun Kumar
Arun Kumar
Registered Architect
Council of Architecture
Reg. No. A-06789

FORM No. 2
[See Regulation 3]

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 : 10.04.2025

To,
M/S YASH RAJ BUILDERS AND PROMOTERS PVT.LTD.
MANAGING DIRECTOR-SRI PRASHANT KUMAR
101,JAMUNA COMPLEX, J.P. NAGAR,ASHIYANA ROAD,PATNA-800025

Subject : Certificate of Cost Incurred for Development of GREEN MEADOWS for Construction of building(s) (Bihar RERA Registration Number) BRERAP181128070325300431E00 situated on the Plot bearing Khesra No. 241,242,244,245(P),246,247(P),251,253(P),254(P),284(P), Khata No. 182, 167, 183, 189, 178, 293,294 Thana No. 36, Tauzi No. BIHAR SARKAR, demarcated by its boundaries (latitude and longitude of the end points) Lati. 25.597538° Longi. 85.040838° to the North, Lati. 25.597649° Longi. 85.041552° to the South, Lati. 25.597658° Longi. 85.040757° to the East, Lati. 25.597646° Longi. 85.040897° to the West of Division DANAPUR, Village MUSTAFAPUR, Block- DANAPUR, District- PATNA, PIN- 801105, admeasuring 10442.14 sq.mts. area being developed by M/S YASH RAJ BUILDERS AND PROMOTERS PVT.LTD.

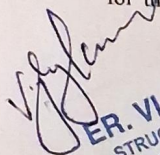
Ref: Bihar RERA Registration Number BRERAP181128070325300431E00
Sir,

I, VIJAY KUMAR have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, Bihar of GREEN MEADOWS situated on the plot bearing Survey Plot No. **241,242,244,245(P),246,247(P), 251,253(P),254(P),284(P)**, of Division DANAPUR, Village- MUSTAFAPUR, Taluka - DANAPUR, District - PATNA, PIN- 8001105, admeasuring 10442.14 sq.mts. area being developed by M/S YASH RAJ BUILDERS AND PROMOTERS PVT.LTD.

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

(i) Shri ARUN KUMAR	as L.S. / Architect ;
(ii) Shri VIJAY KUMAR	as Structural Consultant
(iii) M/s /Shri/Smt _____	as MEP Consultant
(iv) Shri SHAILESH KUMAR	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 SHAILESH KUMAR Quantity Surveyor* appointed by


E.R. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHOISE/23-0077

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. 70,73,58,096.00 (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 PATNA METROPOLITAN AREA AUTHORITY PATNA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,45,70,274.00 (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 _____ (planning Authority) is estimated at Rs. _____ (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

GREEN MEADOWS

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sl. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 70,73,58,096.00
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. 1,45,70,274.00
3.	Work done in Percentage (as Percentage of the estimated cost)	Rs. 2.06%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 69,27,87,822.00
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N/A

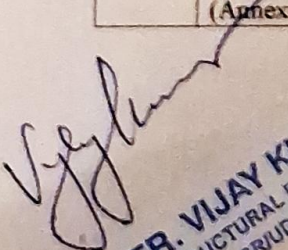

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BRUDDH/SE/23-0077

TABLE B
(To be prepared for the entire registered phase of the Real Estate Project)

Sl. No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	N/A
2.	Cost incurred as on _____ (based on the Estimated cost).	N/A
3.	Work done in Percentage (as Percentage of the estimated cost).	N/A
4.	Balance Cost to be Incurred (Based on Estimated Cost).	N/A
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	N/A

Yours Faithfully,

(BR. VIJAY KUMAR)

Signature of Engineer

(Licence No. _____)

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

*** 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